



FINANCE FUND 2009 **ANNUAL REPORT**

portraits of progress



jack Lavery

**THE ORGANIZATION SEES NO LIMITS IN ITS
QUEST TO IMPROVE THE LIVES OF ALL OHIOANS.**

After a recent board meeting, I began to think about the lives impacted by Finance Fund's work to stimulate local economies and invigorate communities. The faces of the people impacted by Finance Fund's relationships with partners, investors and clients immediately came to mind.

If you could look inside Finance Fund's camera, you would see through the lens of opportunity. The organization sees no limits in its quest to improve the lives of all Ohioans. Whether it's helping an entrepreneur obtain the financing they need to open their business or giving the residents of a rural community access to safe childcare, Finance Fund sees the opportunities each project gives its community.

While the current economic conditions have forced many nonprofit organizations to refocus their efforts, Finance Fund has continued to invest in Ohio's communities. This is due to the way the organization is structured, and more importantly, by the remarkable group of people behind the organization. Led by CEO James Klein, the Finance Fund staff is truly driven by the mission of the organization to inspire change. This incredible team, along with a strong board, trusting investors and diverse partners, has helped Finance Fund continue to make an impact on Ohio's low-income communities.

On behalf of Finance Fund board and staff, thank you for your continued support to improve the economic vitality of our great state. Together, we can instill progress—one portrait at a time.

A handwritten signature in black ink that reads "John Lavery". The signature is written in a cursive, flowing style.

John "Jack" Lavery
Board Chair
Finance Fund



james R. klein

**BY CONTINUING TO PARTNER TOGETHER WE CAN
ENABLE PROGRESS AND INSPIRE CHANGE
THROUGHOUT OHIO.**

They say that every picture tells a story. At Finance Fund, we see images of progress in Ohio's distressed communities come to life each day. Imagine the face of a young child benefiting from a Head Start program in Dayton, or a father that can provide for his family because he was able to get a manufacturing job in Jackson.

There are hundreds of stories like these that are developed each year as a result of our relationships with investors, clients and partners. From nearly 10,000 jobs that have been created, to approximately 70,000 children receiving access to safe childcare, this report is just a snapshot of the number of lives impacted by our work. And, while we have made great strides in providing all Ohioans access to opportunity, we will continue.

Thanks to receiving \$50 million in the latest round of New Markets Tax Credit funding, we will create many more portraits of progress in Ohio. This funding enables Finance Fund to continue to invest in projects that support our state's distressed communities. These projects help stimulate local economies through capital investment, job creation and community development.

Inside this annual report you will see many photos of those impacted by Finance Fund. Behind the face in each image is an incredible story of hope, inspiration and opportunity. By continuing to partner together we can enable progress and inspire change throughout Ohio.

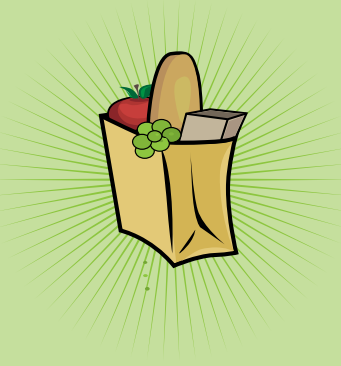
All the statistics in the world can't measure the warmth of a smile. ~ Chris Hart

A handwritten signature in black ink that reads "James R. Klein". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

James R. Klein
Chief Executive Officer
Finance Fund



connie hannah



**“AT SAVE-A-LOT, I GET TO SEE THIS
COMMUNITY EVOLVE... PEOPLE ARE WORKING,
FAMILIES ARE BUYING FRESH GROCERIES,
OUR NEIGHBORS ARE LEADING HAPPIER,
HEALTHIER LIVES. WHAT CAN BE BETTER
THAN THAT?”**

~ CONNIE HANNAH, SAVE-A-LOT EMPLOYEE

Finance Fund partnered with Columbus Compact and others to fund the Heritage Square Marketplace which is home to Save-A-Lot.

A black and white portrait of a man, I-cheng Huang, from the chest up. He is wearing a dark suit jacket over a light-colored, patterned shirt. His hands are clasped together in front of him. He has a slight smile and is looking directly at the camera. The background is a plain, light color.

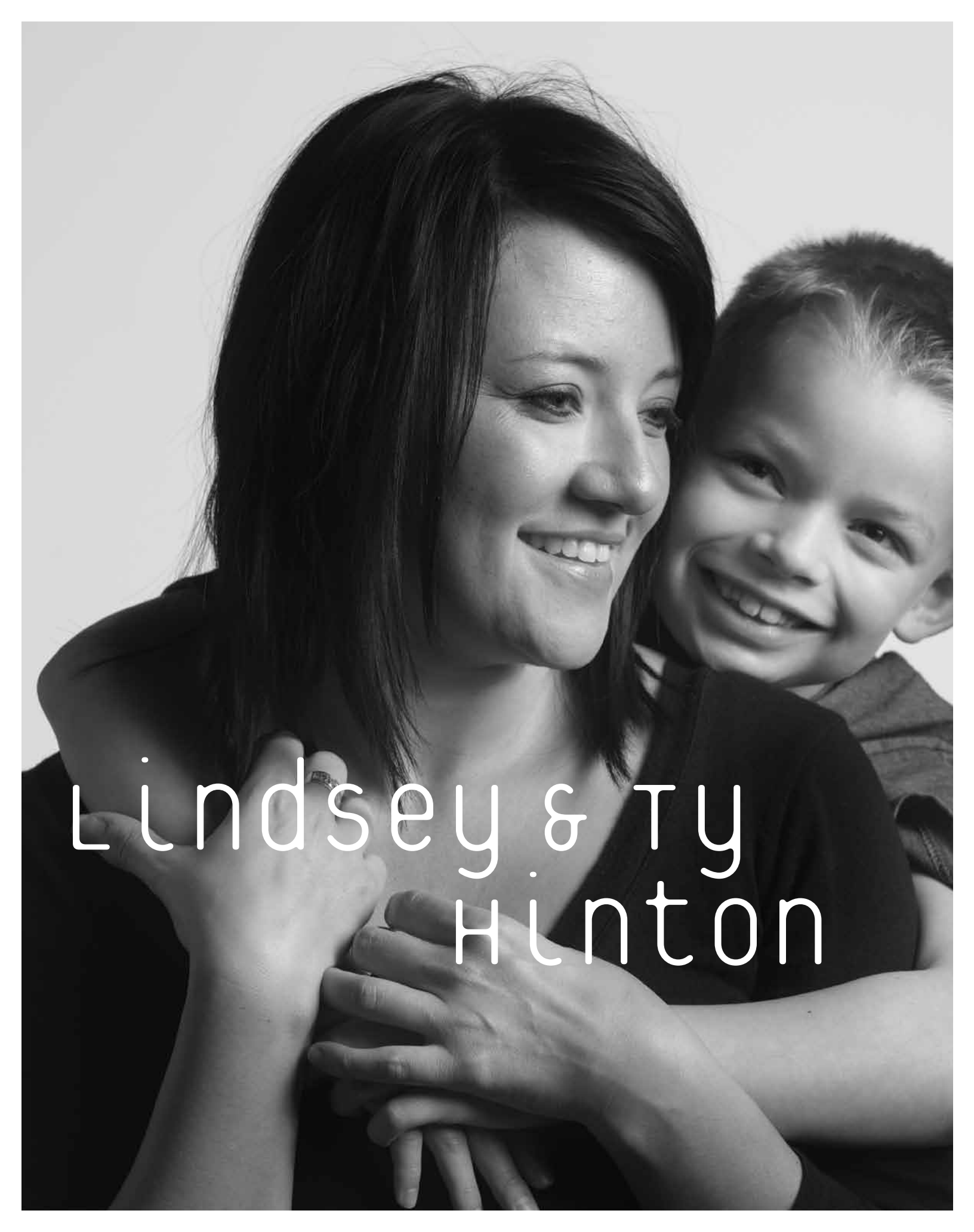
I-cheng Huang



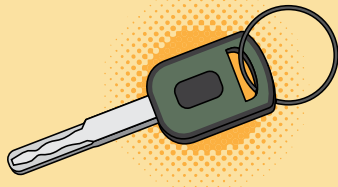
ZEN CHA TEA SALON IS MUCH MORE
THAN JUST A BUSINESS TO ME.
HERE, **WE ENHANCE CULTURAL COMMONALITY**
BY CREATING AN EXPERIENCE BASED ON THE
TEA CEREMONY PRINCIPLES OF HARMONY,
RESPECT, PURITY AND TRANQUILITY.”

~ I-CHENG HUANG, ZEN CHA TEA SALON OWNER

Finance Fund worked directly with I-Cheng Huang and Huntington Bank
to provide financing. A second Zen Cha will be coming soon.



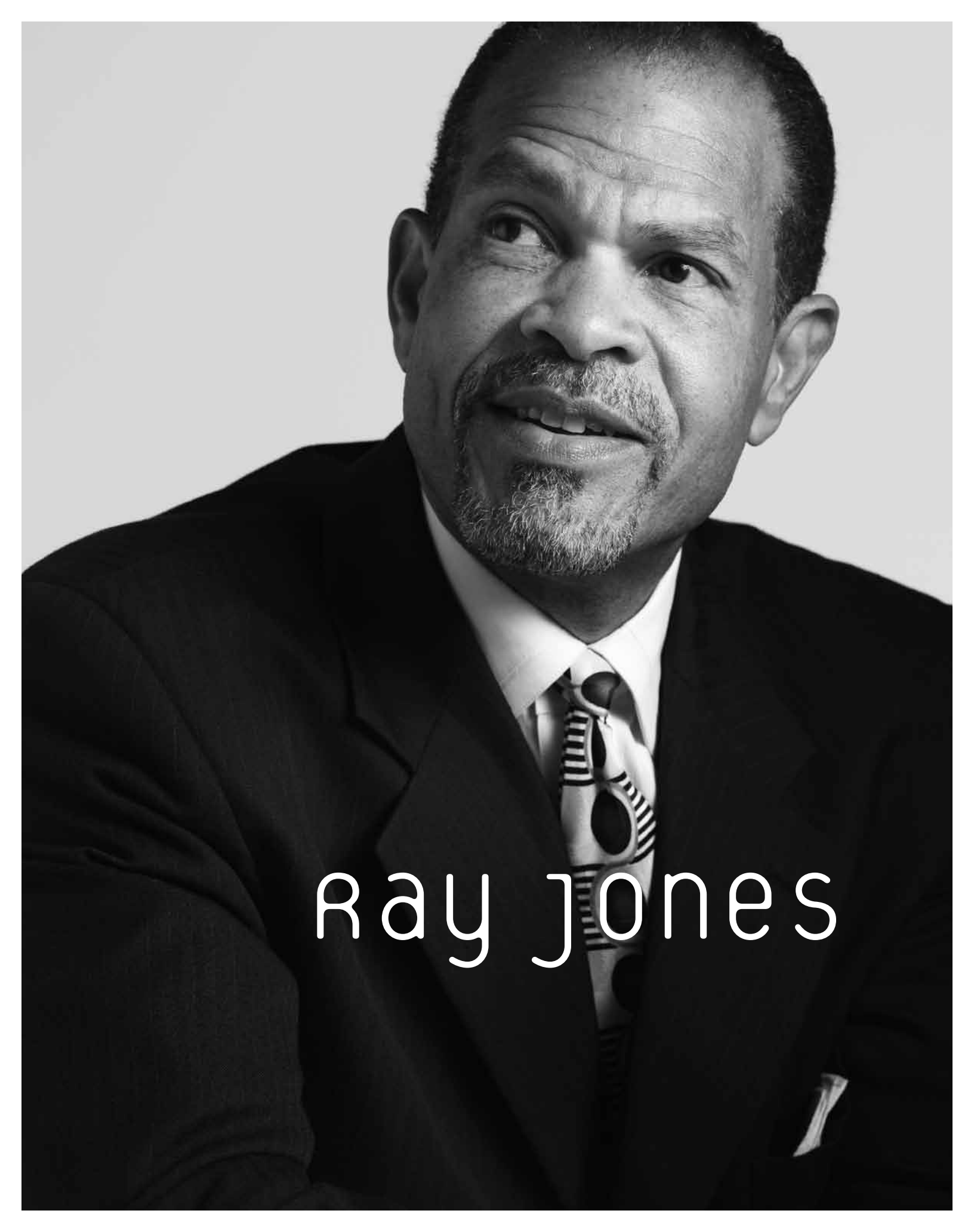
Lindsey & Ty
Hinton



“THE BYCAR PROGRAM HAS DONE EVERYTHING FROM PROVIDING A SINGLE MOTHER THE MEANS TO DRIVE BOTH TO SCHOOL AND TO HER PART TIME JOB, TO MOVING A SINGLE FATHER OF THREE TOWARD A DEGREE FROM CLEVELAND STATE.”

~ DIANA MARRERO-PINTO, DIRECTOR OF HOUSING
FOR LORAIN COUNTY COMMUNITY ACTION AGENCY

Finance Fund and The Ohio Department of Development developed the ByCar program in effort to provide affordable used car financing and consumer assistance to low-income participants across the state, giving them the opportunity to purchase a vehicle and retain employment and/or education.



Ray Jones



**“THE KING LINCOLN NEIGHBORHOOD
IS MY NEIGHBORHOOD. IT’S WHERE
I DO BUSINESS, IT’S WHERE I PLAY.
ZANZIBAR COFFEE HOUSE IS IN
THE HEART OF THE COMMUNITY AND
PROVIDES ME **A PLACE TO CONNECT
WITH MY NEIGHBORS.**”**

~ RAY JONES, REAL ESTATE DEVELOPER,
THE JONES COMPANY OF AMERICA

Finance Fund invested in the Gateway Building, where Zanzibar is located.

A black and white portrait of a woman with dark hair and glasses, smiling slightly. She is wearing a dark, draped jacket. The background is a plain, light color.

sheryl mahan



“THERE’S SUCH A SENSE OF SATISFACTION AND PRIDE THAT COMES WITH OWNING YOUR OWN BUSINESS. AFTER A SUCCESSFUL CAREER IN GOVERNMENT, I TURNED MY HOBBY OF EMBROIDERY INTO A PROFITABLE BUSINESS, UNIQUE & INSPIRED DESIGNS.”

~ SHERYL MAHAN, UNIQUE & INSPIRED DESIGNS OWNER

Finance Fund partnered with MiraCit Development Corporation to invest funding in the Mock Road development where Unique & Inspired Designs is located.

COMMUNITY IMPACT

1987-2009 Outcomes Overview

Housing & Economic Development Projects:	717
Housing & Economic Development Investment:	\$86,380,749
Project Funding Leveraged:	\$736,106,556
Housing Units Produced:	15,632
Full-time Jobs Created:	9,261

Early Care & Education Projects:	1,773
Early Care & Education Investment:	\$17,986,428
Project Funding Leveraged:	\$97,764,446
Early Care & Education Classrooms:	3,036
Children Served:	69,497

ByCar Projects:	31
ByCar Investment:	\$82,514
Project Funding Leveraged:	\$146,942
Individuals Impacted:	74

2009 Outcomes Overview

Housing & Economic Development Projects:	36
Housing & Economic Development Investment:	\$11,307,307
Project Funding Leveraged:	\$29,131,095
Housing Units Produced:	405
Full-time Jobs Created:	335

Early Care & Education Projects:	1
Early Care & Education Investment:	\$500,000
Project Funding Leveraged:	\$782,230
Early Care & Education Classrooms:	3
Children Served:	120

ByCar Projects:	31
ByCar Investment:	\$82,514
Project Funding Leveraged:	\$146,942
Individuals Impacted:	74

2009 OUTCOMES BY PROGRAM

Linked Deposit Fund

Funded Projects:	3
Funds Invested:	\$844,340
Funds Leveraged:	\$8,145,900
Housing Units:	36
Commercial Square Footage:	1,960
Full-time, Part-time and Temporary Jobs:	110

Predevelopment Program

Funded Projects:	18
Funds Invested:	\$359,500
Funds Leveraged:	\$1,308,675
Housing Units:	364
Full-time, Part-time and Temporary Jobs:	440
Commercial Square Footage:	240,561

Economic Development Grant

Funded Projects:	4
Funds Invested:	\$325,000
Funds Leveraged:	\$1,605,083
Full-time, Part-time and Temporary Jobs:	139
Commercial Square Footage:	45,391

New Markets Loan

Funded Projects:	3
Funds Invested:	\$6,606,881
Funds Leveraged:	\$13,760,817
Full-time Jobs:	95
Commercial Square Footage:	45,700

Child Care Capital Fund

Funded Projects:	1
Funds Invested:	\$500,000
Funds Leveraged:	\$782,230
Early Care & Education Classrooms:	3
Children Served:	120
Commercial Square Footage:	7,878

Finance Fund Capital Corporation

Funded Projects:	5
Funds Invested:	\$3,091,381
Funds Leveraged:	\$3,931,274
Housing Units:	5
Full-time, Part-time and Temporary Jobs:	30
Commercial Square Footage:	89,202

ARLOC

Funded Projects:	3
Funds Invested:	\$80,205
Funds Leveraged:	\$379,346
Full-time, Part-time and Temporary Jobs:	64

ByCar (Cars for Jobs and Diplomas)

Funded Projects:	31
Funds Invested:	\$82,514
Funds Leveraged:	\$146,942
Individuals Impacted:	74

BALANCE SHEET

ASSETS

CURRENT ASSETS

Cash and cash equivalents	\$ 1,857,918
Cash held for others	35,954
Restricted cash	4,756,470
Receivables:	
Accounts	90,199
Notes	152,614
Grants	18,000
Interest	732,791
Investments available for sale, short-term	9,712,329
Investments held to maturity, short-term	115,000
Certificates of deposit	11,315,744
Prepaid expenses and other assets	10,383

Total current assets 28,797,402

OTHER ASSETS

Investments held to maturity, long-term	200,000
Notes receivable, net of current portion	52,327,078

Total other assets 52,527,078

Total assets

\$81,324,480

BALANCE SHEET

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts payable and accrued expenses	\$	46,585
Cash held for others		35,954
Current portion of loans payable		1,972,405

Total current liabilities 2,054,944

LONG-TERM LIABILITIES

Accrued lease expense	113,829
Interest rate swap	1,074,826
Loans payable, net of current portion	17,383,247

Total long-term liabilities 18,571,902

Total liabilities 20,626,846

NET ASSETS

Unrestricted	49,942,094
Temporarily restricted	7,755,540
Permanently restricted	3,000,000

Total net assets 60,697,634

Total liabilities and net assets

\$81,324,480

SOURCES OF FUNDS



2009 Public Investors

Ohio Department of Development	\$ 786,000	
	786,000	17%

2009 Private Investors

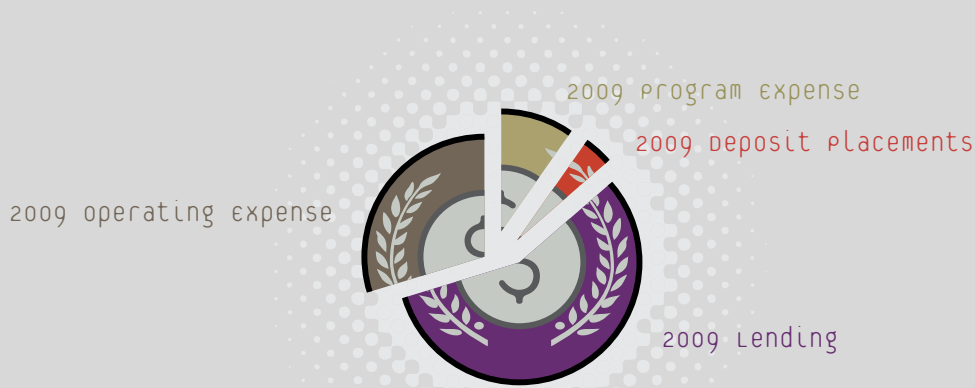
Detroit Province of the Society of Jesus	200,000	
Congregation of the Sisters of Charity of the Incarnate Word	100,000	
Trinity Health	500,000	
	800,000	18%

2009 Operating Revenue

NMTC Income	1,047,067	
Return on Investments	798,042	
Grant Income	786,000	
Asset Management Income	245,000	
Miscellaneous Income	36,197	
	2,912,306	65%

\$4,498,306

DISTRIBUTION OF FUNDS



2009 Program Expense

Housing	\$	309,435
ByCar		92,978
Economic Development		515,124

917,537 **10%**

2009 Deposit Placements

Linked Deposit	344,340
----------------	---------

344,340 **4%**

2009 Lending

Loans	5,178,088
-------	-----------

5,178,088 **57%**

2009 Operating Expense

NMTC Expense	\$	248,417
Series Expense		98,817
Interest Expense		210,903
Salaries & Fringe Benefits		1,508,915
Consultant Expense		153,185
Professional Services		46,155
Rent & Insurance		158,933
Office Expense		125,249
Travel & Public Relations		89,084
Other		67,271

2,706,929 **30%**

\$9,146,894

NEW MARKETS TAX CREDIT

INVESTORS

Fifth Third Bank	\$ 5,218,500
Fifth Third Community Development Corporation	33,081,500
KeyBank	5,218,500
KeyBank Corporation	7,281,500
M&I Community Development Corporation	1,000,000
Peoples Capital Corporation	1,000,000
Mooring Financial	609,180
Finance Fund Capital Corporation	1,590,820

\$55,000,000

LOANS

Community Loan Fund New Markets I, LLC	\$ 13,557,000
Community Loan Fund New Markets II, LLC	12,682,000
Community Loan Fund New Markets III, LLC	13,176,000
NMTC Leveraged I, LLC	2,134,000
NMTC Leveraged II, LLC	7,566,000

\$49,115,000

2009 INVESTORS

PRIVATE INVESTORS

The Congregation of the Sisters of Charity
of the Incarnate Word
Detroit Province of the Society of Jesus
Diocese of Ohio
Fifth Third Bank
Fifth Third Community Development Corporation
Finance Fund Capital Corporation
KeyBank
KeyBank Corporation
M&I Community Development Corporation
Mooring Financial
Peoples Capital Corporation
Trinity Health Corporation

DONORS

Gregory Clements
The Columbus Foundation PowerPhilanthropy Match Day
Roger Deerhake
Steve Edgar
Fairfax Renaissance Development Corporation
Valerie Heiby
Larrinda Lyles
William J. Marchetti
Richard Omohundro

PUBLIC INVESTORS

Ohio Department of Development
Ohio Housing Trust Fund
Ohio Housing Finance Agency
United States Department of Agriculture Rural Development
United States Department of the Treasury Community
Development Financial Institutions Fund
United States Small Business Administration
(Appropriation - Congressman Zack Space)

MEMBERS

Adams & Brown Counties Economic Opportunities, Inc.

Akron Summit Community Action, Inc.

Alliance for Children & Families

Ashtabula County Community Action Agency

Association for Better Community Development, Inc. (ABCD, Inc.)

Beth Messiah Congregation

Broken Connections, Inc.

Buckeye Community Hope Foundation

Burten, Bell, Carr Development, Inc.

Building Bridges Revitalization Corporation

C.H.O.I.C.E., Inc.

Catholic Charities, Diocese of Youngstown

Central Community House

Central Ohio Housing Development Organization, Inc.

Charisma Community Connection

Chen, May Manyu

Child Care Resources, Inc.

Child Focus, Inc.

Cincinnati Development Fund

Cleveland Housing Network

Coalition on Homelessness and Housing in Ohio

Columbia Gas of Ohio

Columbus Compact Corporation

Common Wealth, Inc.

Community Action Committee of Pike County

Community Action Organization of Scioto County, Inc.

Community Development Corporation Resource Consortium, Inc.

Community Development for All People

Community Improvement Corporation (City of Geneva)

Community Property Development Corporation

Community Treatment and Correction Center

Cornerstone Community Loan Fund

Cornerstone Corporation for Shared Equity

Corporation for Ohio Appalachian Development (COAD)

Council for Economic Opportunities in Greater Cleveland County Corp.

Creative Housing, Inc.

Cudell Improvement, Inc.

Cuyahoga Community Land Trust, Inc.

Dayspring Christian Community Development Corporation

DEOS Desting Designs

Detroit Shoreway Community Development Corporation

Dingus Brook, Cara

East Akron Neighborhood Development Corporation

East Alliance Neighborhood Development Corporation

East End Community Services

East End Neighborhood House

Economic and Community Development Institute

Enterprise Community Partners

Fairfax Renaissance Development Corporation

Faith in Action, Inc.

Famicos Foundation

Family Dream Center, Inc.

Family Housing Developers, Inc.

Family Recovery Center

Fifth Third Community Development Corporation

Figgie, Betsy V.

First World Architects Studio

Flying High, Inc.

Foundation For the Challenged

Franklinton Development Association

Friends of the Underground Railroad Center, Inc.

Gallia-Meigs Community Action Agency

GMN Tri-County CAC, Inc.

Greater Cleveland Delta Foundation Life Development Center

Greater Linden Development Corporation

Grimes, Carole

Habitat for Humanity of Coshocto County

Habitat for Humanity of Mahoning County

Heiby, Valerie

HELP Foundation

Helping Hands Community Outreach Center

HHWP Community Action Commission

Hilltop Learning Center

Hocking Athens Perry Community Action Agency

Home Is The (H.I.T.) Foundation

Homes Casas, Inc.

Housing Services Alliance

Humility of Mary Housing, Inc.

ICAN, Inc. DBA ICAN Housing Solutions

Increase CDC

Interfaith Home Maintenance Service, Inc.

Ironton-Lawrence County Area Community Action Organization

ISUS, Inc. (Improved Solutions for Urban Systems, Inc.)

Jackson-Vinton Community Action, Inc.

Jarret Consulting Services

Jefferson County Community Action Council, Inc.
Jefferson Township Unity Coalition, Inc.
Jireh Services, Inc.
JR Coleman Family Services Corporation
Katz, Jerry A.
KeyBank
Kno-Ho-Co-Ashland Community Action Commission
Lancaster-Fairfield Community Action Agency
Lazarus Arise Christian Community Development Corporation
Lima/Allen Council on Community Affairs (LACCA)
Local Initiatives Support Corporation (LISC)
Logan-Belle H.A.N.D.
Lorain County Community Action Agency
Lorain County Mission
Lorain National Bank (North Coast Community Development Corporation)
Mahoning Youngstown Community Action Partnership (MYCAP)
Main Street Business Association
Main Street Van Wert, Inc.
Mary McLeod-Bethune Intervention & Enrichment Center (MBIE)
MicroEnterprise Organization of Ohio (MOO)
Miracit Development Corporation
Moore, Cynthia
Multi-Development Services of Stark County
Mt. Auburn Good Housing Foundation
Mt. Pleasant NOW Development Corporation
Muskingum Economic Opportunity Action Group, Inc.
National City Bank
Nazareth Housing Development Corporation
Nazareth Towers, Ltd.
Neighborhood Development Services, Inc.
Neighborhood Housing Services of Hamilton, Inc.
New Agrarian Center
New Birth Community Development Corporation
New Home Development Co., Inc.
New Housing Ohio
Newbirth Development Corporation, Inc.
New Birth Ministries, Inc.
Noble Learning Center
North River Development Corporation
Northeast Shores Development Corporation
Northwestern Ohio Community Action Commission, Inc.
Ohio Capital Corporation for Housing
Ohio CDC Association

Ohio Department of Development
Ohio Heartland Community Action Commission
Ohio Multi-County Development Corporation
ONYX Inc.
Ottawa Residential Services, Inc.
Over-the-Rhine Community Housing, Inc.
Paramount Housing & Development, Inc.
Pathstone Inc. (Rural Opportunities)
Portsmouth Inner City Development Corporation
Preferred Properties, Inc.
Resident Home Corporation
Samaritan Project Development Corporation
Sprec Services
St. Mary Development Corporation
St. Stephen's Community House
Stark County Out of Poverty Partnerships, Inc. (SCOPP)
Stuart's Opera House
Sunday Creek Associates
Tender Mercies, Inc.
Terra Quest (New Hope Pentecostal Church)
The Christ Hospital
The NOAH Project
Thomas, Susan E.
THR, Inc.
Three Rivers Housing Corporation
Toledo Community Development Corporation
Tri-County Community Action Commission CLS
Union Miles Development Corporation
United North Corporation
University Circle Incorporated
Urban Mission Ministries, Inc.
Vinton County Community Development Department
Warren County Balanced Housing Corporation
Warren County Community Service
Washington-Morgan Community Action
Welcome House
Western Reserve Community Development Corporation
Westside Neighborhood Development Corporation
Winton Place Development Corporation
World Outreach Christian Church
Wright Dunbar, Inc.
WSOS Community Action Commission, Inc.
Yellow Springs Home, Inc.

STAFF

James R. Klein
Chief Executive Officer

Kim Coleman
Program Loan Officer

Jennifer Deuber
Director of Communications

Tamra Hall
Operations Officer

Valerie Heiby
Director of Development

Jennifer Hunt
Administrative Assistant

Suzette Johnson-Grant
Human Resources Manager

Rhena Klayman
Business Manager

Larrinda Lyles
Administrative Assistant

Tim Marcum
Director of Information
Technology

Jon Moorehead
Program Loan Officer

Julie Nichols
Director of Internal Auditing

Ginny Payton
Program Assistant

Amber Seitz
Research Assistant

Moniqua Spencer
Chief Program Officer

Amanda Sprague
Financial Manager

Diana Turoff
Chief Financial Officer

Candice Vacca
Internal Auditing Assistant

Beverly Ward
Documents Manager

BOARD

Jack Lavery
Chair, Columbia Gas of Ohio

Jay Murdock
Chair Emeritus, Stark County Out of
Poverty Partnerships

Randy Runyon
Vice Chair, Community Action
Commission of Pike County

Greg Kiger
Treasurer, KeyBank National
Association

Vicki Eaton Johnson
Secretary, Fairfax Renaissance Devel-
opment Corporation

Patricia Barnes
Ohio CDC Association

Catherine Cawthon
Fifth Third CDC

Mary Burke Rivers
Over-the-Rhine Community
Housing

Bill Graves
Ohio Department of Development

Carole Grimes
Community Representative

Reginald Johnson
Huntington National Bank
Community Development
Corporation

Jerry Katz
Huntington National Bank
(Retired)

Ben Kenny
WSOS Community Action
Commission

Phillip Smith
Youngstown Choice Homes

Ryan Miller
Habitat for Humanity of Ohio

D.R. Gossett
Ironton Lawrence County
Community Action Agency

GUEST BOARD ADVISORS

Brenda Stier Anstine
Marketing Works, Inc.

Erik Rickard
Squire Sanders & Dempsey

Mark VanBenschoten
Rea & Associates



OUR MISSION

Finance Fund builds bridges between resources and the low-income community to improve the quality of life for people.

OUR VISION

Finance Fund will be a leading partner in empowering the low-income community.

OUR VALUES

- We believe that people are important.
- We believe we have a responsibility to help people gain equal access to a quality life.
- We believe we can facilitate positive system change.



17 South High Street, Suite 900 Columbus, Ohio 43215

614.221.1114 1-800-959-2333 info@financefund.org www.financefund.org

