

# TWO DECADES OF LENDING



**OCFC**  
OHIO CAPITAL  
FINANCE  
CORPORATION





Twenty years ago, Ohio Capital Corporation for Housing (OCCH) recognized an unmet need in the financing of affordable housing. That recognition and its resulting action by OCCH laid the foundation for the creation of Ohio Capital Finance Corporation (OCFC) in 2002. As a nonprofit affordable housing lender,

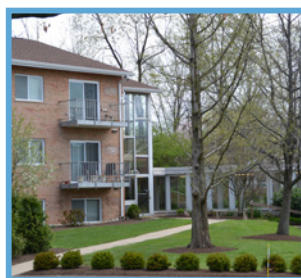
OCFC's charge at that time was to further expand OCCH's predevelopment lending activities. Twenty years have passed since those original loans were made and OCFC is now a grown up, established, and successful small business.



We have, and continue to, partner with investors, lenders,

developers, government agencies, and community organizations to raise capital and deploy it to projects in the form of predevelopment financing, acquisition financing, equity bridge/construction loan financing, and permanent financing. We have financed developments not just in Ohio, but also Kentucky, West Virginia, Pennsylvania, Tennessee, and Indiana. Annual loan volume which began at \$900,000 in 2002 has grown to a record-high of more than \$145 million in 2022.

These impacts would not be possible without the many partners and supporters of OCFC throughout the past twenty years. As we celebrate this milestone, we want to express our immense gratitude to those individuals and organizations. We look forward to the next twenty years of work together as we continue to create affordable housing opportunities, strengthen neighborhoods, and empower residents.



## CATALYZING LARGE-SCALE INVESTMENT



### OHIO PRESERVATION COMPACT

The Ohio Preservation Compact was a consortium of organizations that came together to develop a strategy to preserve Ohio's housing stock that was at risk of becoming no longer affordable.

From 2010 to 2020, OCFC, in partnership with the Coalition on Homelessness and Housing in Ohio and the Ohio Housing Finance Agency, maintained:



**11,646 Affordable housing units,**  
representing over



**\$1.21 Billion**  
in total preservation investment

This was accomplished through seven activities including the creation of the \$18M Ohio Preservation Loan Fund (OPLF). Through the OPLF alone, OCFC closed



**79 Loans**  
totaling over



**\$92 Million,**  
to assist in the  
preservation of



**5,120 units** and  
helping to



create more than  
**4,000 Jobs**



### 614 FOR LINDEN

In 2019, OCFC received a \$5 million grant from JPMorgan Chase to establish a collaborative of Community Development Financial Institutions and local nonprofits to advance community development in the Linden neighborhood of Columbus, Ohio.

From 2019 to 2022, OCFC and its partners:



Created safe and  
affordable housing for  
400 low- and moderate  
income families



Helped another  
296 residents avoid  
homelessness through  
financial assistance



Opened a fresh food  
market and served  
healthy food options to  
over 12,000 families



Provided 54 small  
business loans to owners  
who otherwise struggled  
to find financing

**\$380  
MILLION**  
RAISED OR AWARDED

**\$900  
MILLION**  
IN LENDING

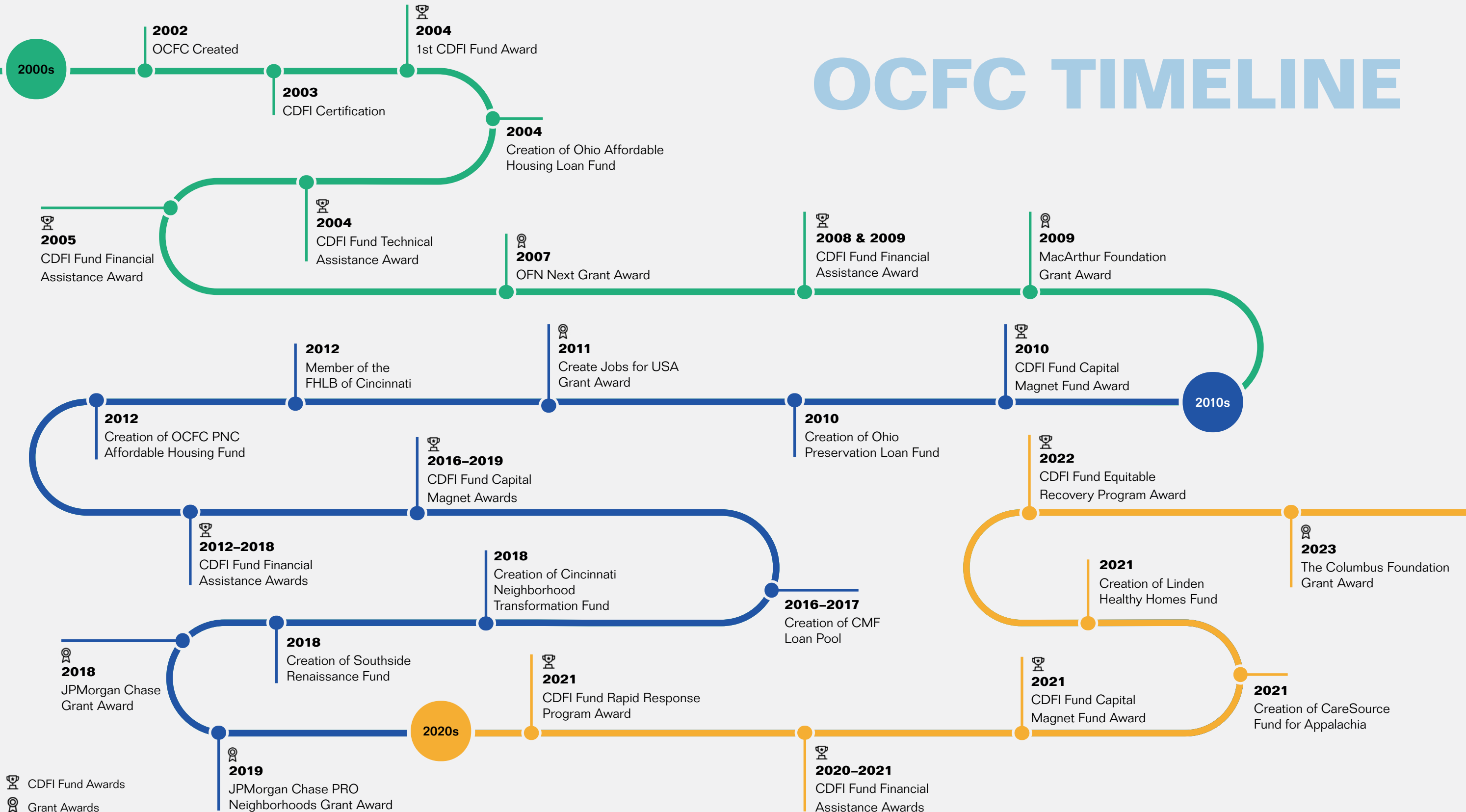
**800  
LOANS**  
CLOSED

**\$5.5  
BILLION**  
IN TOTAL DEVELOPMENT  
COSTS SUPPORTED

**32,000  
AFFORDABLE  
HOUSING UNITS**  
CREATED OR PRESERVED

**80,000  
INDIVIDUALS  
SERVED**

# OCFC TIMELINE



## IMPACTS OF OCFC-SPONSORED LOAN FUNDS

### Ohio Affordable Housing Loan Fund

OCFC's first loan fund, this flexible source of capital revolves to meet the needs of affordable housing developers and provides a full range of financing products.



261  
loans



\$116+  
million



12,992  
units supported

### Ohio Preservation Loan Fund

As the first statewide loan fund dedicated to the preservation of affordable housing, the OPLF was established as a source of flexible, below-market capital to assist developers with predevelopment, acquisition and bridge financing.



79  
loans



\$92+  
million



5,120  
units supported

### OCFC PNC Affordable Housing Fund

OCFC's first proprietary loan fund revolves to provide a flexible source of capital for OCCH's development partners for affordable housing developments in designated areas of Ohio.



43  
loans



\$18+  
million



2,950  
units supported

### CMF Loan Pool 2016

Combined with OCFC's 2016 Capital Magnet Fund award, this loan pool provided low-interest construction and bridge loan financing to affordable housing projects in OH and KY.



27  
loans



\$53+  
million



2,305  
units supported

### Cincinnati Neighborhood Transformation Fund

The CNTF is designed to spur and sustain development in Cincinnati's low- and moderate-income neighborhoods. It provides financing for commercial, mixed-use and community real estate projects that are utilized for community and economic development purposes.



17  
loans



\$12+  
million



545  
units supported

### Southside Renaissance Fund

The SRF was created to provide a flexible funding source to assist two local nonprofits to purchase and rehabilitate affordable housing units at risk of gentrification in Columbus's Southside neighborhoods.



4  
loans



\$20  
million



144  
units supported

### CareSource Fund for Appalachia

This Fund provided low-cost financing for affordable housing developments in Appalachia. Additional equity and cost savings generated by the funding was used to support the installation of building-wide internet service, individual unit Wi-Fi hotspots, and dedicated space for telehealth services.



8  
loans



\$8+  
million



405  
units supported

### Linden Healthy Homes Fund

Paired with a CDFI FA award, this Fund provides flexible capital to build and rehabilitate affordable, high-quality rental housing for the South Linden community.



2  
loans



\$26  
million



70  
units supported  
to date out of 180 planned

## THANK YOU TO OUR LENDING AND INVESTMENT PARTNERS



OCFC is a proud member of the Federal Home Loan Bank of Cincinnati, Opportunity Finance Network, and a certified CDFI by the U.S. Department of Treasury's CDFI Fund.



## MISSION STATEMENT

OCFC provides flexible financing products for the expansion and preservation of affordable housing and neighborhood development, which serve to strengthen low-income communities across our region.



## OHIO CAPITAL FINANCE CORPORATION BOARD OF DIRECTORS

OCFC's Board of Directors defines OCFC's overall strategy, adopts suitable policies, and oversees organizational and financial management to ensure the health and performance of the organization. The expertise and thought leadership provided by the Board of Directors has enabled OCFC to become the successful organization it is today. OCFC extends its gratitude to the Board of Directors for their contributions and commitment to our shared mission over the past 20 years.



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