

Neighborhood Equity Fund

Purpose

To accelerate redevelopment of urban neighborhoods in Greater Cincinnati, one at a time.

Description

This loan fund will be modeled after the Cincinnati Equity Fund, which is nationally recognized as a catalyst for urban redevelopment but is only available for projects in the Central Business District and Over-the-Rhine.

Featuring loan-to-value ratios up to or exceeding 100%, below-market interest rates, and extended terms and amortization, this unique financial tool will enable qualified developers to tackle large, high-risk projects to revitalize a community.

The fund will be managed by Cincinnati Development Fund (CDF), a nonprofit Community Development Financial Institution with more than 25 years of lending experience in Greater Cincinnati's urban core.

A loan committee of CDF staff and board members will review and approve loans based on a sound financial pro forma.

Source of Funds

The Neighborhood Equity Fund will be created through a blend of grants and loans.

Grants: \$10 million or more of private and institutional grants will establish the fund.

Loans: \$30 million or more in long-term loans will be used to leverage grant dollars and accelerate worthy projects.

Contact Cincinnati Development Fund

Joe Huber, COO
(513) 977-7283
jhuber@cinddevfund.org

Dale Shafer, CFO
(513) 977-7284
dshafer@cinddevfund.org

Introducing CDF

Who We Are

Cincinnati Development Fund (CDF) is a nonprofit lending institution established in 1988 to finance affordable housing development and community revitalization in the Greater Cincinnati area. ***Our 11-person staff is dedicated to our mission: "to drive community revitalization by providing capital access and technical assistance."***

In April 2000, CDF became a certified ***Community Development Financial Institution*** (CDFI) through the CDFI Fund, which is administered by the Federal Treasury. This designation enables us to qualify for low-interest loans and grants through the CDFI Fund.

In September 2002, CDF became a certified ***Community Development Entity***, which qualifies us to apply for allocations of New Markets Tax Credits (NMTC). Subsequently, we have received five NMTC allocations totaling \$187,350,000.

Since 1988, local financial institutions have made significant commitments to CDF. ***Financial institutions invest in CDF because of our expertise in evaluating complex loan applications with multiple financing sources.*** CDF has originated more than \$300 million in loans resulting in the creation of more than 5,000 units of housing.

How We Work

CDF's operations are supported by origination fees generated from lending activity, fees for operating and servicing third-party loans, as well as a small earned-interest spread over our cost of funds. ***Because we are a nonprofit lender, we reinvest any dollars we make back into our loan capital and into our neighborhoods.***

For additional internal controls and to ensure accurate financial management, CDF has a complete audit conducted annually. The Board of Trustees comprises 15 individuals with expertise in banking and community development.

Join Us

CDF is proud to partner with financial institutions, government agencies, community organizations, foundations, trusts and individual investors who share our passion for neighborhood revitalization in Greater Cincinnati. If you'd like to join our strong, community-minded network and make a difference in the urban core, please contact us. ***We would love to hear from you!***

CEO and President Jeanne Gollhofer
(513) 721-7211 ♦ jgollhofer@cindenvfund.org
www.cindenvfund.org