2026 Neighborhood Economic Development Grant Report

This document summarizes the 2026 Neighborhood Economic Development (NED) application process. The NED grant program (formerly ACCBO), provides $720,000 of CDBG funds toward community based organizations providing economic development in City neighborhoods. The Office of Management and Budget's Community Development Division administers this grant according to HUD and City regulations. This document accompanies the 2026 NED Advisory Committee recommendations in the attached legislation and provides a background for the decision-making process.

The NED Advisory Committee recommended the following organizations for funding:

Organization	Request	Award
Bible Center Church	$40,000.00	$40,000.00
Catapult Greater Pittsburgh	$40,000.00	$40,000.00
Fineview Citizens Council	$40,000.00	$40,000.00
Hazelwood Initiative	$40,000.00	$40,000.00
Hill Community Development Corporation	$40,000.00	$40,000.00
Hilltop Alliance	$40,000.00	$40,000.00
Pennsylvania Affordable Housing Corporation	$40,000.00	$40,000.00
Perry Hilltop Citizens Council	$40,000.00	$40,000.00
Rebuilding Together Pittsburgh	$40,000.00	$40,000.00
Rising Tide Partners	$40,000.00	$40,000.00
Uptown Partners of Pittsburgh	$40,000.00	$40,000.00
Hill District Collaborative (Years 2, 3, and 4)	$140,000.00	$140,000.00
Beltzhoover Consensus Group (Years 3 and 4)	$90,000.00	$90,000.00
Charles Street Area Corporation (Year 4)	$50,000.00	$50,000.00

Program Overview

The NED program funds organizations at two levels:

General NED Grant	Capacity Building NED Grant
• Grant Award: Up to $40,000 • Term: One year • Applicants: Organizations of any size • Projects funded: Economic development in CDBG-eligible neighborhoods	• Grant Award: Up to $50,000 annually • Term: Four, one-year term • Applicants: Smaller organizations (<$100,000 in revenue and expenses each annually) • Projects funded: Economic development in CDBG-eligible neighborhoods

The NED program was split into two different grants in 2021 to better serve smaller organizations. Since then, one applicant has been selected each year to receive a four-year renewable Capacity Building award. Manchester Citizens Corporation received the first award in 2021 and since then Carrick Community Council, Charles Street Area Corporation Beltzhoover Consensus Group, and Hill District Collaborative have been selected. Each Capacity Building organization will also receive support from a capacity building consultant.

NED Committee Members

This year the NED Advisory Committee consisted of twelve members with two representatives from the Mayor's Office, City Council Budget Office, and City Planning; two representatives from Urban Redevelopment Authority; and the remaining four being economic and community development professionals representing organizations other than City government

1. Matt Singer	Mayor's Office
2. Ankur Sakaria	Mayor's Office
3. Kiersten Walmsley	Council Budget
4. Sheri Rolewski	Council Budget
5. AJ Herzog	City Planning
6. Melissa Hill	City Planning
7. Tierney Richards	Urban Redevelopment Authority
8. Maya Fews	Urban Redevelopment Authority
9. Joseph Costa	ACTION Housing
10. Clarence Jackson	Dollar Bank
11. Simone McMeans	Allegheny County Economic Development
12. Joyce Howard	TALI Institute

Application Process

All applications were submitted online through the Bridgeway platform. The same application was used for General NED and Capacity Building programs; however, organizations seeking the Capacity Building award were required to complete a few additional questions. Organizations eligible for Capacity Building awards are also automatically considered for General NED awards. After collecting all applications, the Community Development Division reviewed all the applications for eligibility and shared our review with the NED Committee. The NED Committee reviewed the list of eligible applicants and selected 20 to invite for second round interviews. The interviews consisted of a 20-minute presentation and 5-10 minutes for committee questions. These presentations were held virtually over two weeks and were recorded for the benefit of NED Committee members that could not attend the meetings live. See 2026 NED Application in Appendix A and NED Schedule in Appendix B.

Outreach

The NED application was open July 1, 2026 – July 31, 2026. The Community Development Division notified more than 1,000 people of the application through our email list. We asked City Planning to email the list of Registered Community Organizations about this funding opportunity as well.

To make sure applicants were aware of changes to the NED program, Community Development released a video explaining the NED program and hosted two Q&A sessions. The video was posted on the application webpage on July 1, 2026. The two virtual Q&A sessions were held on July 15 and July 16. Questions and answers were posted afterwards on the application EngagePGH page.

Applicants

By the grant deadline on July 31 , 2026 the Community Development Division received 36 applications requesting $1,413,150 in total. Nine (9) of those applicants were seeking Capacity Building funds. The applicant pool is similar to the number of applications last year.

Score Criteria

When the application was launched, the Community Development Division also shared the scoring criteria. NED Committee Members reviewed and approved the scoring rubric they would use ahead of the application period. The scoring rubric is used for both Capacity Building and General NED. The rubric was updated in 2025 to further clarify what a 1 - 5 score looks for each question, in an attempt to receive a larger dispersion of scores from NED committee members.

The General NED score adds up to 45 points with 30 points coming from committee members and 15 points coming from the demographics of the applicant's proposed service area. The Capacity Building score adds up to 46 points with 36 points coming from committee members and 10 points coming from the demographics of the applicant's proposed service area.

The points based on service area consists of demographic data representing low/moderate income populations, single-parent household populations, and the URA's Market Analysis Map. Committee members scored the remaining 30 (36 for Capacity) points on qualitative measures according to prompts written and voted on by Committee members. NED scoresheet in Appendix C.

Finally, in an effort to improve timely spending of NED funding, the NED Committee approved an invoicing deadline for NED funds currently under contract. Applicants who currently have a NED agreement with the City were required to draw down 50% of their existing grant before the start of this year's NED presentations in order to avoid a 1-point deduction on their current application. Groups were given several months' notice of this program update.

NED Allocation Meeting

On September 21, 2026 eleven of the twelve NED Advisory Committee members met to determine the recommendation to City Council for the NED 2026 General grant and Capacity Building grant. Members who could not attend the meeting voted via email afterwards. The Community Development Division collected each NED Committee member's scores prior to this meeting. The final score for each interviewed applicant was determined by the average of these committee scores.

OMB staff presented the scores as shown in Appendix D. Upon review of these scores, the NED Advisory Committee voted to recommend a new $50,000 Capacity Building award. Hill District Collaborative, Beltzhoover Consensus Group, and Charles Street Area Corporation are continuing to be funded through the Capacity Building award.

The Committee also selected thirteen (13) applications for the General NED award. The applications were selected for funding through their score from the rubric. The Committee decided to fund the organizations at their full grant request in the order of the scores.

Updated Guidance from HUD

During the middle of the NED presentations this year, the Community Development team received updated guidance on the NED program from the Federal Department of Housing and Urban Development (HUD). In short, our team learned that the NED program would be subject to additional compliance measures that we were previously unaware would apply to our programming.

The NED program was designed to pay for administrative and organizational costs for non-profits undertaking affordable housing development and economic development activities. These funds cannot go toward hard construction costs. When our team creates a contract with a NED subrecipient, we are required by HUD to choose an eligible activity (or Matrix Code). For most NED subrecipients, the appropriate Matrix Code is 14H: Rehabilitation Administration. Our team recently learned is that this Matrix Code links the project to the actual rehab work. So, in HUD's viewpoint, this makes the agreement a construction contract.

This means that all NED projects will be subject to cross-cutting requirements for federally funded construction projects. The most notable regulation is Build America, Buy America (BABA). This compliance measure requires all federally funded public infrastructure projects to source all iron, steel, and manufactured products from an American certified manufacturer. BABA compliance is required from the very beginning of the project meaning that specific BABA language is required in the bid and agreements with contractors.

Upon learning of this new guidance, the Community Development team met with each of the prospective awardees to outline the new requirements and how they may apply to their projects. For most groups, we were able to narrow their project scope to avoid triggering these burdensome regulations. Unfortunately, two groups in the prospective allocation would be forced to comply with BABA among other additional regulations. These groups chose to decline the grant citing the increased project costs, potential delays, and increased administrative burden.

This updated guidance from HUD has cast doubt on the future of the NED program. While we have made it work for the current applicants, the program will become too complex, and eligibility would be difficult to determine in future applications. As such, the Community Development team has determined that 2026 will be the final year for NED. No new Capacity Building award will be granted, as it is a four-year program and future funding will not be available. Two groups remain partway through their four-year Capacity Building award. Using the funds from the two declined general NED grants and the non-allocated Capacity Building award, these two will receive larger 2026 allocations to get them as close as possible to the promised $200,000.

Appendix

- Appendix A - Application
- Appendix B – Application Schedule
- Appendix C - Scoresheet
- Appendix D - Applicant Scores

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Welcome, Blake

NED Grant Application (Form #1803)

The Applicant

Please note this application has been updated to match new program guidelines. Read the eligible applicant and project type information carefully.

Contact Information

Organization

1. Organization's Legal Name*

This name must match your filings with the IRS.

2. Organization's Public Facing/DBA Name*

If this is the same as your legal name, then enter "N/A".

3. Mailing Address*

4. Zip Code*

Primary Contact

5. Primary Contact's Name*

Please note, this is the individual who will be managing grant funds, not necessarily the person filling out the application.

6. Primary Contact's Title*

7. Primary Contact's Phone Number*

8. Primary Contact's Email*

Alternate Contact

9. Alternate Contact's Name*

12. Alternate Contact's Email*

Financial Information

13. Does your organization have IRS 501(3)(c) tax-exempt status?*

*Fiscal sponsors are not allowed

14. These grants are available to non-profits working on affordable housing and small business support in CDBG-eligible neighborhoods. Does this apply to your organization?*

Click here to view the most up-to-date map of CDBG-eligible census tracts/block groups

15. Federal Tax ID Number (EIN)*

16. Unique Entity ID (UEI) Number*

All applicants must have a Unique Entity ID (UEI). This replaces the DUNS number required in previous Public Service applications. To obtain a UEI, please visit SAM.gov. If you are in the process of receiving your UEI, then please enter "pending".

17. Do you have an active SAM.gov registration?*

18. Does your organization currently have general liability insurance?*

19. Does your organization have paid staff?*

20. Does your organization currently have workers compensation insurance?*

Organizations without paid staff are exempt from obtaining workers compensation insurance.

21. Please describe the type of financial management system your organization utilizes. Be specific, but brief. Examples might include: bookkeeper on staff, financial consultant, computerized system, board member, etc.*

0 / 4000

Obtaining an active SAM.gov registration is a separate process than having a UEI.

22. Are you applying for the Capacity Building Grant?*

* = *Required Field*

Save My Progress | Save and Continue | Save and Exit | Cancel

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NED Grant Application (Form #1803)

The Project

Project Scope

1. Project Title*

2. Project Description*

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Please be sure to include data or evidence of neighborhood need, project timeline, and goals

3. List the main neighborhood(s) your organization serves*

-

4a. List the census tracts served by the project specifically*

-

Click here to view the most up-to-date map of eligible census tracts

4b. If the project will only serve census block groups, please provide an explanation and the block group number(s) below

This is only applicable if your organization works in a neighborhood that has an eligible census block group but does NOT have an eligible census tract. This will NOT apply to most groups. If this does not apply, please put N/A or leave blank

5. Which eligible activity or activities will this grant fund?*

-

Success Factors

6. How will the success of your program be measured?*

-

7. Estimated number of small businesses supported

8. Estimated number of units created/preserved

9. Estimated number of residents engaged

* = *Required Field*

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NED Grant Application (Form #1803)

Finances

NED Grant Request

1. Which of the following expense categories will you use?

Project expense type*	Description	Expense amount*

Other (Please specify)

Add Another

2. Total NED Grant Request*

For the general NED grant, you request must be between $10,000 and $40,000 If you are applying for the Capacity Building grant, put $50,000. You will still be considered for a regular NED grant at $40,000 or less. Fill out this section only for one year. There will be an opportunity later in the application to describe your four-year budget and plan.

Project Funding

3. Total project budget*

Please include NED grant request AND other funding secured or planned

4. Describe what, if any, other funding has been secured for this project*

Enter 'N/A' if not applicable.

* = *Required Field*

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NED Grant Application (Form #1803)

Community Engagement

Descriptions

1. Briefly describe your community engagement strategy. Be sure to mention how you engage with minorities, historically marginalized populations, and community members with language or accessibility barriers.*

Make sure to discuss community engagement meetings, their regularity, etc.

2. Is your organization participating in a neighborhood plan? If so, describe how your proposed activities correlate with the plan.*

3. Briefly describe how your organization has determined the community needs your activities will meet.

Collaboration

4. Please list organizations you will be collaborating with on this project.*

Enter 'N/A' if not applicable.

5. Does your organization have any inclusivity policies for encouraging community participation or organizational financial expenditures? Please describe, for example, any measures your organization takes to ensure the demographics of your Board of Directors matches the demographics of your service area, or to spend money with Minority- or Women-Owned Businesses.

** = Required Field*

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Welcome, Blake

NED Grant Application (Form #1803)

Capacity Building

*Only complete if your organization is seeking the Capacity Building grant

1. Please list your organization's total expenses for the last three completed financial years.

Use the amount calculated for tax returns. Only list years your organization has filed tax returns. List expenses broken out by year, not as one total expense (i.e. 2022: $60,000, 2021: $62,000, 2020: $59,000)

Year			
Total Expenses			

2. Please list your organization's total revenue for the last three completed financial years.

Use the amount calculated for tax returns. Only list years your organization has filed tax returns. List revenues broken out by year, not as one total expense (i.e. 2022: $60,000, 2021: $62,000, 2020: $59,000)

Year			
Total Revenue			

Plans and Goals

3. Briefly describe your four-year plan for the Capacity Building grant. Be sure to include at least one measurable goal the funding would allow your organization to achieve.

4. Describe any differences between your one-year and four-year NED funded plans.

5. Does the leadership team of your organization commit to working with a technical assistance consultant over the course of this grant term? The time commitment will average 5 hours per quarter.

Technical assistance is a key component of the Capacity Building grant, therefore active participation in the process is required.

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2026 Neighborhood Economic Development (NED) Schedule	
May	
05.12.26	NED Advisory Committee meeting
July	
07.01.26	**NED 2026 APPLICATION OPEN**
07.15.26	Tuesday live application Q&A 5:00-6:00 PM
07.16.26	Wednesday live application Q&A 12:00-1:00 PM
07.31.26	**NED 2026 APPLICATION DEADLINE**
August	
08.12.26	**NED Committee meeting: review eligible and ineligible applications and presentation logistics / AFTER COMMITTEE MEETS: Send eligibility decision/schedule interviews 8/24 - 9/4**
08.15.26	Deadline for presentation sign ups
September	
08.24.26 - 09.04.26	Presentations
08.28.26, 09.04.26	Send committee weekly presentation summaries
09.11.26	NED Committee DEADLINE to Submit Scoresheets
09.23.26	**Final NED Committee meeting: Scoring and Allocation Recommendation**
October	
10.06.26	Submit NED recommendation to City Council
10.15.26	**NED-CB Mid Program Review (Beltzhoover)**
November/December	Begin contract process with NED 2026 awardees
Updated: 04.07.26	

Committee Member:	
Applicant:	

Instructions: Carefully read scoresheet questions and type your score in the "YOUR SCORE" Column. The notes section is for your personal use only. Total scores will calculate automatically. Please add your last name to the name of the file before you submit your final scoresheet.

Please assume a score of three means the applicant has met the requirements sufficiently. A four is an above-average reply, and a five is truly exceptional. Conversely, a two is below average and a one is a failure to meet requirements.

Organization Feedback		
What was the strongest aspect of the application/presentation?		What aspect of the application/presentation could be improved?

QUESTIONS: ALL APPLICANTS		Total Points Possible	YOUR SCORE	Notes
1. Project proposal has measurable, appropriate goals related to identified community challenges. Identified goals are reasonable and based in data (Keep in mind NED grant might only be covering a portion of entire project).		5		
1 Points	Group failed to propose reasonable, practical, effective solution to identified problem. Proposed project will have little to no impact on the community. Proposed project does not address identified community challenges.			
2 Points	Proposal is somewhat reasonable, somewhat appropriate response to identified neighborhood issues. Project proposal might be thoughtful, measurable, or effective, but is lacking depth, measurable goals, or there are concerns with how effective the project may be at addressing identified community concerns and challenges. Proposal is lacking clear metrics, could face implementation challenges that were not addressed in the application or presentation.			
3 Points	Proposed project has a goal or goals based on data of community needs or challenges. Goals are measurable and achievable.			
4 Points	Proposed project is reasonable, appropriate response to identified community concerns or challenges. Project proposal is very thoughtful, measurable, and effective.			
5 Points	Organization has clear metrics to measure success, has thought deeply, creatively, and strategically. Proposal is backed by data and has an implementation timeline.			
2. Does the project proposal show potential for long-lasting impact?		5		
1 Points	Proposed project is not sustainable/will not happen without NED funding OR cannot reasonably expect a quantifiable long-term (3+ year) impact			
2 Points	Proposed project appears at least moderately sustainable but does not demonstrate a clear connection between NED funding and long-lasting positive changes			
3 Points	Proposed project shows potential for long-lasting impact in terms of creation/preservation of affordable housing; vacancy reduction; or main street revitalization			
4 Points	Proposed project has proven to provide long-lasting impact, or substantially increases organization's sustainability			
5 Points	Project increases organization's impact and capacity, allows organization to leverage additional funding, and project shows high impact, long lasting positive change in their community.			
3. Organization clearly articulates the role NED funding will play in supporting the project. **If organization did not include a slide on their budget, subtract one from the score you would otherwise give.**		5		
1 Points	Organization has little to no explanation of how grant funding will actually be spent to accomplish project proposal, and provides little to no explanation of the role grant funding plays in budget as a whole			
2 Points	Organization does not provide a clear connection between the grant funds and their project goals, or does not address funding gaps			
3 Points	Organization provides a clear explanation of how NED funding will be used in pursuit of their project goals			
4 Points	Organization gives a clear explanation of how NED funding fits into their organization budget as a whole, but lacks a detailed plan on how to leverage outside funds			
5 Points	Organization explains in detail how NED funding will be used within their budget and how it will leverage other funds.			
4. Applicant prioritized community engagement and demonstrates capacity and willingness to engage their community to build community consensus..		5		
1 Points	Organization does not explain their community engagement process, or has poorly attended meetings with little to no online presence. No plan for improvement is offered			
2 Points	Organization has somewhat consistent meetings but is making minimal efforts to improve outreach, meeting attendance, and/or online engagement. Organization is aware of the importance of community engagement, but does not have strong plan to improve their engagement.			
3 Points	Organization demonstrates a clear understanding of the importance of community engagement, has regular, well-publicized and attended meetings, and/or adjust plans according to community consensus			
4 Points	Organization has a strong community presence with regular, well-publicized and attended meetings, adjust plans according to community consensus, and actively works to improve engagement with community members			
5 Points	Organization holds consistent, well attended, well-advertised community meetings. CDC has demonstrated capacity to elicit community feedback. Organization strives for robust community engagement, via in person meetings and/or online. Board members work to empower community engagement and expand community leadership and participation through consistent board turn over and competitive elections.			
5. Organization understands their community's concerns, pressing needs, and vision. Community challenges, needs, or concerns are clearly identified and are supported by data.		5		
1 Points	Identified community challenges are not well thought-out, do not affect the majority of residents in the neighborhood, or are not based in data or community feedback.			
2 Points	Organization has a general idea of community concerns and pressing needs, but may be missing details or has not demonstrated data collection through surveys or other mechanisms, or lacks robust plans to collect data.			
3 Points	Organization is operating based on data of community needs and/or in line with a neighborhood plan			
4 Points	Organization conducted robust outreach to gather data on community needs and clearly explained the process			

5 Points	Organization can go into details of existing and most pressing challenges in their community and how challenges affect existing residents, new residents, and vulnerable populations. Organization demonstrates community outreach and/or data to support proposal.			
6. Applicant actively seeks to build partnerships and works well in collaboration with other organizations, entities, and government		5		
1 Points	Organization has no partnerships, does not have interest or any priorities to build partnerships. Organization has reputation of being difficult to work with.			
2 Points	Organization has some partnerships, but partnerships are not robust, and do not directly address community challenges and project goals.			
3 Points	Organization has a reasonable number of active partnerships and works well in collaboration with other entities			
4 Points	Organization is a key part of a coalition of similar organizations working towards larger goals			
5 Points	Organization has strong, active partnerships that provide substantial support through technical or monetary assistance (organization and/or partners benefit from partnership). Partnerships directly address community challenges or aide in accomplishing project goals.			
QUESTIONS: CAPACITY BUILDING APPLICANTS ONLY		**Total Points Possible**	**YOUR SCORE**	**Notes**
1. Applicant is serving an area with limited other resources		3		
1 Points	Applicant is operating in a neighborhood with multiple groups with similar mission statements and not collaborating with any of these groups			
2 Points	Applicant is operating in a neighborhood with limited similar groups OR is collaborating (shared mission) with most of the similar groups in the neighborhood			
3 Points	Applicant is the only group operating in their neighborhood OR is in close collaboration (shared projects/staff) with the majority of similar groups			
2. Applicant has a clear vision of a four-year plan		3		
1 Points	Applicant did not specify long-term plans OR does not have a plan beyond year one			
2 Points	Applicant's four-year plan is the exact same activities for four years			
3 Points	Applicant has a clear four-year plan describing how capacity will be built			
	AUTOMATICALLY CALCULATED			
	Single parent head of household population concentration in projected service area	*5*		
	Low/Moderate income (LMI) population concentration of projected service area Project LMI %*5 **(ONLY for GENERAL NED AWARD)**	*5*		
	URA Market Index A = 0.5 B = 1 C = 1.5 D = 2 E = 2.5 F = 3 G = 3.5 H = 4 I = 4.5 J = 5	*5*		
	GENERAL NED SCORE	**45**	**0**	
	CAPACITY BUILDING NED SCORE	**46**	**0**	

For applicants with a current NED contract with the City:
If the group has not requisitioned at least 50% of their contract before presentations begin (**8/24/26**), they willl lose one (1) point from their total score. OMB-CD will make the deduction manually for all applicable groups

NED Applicants Ranked on General NED Score:

Applicant Organization	General NED Score	Capacity Building Score
Hazelwood Initiative	35.41	
Rising Tide Partners	34.45	
Hill Community Development Corporation	34.26	
Hilltop Alliance	34.21	
Willissae's Agency for Vision and Empowerment	33.97	
Fineview Citizens Council	33.52	
Perry Hilltop Citizens Council	33.48	
Rebuilding Together Pittsburgh	33.44	
Pennsylvania Affordable Housing Corporation	32.85	
Catapult Greater Pittsburgh	32.74	
East Liberty Development Inc	32.58	
Uptown Partners of Pittsburgh	31.45	
Bible Center Church	31.43	
Amani Christian Community Development Corporation	31.36	
Manchester Citizens Corporation	30.09	
Lawrenceville Corporation	29.92	
Brightwood Civic Group	29.04	29.18
Oakland Planning and Development Corporation	29.03	
Bloomfield-Garfield Corporation	28.48	
Spring Hill Civic League	26.20	27.55
Mount Washington Community Development Corporation	23.19	