



## Best Practices: Revitalization Leveraging

### Workforce Development

The Xenia One Bistro Project rehabilitated a historic retail space, established a community restaurant, and provided workforce development for adults with development disabilities.



#### PROJECT BACKGROUND:

In the city of Xenia, in Greene County, Ohio, this project converted a formerly vacant downtown storefront to become a community serving restaurant. The restaurant employs developmentally disabled adults and offers meals to persons of all incomes using a “pay what you can afford” concept.

With a majority of its school-aged children qualifying for free or discounted school lunches, Xenia was challenged to support traditional market-priced restaurants in its small downtown. Capital costs to renovate existing vacant storefronts were a barrier to re-using these spaces for any productive purpose.

Xenia’s Community Development Office, connected social entrepreneur and restaurant operator One Bistro with the developmentally disabled service provider Towards Independence. Combining the missions of both organizations created a unique vision for a restaurant employing developmentally disabled adults, and serving meals to all, which the City of Xenia and a local foundation agreed to fund.

#### Project Partners:

Xenia’s Community Development Office, assembled the team including Toward Independence, Inc., and Heritage Architectural Associates, Female-owned Unified Construction Services.

Former Xenia Mayor Marsha Bayless said, **“We have never seen such a worthwhile, inclusive program or business in this community and our citizens love and support it!”**

#### FUNDING SOURCES:

- City of Xenia provided \$10,000 in general funds for design
- City of Xenia was awarded a \$70,000 CDBG Program **Income** loan for renovations
- Funds from a local foundation in the amount of \$10,000 contributed to renovations
- An In-Kind contribution was made by Towards Independence for renovations

# PROJECT IMPLEMENTATION TIMELINE:

- City of Xenia worked with One Bistro to find a suitable location in Xenia
- City provided \$10,000 DCAP

2015

- One Bistro obtains Certificate of Occupancy in May



2014



- Project bid in May
- City of Xenia provides CDBG/ED loan to Towards Independence



2016

## ELIGIBILITY & APPLICABILITY

- Community Development Block Grant (CDBG) and other HUD programs encourage rehabilitation of historic properties for affordable housing, economic development, and community revitalization.
- Must have a mission driven partner with funding and operating capacity
- Must have community staff with the skills to assemble the team and keep it together



**BUSINESS OPENS JUNE, 2016**

