

ONE PIPELINE

One Starting Point for Cincinnati Development Financing



Every real estate project starts with a vision, but turning that vision into reality means solving for problems of cost and feasibility, among others. While Cincinnati has many public and nonprofit partners dedicated to helping people solve those problems, accessing those resources has too often been separate and disconnected.

The **One Pipeline** is a coordinated effort between the **City of Cincinnati**, **Cincinnati Development Fund** (CDF), and **HomeBase Cincinnati** to support high-quality development in our neighborhoods by aligning funding opportunities with how developers access them.

Instead of navigating multiple programs and organizations separately, applicants can now start with the One Pipeline process, which includes the **One Intake Form**, and the **One Application**. One Pipeline partners will review projects, assess feasibility, identify the appropriate financing tools, and help determine the best path forward.

Who should use One Pipeline?

One Pipeline is intended for organizations and developers pursuing community, neighborhood, and real estate development projects in Cincinnati, including:

- **Community Development Corporations**
- **Nonprofit and mission-based developers**
- **Affordable housing developers**
- **Market-rate and private developers**

What if my project isn't ready?

Submitting a One Intake Form does not require a project to be fully ready for construction.

When a promising project needs additional work, One Pipeline partners may provide feedback, technical assistance, or place the project on hold while the applicant addresses outstanding issues. Projects may re-enter the process as they become more competitive and implementation-ready.

Where does One Pipeline connect me?

Not every project will use the same tools. The goal is to evaluate the project as a whole and identify the combination of resources that best fits its needs. Depending on your project, the One Pipeline may connect you with financing and/or incentives including:

- **Neighborhood Development Fund (NDF)**
- **Affordable Housing Leverage Fund (AHLF) and related affordable housing resources**
- **District TIF funds**
- **Project TIF**
- **Commercial CRA tax abatements**
- **Other subsidy, financing resources, and incentive tools available through participating partners**

Do you have a development project or financing need?

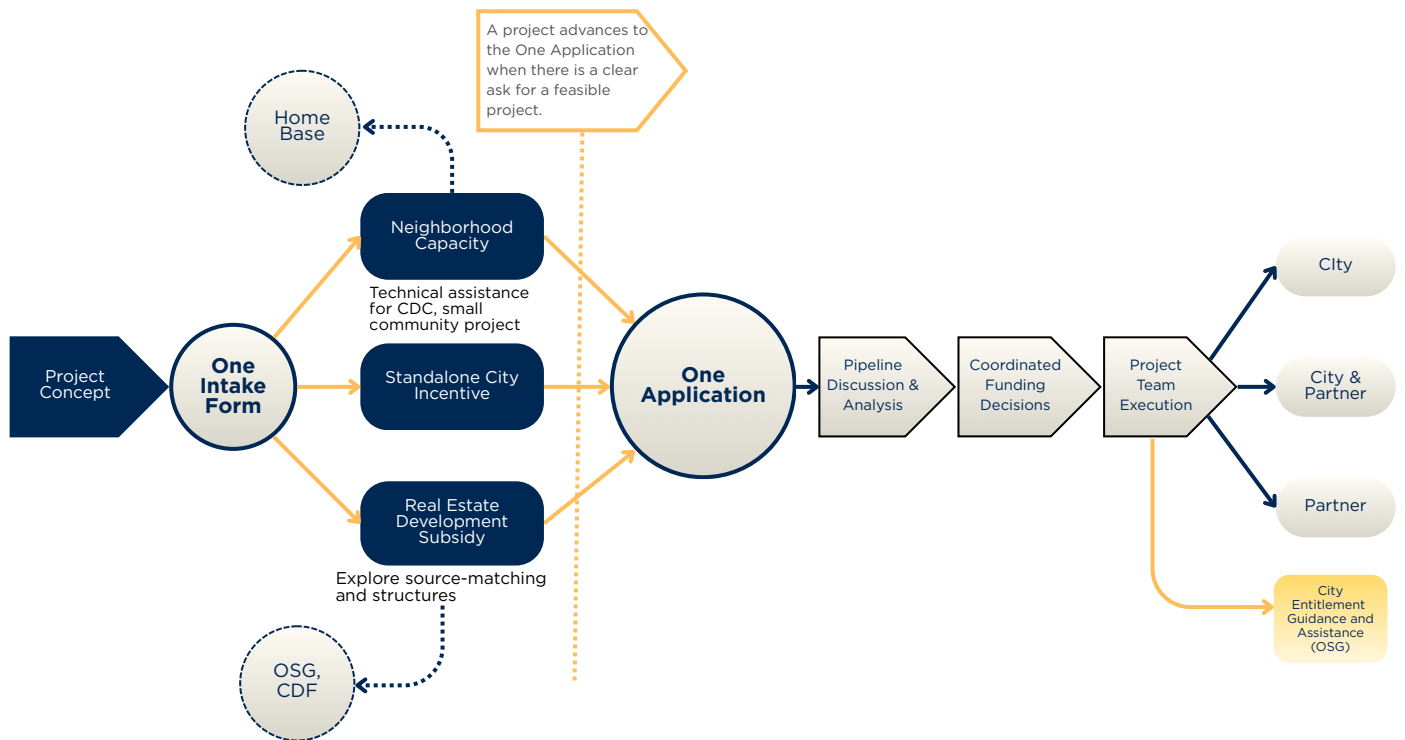
[Submit the One Pipeline Intake Form](#)

Questions?

Contact the Office of Strategic Growth
strategicgrowth@cincinnati-oh.gov



The One Pipeline Process



1. Start with the One Intake Form

The One Intake Form provides basic information about your organization, project, property, funding need, development team, community impact, and project financing. It is an open, rolling intake process.

2. Meet with the Right Team

OSG and CDF will review the intake and connect you with the appropriate partner based on the project type, needs, and readiness.

3. Get Project-Ready

Projects can enter the process at different stages of development. Some projects will be ready to advance to the **One Application** immediately. Others may need additional work on site control, financing, development capacity, project design, or other predevelopment activities. For CDCs/CBOs seeking financing support, HomeBase Cincinnati can provide capacity-building technical assistance when appropriate.

4. Submit the One Application

Applicants must complete the One Intake Form before submitting a One Application. Projects determined to be ready will move forward with completing the One Application.

5. Review, Underwriting & Funding Decision

One Pipeline funding Partners will evaluate project feasibility, eligibility, financing needs, public benefits, program priorities, available funding, and other projects in the pipeline. Funding recommendations will then move through the One Pipeline approval process.

6. Closing

Once approved, projects move into documentation and financial closing with the responsible partner and selected funding source or sources.

