Cincinnati Preservation

Cincinnati Preservation's- Preservation Loan Fund intervenes in the real estate marketplace to preserve important and endangered historic buildings across Hamilton County, Ohio. Through strategic investment, partnership, and targeted financial tools, the program works to remove barriers to preservation and return vulnerable historic properties to productive use within their communities.

The Preservation Loan Fund deploys financial resources, technical support, and collaborative partnerships to address structural, legal, infrastructure, and financing challenges that threaten historic buildings. When necessary, the program may assist with project studies, provide limited-term financing, or help secure responsible redevelopment partners to ensure long-term preservation outcomes.

By focusing on significant historic resources that contribute to neighborhood character, community revitalization, and the cultural and economic value of preservation, the Preservation Loan Fund strengthens Cincinnati Preservation's mission to protect the places that define our region's identity and future.

Typical Loan Terms
Preservation Loan Fund participation is designed to be flexible while ensuring responsible stewardship of revolving preservation resources. Typical program parameters include:

- Loans are repayable and may include negotiated interest.
- Repayment periods are generally no more than five years, but preferably 3 years or less.
- Financing may be structured as gap funding, participation with other lenders, or short-term project support.
- When feasible, project expenditures are recovered as properties are transferred or fully financed.
- Repaid funds return to the Preservation Loan Fund to support future endangered historic properties.
- Current loan amounts are $50-$70,000 and are dependent on funds available.

These terms allow the fund to operate as a sustainable revolving preservation resource that continually reinvests in the protection of historic places.

After reviewing the attached information, additional information may be requested to further determine if a Preservation Loan will be awarded.

Preservation Loan Fund – Frequently Asked Questions

What is the Preservation Loan Fund?

The Preservation Loan Fund provides financial support to help protect, stabilize, and rehabilitate historic buildings throughout Greater Cincinnati. These loans assist property owners in completing preservation-sensitive improvements that keep historic places in active use and ensure they remain part of our community's story for generations to come.

Who is eligible to apply?

Property owners, nonprofit organizations, and mission-aligned partners working on historic properties within Hamilton County may apply. Projects should demonstrate a clear commitment to preservation and long-term stewardship.

Does a property need to be historically designated?

Not always. While locally designated landmarks, National Register properties, and historic tax credit projects are strong candidates, the Loan Fund may also support significant historic resources that contribute to neighborhood character or are pursuing designation.

What types of projects are supported?

Eligible work may include stabilization, exterior rehabilitation, structural repairs, roof replacement, masonry restoration, window repair, and other improvements that preserve historic fabric and extend a building's life. Projects should follow recognized preservation standards.

How much funding is available?

Loan amounts vary depending on project scope, need, and available funds. Cincinnati Preservation works with applicants to determine an appropriate and responsible loan structure. Loans have typically been between $50,000–$70,000 with low interest and a 3-year payback term.

Are these grants or loans?

This program provides repayable preservation loans. Loan terms are designed to support preservation outcomes while remaining manageable for property owners.

How are applications reviewed?

Applications are evaluated based on historic significance, project readiness, preservation impact, financial feasibility, and alignment with Cincinnati Preservation's mission to protect the region's historic places.

How do I apply or learn more?

To begin a conversation about your project or request an application, contact Beth Johnson at beth.johnson@cincinnatipreservation.org