

Neighborhood Development Fund

The **Neighborhood Development Fund (NDF)** is a development finance program designed to help move high-impact neighborhood projects forward when conventional financing alone is not enough.



NDF supports projects that increase housing, expand homeownership, strengthen neighborhood business districts, reduce blight, encourage walkable and transit-oriented development, and bring investment to underserved and underinvested neighborhoods. The NDF consolidates and increases neighborhood capital funding over previous fiscal years.

What Can NDF Support?

NDF can provide grants, forgivable loans, or repayable loans through two general categories of assistance:

Neighborhood Capacity

Exclusively for Community Development Corporations (CDCs) and similar community-based nonprofit organizations preparing sites for future development.

Eligible activities may include:

- Property acquisition
- Predevelopment activities
- Demolition
- Stabilization

Real Estate Development

For any private or nonprofit developer, CDCs, and community-based organizations advancing real estate development projects.

Eligible assistance may include:

- Development gap or last-dollars-in financing needed to close a project funding gap
- Catalytic funding to help secure or leverage other key financing

*Applicants do not need to select a funding category. The **One Pipeline** intake process will determine the appropriate path based on the applicant, project, and funding needs.*

What types of projects are prioritized?

Projects will be evaluated based on:

- **Housing:** Creating new housing units to increase housing supply, promoting housing affordability.
- **Homeownership:** Creating or preserving owner-occupied housing, including affordable housing opportunities.
- **Market Need:** Investing in areas experiencing disinvestment or where subsidy is necessary to make development feasible
- **Neighborhood Business Districts:** Strengthening commercial corridors, supporting mixed-use development, reducing vacancy and blight, and improving walkability and placemaking
- **Transit:** Improving transit access or supporting transit-oriented development
- **Project Readiness:** Site control, financing, approvals, and construction readiness, when applicable
- **Leverage:** Ability to attract private, philanthropic, state, federal, or other non-City investment

How to Apply

NDF is accessed through Cincinnati's **One Pipeline**, a coordinated process that allows applicants to submit projects for consideration by the City of Cincinnati's **Office of Strategic Growth** and **Cincinnati Development Fund**.

Projects must demonstrate an appropriate level of organizational and financial capacity. Development projects are subject to standard underwriting, including review of project feasibility, market conditions, financing, and applicant capacity.



cincinnati-oh.gov/community-development



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1. Submit an Intake Form

The intake process determines basic eligibility and connects applicants to the City, CDF, or HomeBase Cincinnati (*for CDCs/CBOs seeking neighborhood capacity funds*), for appropriate next steps.

2. Develop the Application

The City, CDF, and/or HomeBase will work with projects, as necessary, to proceed to the **One Application**. **HomeBase Cincinnati** will directly support CDC/CBO applicants with promising projects that need additional technical assistance to be ready to complete the **One Application**.

3. Project Review & Underwriting

The City and Cincinnati Development Fund will evaluate the project, its financing needs, and available funding sources. NDF may be combined with other appropriate financing tools.

4. Funding Decision

Awards and funding terms will be based on project need, readiness, impact, available resources, and underwriting. *Submission of an application does not guarantee funding.*

For more information contact the Office of Strategic Growth
strategicgrowth@cincinnati-oh.gov.

