

OHIO CAPITAL FINANCE CORPORATION

Columbus, OH



OVERVIEW

Ohio Capital Finance Corporation has a 20-year history as a nonprofit affordable housing lender and CDFI primarily serving Ohio, Kentucky, and West Virginia. Their mission is to provide flexible financing products for the expansion and preservation of affordable housing and neighborhood development, which serve to strengthen low-income communities across the region.

OCFC partners with investors, developers, government agencies, and community organizations to raise capital and deploy it to projects benefiting low-income communities and their residents. To date, OCFC has raised \$380 million from outside sources and loaned over \$900 million to partners, leading to the creation or preservation of more than 30,000 affordable housing units. OCFC is the lending affiliate of Ohio Capital Corporation for Housing and is a member of the Federal Home Loan Bank of Cincinnati.

THREE-YEAR IMPACT

- ▶ \$281.2 million in loans
- ▶ 1 community facility financed
- ▶ 90 businesses financed (10 minority-owned, 15 women-owned)
- ▶ Jobs created: 5,496 FTE construction jobs
- ▶ 112,653 sq. ft. of commercial real estate

Housing Financing:

- ▶ 7,311 rental units (7,052 affordable)

PEARL HOUSE ZANESVILLE

Pearl House Zanesville is a 34-unit affordable housing development in Zanesville, Ohio for individuals and families recovering from substance addiction and at risk for homelessness. The project was led by Fairfield Homes, an experienced affordable housing developer, and Muskingum Behavioral Health (MBH), with assistance from numerous state and local partners.

MBH identified a need to provide stability to recovering families at a time when the county was experiencing high levels of opiate and heroin addiction. Recovery housing developments such as this one provides a safe, healthy living environment where residents can access voluntary services including case management, mental and behavioral health care, peer support, and other services to aid in their recovery.

OCFC combined its 2018 CDFI Fund Financial Assistance award with its own funds to offer a new Recovery Housing Loan product to Pearl House Zanesville. The Recovery Housing Loan - a pre-development/ construction/bridge loan product - was designed to complement Recovery Housing funding from the Ohio Department of Mental Health and Addiction Services (ODMHAS) and fill a funding gap in these often-complex and nontraditional projects. OCFC provided loans to the project in 2018 and 2020, totaling more than \$2.4 million. OCFC was able to offer interest-only payments throughout the term of the loan with principal due at maturity, and a 2% interest rate on the construction/bridge loan portion, with additional flexibility offered when extensions were needed. These favorable terms helped Pearl House reach the finish line after having been conceived of nearly eight years prior.

The \$8 million project opened to residents in September 2022 and is now fully leased. As the first new construction housing project in downtown Zanesville in over 10 years, Pearl House is having an impact beyond the recovery community. OCFC was proud to play a part in this truly collaborative and transformational project.