Cincinnati Development Fund (CDF) is a driving force behind neighborhood revitalization in Greater Cincinnati’s urban core. By providing pioneer developers with technical assistance and access to capital, CDF supports high-impact projects from concept to completion. Through strong partnerships with financial institutions, community and government leaders and developers, CDF nimbly and creatively brings resources together to ensure vital neighborhood projects succeed.

Beyond the hardscape of commercial, mixed-use and residential real estate developments, CDF nurtures the vibrancy of inner-city neighborhoods with its creative place-making and healthy foods (HFFI) lending. Through a partnership with IFF, CDF also offers facilities and equipment financing for local nonprofit organizations, enabling them to maintain/build facilities critical to their missions.

Success Story: Mercer Commons, Cincinnati, OH

Located in Cincinnati, Ohio’s highly distressed Over-the-Rhine neighborhood, Mercer Commons involved the rehabilitation of 19 buildings and the redevelopment of 26 vacant parcels of land on 2.67 acres. CDF provided $2.56 million in New Markets Tax Credit allocations for the construction of the parking garage as well as a $2.1 million construction/perm loan for 67 units of housing, including 30 affordable units.

By redeveloping vacant buildings and empty parcels into a more unified district, this project met community needs and created a much-needed connection between completed projects in a transforming neighborhood.