



Neighborhood BusinessWorks (NBW)

Small Business Loan Program

The program provides flexible loan financing to small businesses located in, or expanding within, designated neighborhood revitalization areas. These loans typically serve as first money in or gap financing to ensure that small businesses with capital needs access the funds to bring their visions to life.

Eligible Applicants

- Maryland-based small businesses (>500 employees)
- Nonprofit organizations whose projects promote investment and contribute to broader community revitalization efforts

Note: Local governments are not eligible applicants.

Eligible Uses of Funds

- Real estate acquisition, construction, or rehabilitation;
- Leasehold improvements;
- Machinery and equipment purchases;
- Working capital (as part of total project costs);
- Market, planning, or feasibility studies;
- Other costs associated with opening or expanding a small business

Note: Construction projects are reviewed by the Maryland Historical Trust and Codes Administration prior to funding.

Loan Terms

- Loan amounts up to \$5 million
- Terms up to 30 years (based on loan size and underwriting)
- Interest rates are determined by underwriting analysis and market conditions
- Minimum 10% cash contribution from the applicant (based on total project cost)
- Personal guarantees and collateral are required

Evaluation Criteria

- Project viability and financial soundness
- Impact on the surrounding neighborhood
- Creation or retention of jobs
- Visible improvements to underutilized or vacant properties
- Activation of street-level retail or commercial space

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- Introduction of needed goods or services
- Readiness to proceed

Ineligible Projects or Activities

NBW funds may not be used for

- Residential or speculative developments are also not eligible, except for mixed-use projects with qualifying commercial components.
- Facilities such as community halls, fire stations, hospitals, colleges, or universities
- Businesses such as:
 - Adult bookstore, adult video shop, or other adult entertainment facility
 - Gambling facilities
 - Check cashing facility
 - Gun shops or liquor stores
 - Massage parlors, pawn shops, tanning salons, tattoo parlors, or cannabis businesses.

Program Fees

- \$250 application fee
- \$250 closing fee
- 1% Origination Fee

How to Apply

To get started, submit a complete NBW loan application with all items listed in the application checklist. If the application is approved, additional documentation will be required to finalize and close the loan.

****Special focus is given to projects with significant community impacts, including job retention or creation, child care access, fresh food access, and community revitalization***

CONTACT US today

Email: dhcd.businesslending@maryland.gov

Call: 301-429-7822

