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Form **990**

Department of the Treasury
Internal Revenue Service

# Return of Organization Exempt From Income Tax

**Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)**

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

**2009**

**Open to Public Inspection**

**A** For the 2009 calendar year, or tax year beginning , 2009, and ending , 20

**B** Check if applicable: Address change; Name change; Initial return; Terminated; Amended return; Application pending

Please use IRS label or print or type See Specific Instructions.

**C** Name of organization OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Doing Business As

Number and street (or P O box if mail is not delivered to street address) 17 SOUTH HIGH STREET — Room/suite 900

City or town, state or country, and ZIP + 4 COLUMBUS, OH 43215

**D** Employer identification number 31-1229532

**E** Telephone number (614) 221-1114

**G** Gross receipts $ 3,089,678.

**F** Name and address of principal officer JAMES R. KLEIN
17 SOUTH HIGH STREET, STE 900 COLUMBUS, OH 43215

**H(a)** Is this a group return for affiliates? Yes [ ] No [X]

**H(b)** Are all affiliates included? Yes [ ] No [ ]
If "No," attach a list (see instructions)

**H(c)** Group exemption number ▶

**I** Tax-exempt status: [X] 501(c)( 3 ) ◀ (insert no ) [ ] 4947(a)(1) or [ ] 527

**J** Website: ▶ WWW.FINANCEFUND.ORG

**K** Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other ▶

**L** Year of formation 1987 **M** State of legal domicile OH

## Part I Summary

**Activities & Governance**

1 Briefly describe the organization's mission or most significant activities
THE ORGANIZATION BUILDS BRIDGES BETWEEN RESOURCES AND THE LOW-INCOME COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR PEOPLE.

2 Check this box ▶ [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets

| | | | |
|---|---|---|---|
| 3 | Number of voting members of the governing body (Part VI, line 1a) | 3 | 14 |
| 4 | Number of independent voting members of the governing body (Part VI, line 1b) | 4 | 14 |
| 5 | Total number of employees (Part V, line 2a) | 5 | 23 |
| 6 | Total number of volunteers (estimate if necessary) | 6 | 2 |
| 7a | Total gross unrelated business revenue from Part VIII, column (C), line 12 | 7a | |
| b | Net unrelated business taxable income from Form 990-T, line 34 | 7b | |

**Revenue**

| | | Prior Year | Current Year |
|---|---|---|---|
| 8 | Contributions and grants (Part VIII, line 1h) | 2,935,103. | 818,265. |
| 9 | Program service revenue (Part VIII, line 2g) | 1,507,638. | 1,890,569. |
| 10 | Investment income (Part VIII, column (A), lines 3, 4, and 7d) | 734,415. | 380,844. |
| 11 | Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e) | 79,983. | 0. |
| 12 | Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12) | 5,257,139. | 3,089,678. |

**Expenses**

| | | | |
|---|---|---|---|
| 13 | Grants and similar amounts paid (Part IX, column (A), lines 1-3) | 1,092,078. | 917,537. |
| 14 | Benefits paid to or for members (Part IX, column (A), line 4) | 0. | 0. |
| 15 | Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) | 1,301,218. | 1,499,736. |
| 16a | Professional fundraising fees (Part IX, column (A), line 11e) | 0. | 0. |
| b | Total fundraising expenses, Part IX, column (D), line 25) ▶ 0. | | |
| 17 | Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f) | 1,462,659. | 1,375,762. |
| 18 | Total expenses Add lines 13-17 (must equal Part IX, column (A), line 25) | 3,855,955. | 3,793,035. |
| 19 | Revenue less expenses Subtract line 18 from line 12 | 1,401,184. | -703,357. |

**Net Assets or Fund Balances**

| | | Beginning of Year | End of Year |
|---|---|---|---|
| 20 | Total assets (Part X, line 16) | 30,103,607. | 29,838,967. |
| 21 | Total liabilities (Part X, line 26) | 8,888,349. | 9,109,177. |
| 22 | Net assets or fund balances Subtract line 21 from line 20 | 21,215,258. | 20,729,790. |

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## Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge

**Sign Here**

▶ Signature of officer James R. Klein — Date 7-30-10

▶ Type or print name and title James R. Klein CEO

**Paid Preparer's Use Only**

Preparer's signature — Date 7/12/10 — Check if self-employed ▶ [ ] — Preparer's identifying number (see instructions) P00252478

Firm's name (or yours if self-employed), address, and ZIP + 4 ▶ REZNICK GROUP, P.C.
500 EAST PRATT STREET, SUITE 200 BALTIMORE, MD 21202-3100

EIN ▶ 52-1088612

Phone no ▶ 410-783-4900

May the IRS discuss this return with the preparer shown above? (see instructions) [X] Yes [ ] No

**For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.** * Form **990** (2009)

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**Part III Statement of Program Service Accomplishments**

1 Briefly describe the organization's mission:
ATTACHMENT 3

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☒ No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . . ☐ Yes ☒ No
If "Yes," describe these changes on Schedule O

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a (Code _____ ) (Expenses $ 2,848,258 including grants of $ 917,537 ) (Revenue $ 1,890,569 )
ATTACHMENT 4

4b (Code: _____ ) (Expenses $ _____ including grants of $ _____ ) (Revenue $ _____ )

4c (Code _____ ) (Expenses $ _____ including grants of $ _____ ) (Revenue $ _____ )

4d Other program services. (Describe in Schedule O )
(Expenses $ including grants of $ ) (Revenue $ )

4e **Total program service expenses** ▶ 2,848,258.

**Part IV Checklist of Required Schedules**

| | | | Yes | No |
|---|---|---|---|---|
| 1 | Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A* | 1 | X | |
| 2 | Is the organization required to complete Schedule B, Schedule of Contributors? | 2 | X | |
| 3 | Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I* | 3 | | X |
| 4 | **Section 501(c)(3) organizations.** Did the organization engage in lobbying activities? *If "Yes," complete Schedule C, Part II* | 4 | | X |
| 5 | **Sections 501(c)(4), 501(c)(5), and 501(c)(6) organizations.** Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? *If "Yes," complete Schedule C, Part III* | 5 | | |
| 6 | Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I* | 6 | | X |
| 7 | Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II* | 7 | | X |
| 8 | Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III* | 8 | | X |
| 9 | Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV* | 9 | | X |
| 10 | Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? *If" Yes," complete Schedule D, Part V* | 10 | | X |
| 11 | Is the organization's answer to any of the following questions "Yes"? *If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable* | 11 | X | |
| | • Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI* | | | |
| | • Did the organization report an amount for investments—other-securitiesin Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII* | | | |
| | • Did the organization report an amount for investments-program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII* | | | |
| | • Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX* | | | |
| | • Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X* | | | |
| | • Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48? *If "Yes," complete Schedule D, Part X* | | | |
| 12 | Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI, XII, and XIII* | 12 | | X |
| 12 A | Was the organization included in consolidated, independent audited financial statement for the tax year? *If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional* — Yes: X, No: | 12A | | |
| 13 | Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E.* | 13 | | X |
| 14 a | Did the organization maintain an office, employees, or agents outside of the United States? | 14a | | X |
| b | Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, and program service activities outside the United States? *If "Yes," complete Schedule F, Part I* | 14b | | X |
| 15 | Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the United States? *If "Yes," complete Schedule F, Part II.* | 15 | | X |
| 16 | Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the United States? *If "Yes," complete Schedule F, Part III* | 16 | | X |
| 17 | Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I* | 17 | | X |
| 18 | Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II* | 18 | | X |
| 19 | Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III* | 19 | | X |
| 20 | Did the organization operate one or more hospitals? *If "Yes," complete Schedule H* | 20 | | X |

**Part IV Checklist of Required Schedules** *(continued)*

| | | | Yes | No |
|---|---|---|---|---|
| 21 | Did the organization report more than $5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II* | 21 | X | |
| 22 | Did the organization report more than $5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III* | 22 | | X |
| 23 | Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J* | 23 | X | |
| 24 a | Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to question 25* | 24a | | X |
| b | Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? | 24b | | |
| c | Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? | 24c | | |
| d | Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? | 24d | | |
| 25 a | **Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I* | 25a | | X |
| b | Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I* | 25b | | X |
| 26 | Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? *If "Yes," complete Schedule L, Part II* | 26 | | X |
| 27 | Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? *If "Yes," complete Schedule L, Part III* | 27 | | X |
| 28 | Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions): | | | |
| a | A current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV* | 28a | | X |
| b | A family member of a current or former officer, director, trustee, or key employee? *If "Yes," complete Schedule L, Part IV* | 28b | | X |
| c | An entity of which a current or former officer, director, trustee, or key employee of the organization (or a family member) was an officer, director, trustee, or direct or indirect owner? *If "Yes," complete Schedule L, Part IV* | 28c | | X |
| 29 | Did the organization receive more than $25,000 in non-cash contributions? *If "Yes," complete Schedule M* | 29 | | X |
| 30 | Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M* | 30 | | X |
| 31 | Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I* | 31 | | X |
| 32 | Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II* | 32 | | X |
| 33 | Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301 7701-3? *If "Yes," complete Schedule R, Part I* | 33 | X | |
| 34 | Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1* | 34 | X | |
| 35 | Is any related organization a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2* | 35 | X | |
| 36 | **Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2* | 36 | | X |
| 37 | Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI* | 37 | | X |
| 38 | Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? **Note.** All Form 990 filers are required to complete Schedule O | 38 | X | |

**Part V Statements Regarding Other IRS Filings and Tax Compliance**

| | | | Yes | No |
|---|---|---|---|---|
| 1a | Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of U S Information Returns Enter -0- if not applicable | 1a 3 | | |
| b | Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable | 1b 0 | | |
| c | Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners? | 1c | X | |
| 2a | Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return | 2a 23 | | |
| b | If at least one is reported on line 2a, did the organization file all required federal employment tax returns? | 2b | X | |
| | **Note.** If the sum of lines 1a and 2a is greater than 250, you may be required to *e-file* this return (see instructions) | | | |
| 3a | Did the organization have unrelated business gross income of $1,000 or more during the year covered by this return? | 3a | | X |
| b | If "Yes," has it filed a Form 990-T for this year? *If "No," provide an explanation in Schedule O* | 3b | | |
| 4a | At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)? | 4a | | X |
| b | If "Yes," enter the name of the foreign country ▶ _____ See the instructions for exceptions and filing requirements for Form TD F 90-22 1, Report of Foreign Bank and Financial Accounts | | | |
| 5a | Was the organization a party to a prohibited tax shelter transaction at any time during the tax year? | 5a | | X |
| b | Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction? | 5b | | X |
| c | If "Yes," to question 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction? | 5c | | |
| 6a | Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible? | 6a | | X |
| b | If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible? | 6b | | |
| 7 | **Organizations that may receive deductible contributions under section 170(c).** | | | |
| a | Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor? | 7a | | X |
| b | If "Yes," did the organization notify the donor of the value of the goods or services provided? | 7b | | |
| c | Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282? | 7c | | X |
| d | If "Yes," indicate the number of Forms 8282 filed during the year | 7d | | |
| e | Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? | 7e | | X |
| f | Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract? | 7f | | X |
| g | For all contributions of qualified intellectual property, did the organization file Form 8899 as required? | 7g | | |
| h | For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required? | 7h | | |
| 8 | **Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year? | 8 | | |
| 9 | **Sponsoring organizations maintaining donor advised funds.** | | | |
| a | Did the organization make any taxable distributions under section 4966? | 9a | | |
| b | Did the organization make a distribution to a donor, donor advisor, or related person? | 9b | | |
| 10 | **Section 501(c)(7) organizations.** Enter | | | |
| a | Initiation fees and capital contributions included on Part VIII, line 12 | 10a | | |
| b | Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities | 10b | | |
| 11 | **Section 501(c)(12) organizations.** Enter: | | | |
| a | Gross income from members or shareholders | 11a | | |
| b | Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.) | 11b | | |
| 12a | **Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041? | 12a | | |
| b | If "Yes," enter the amount of tax-exempt interest received or accrued during the year | 12b | | |

**Part VI Governance, Management, and Disclosure** *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.*

## Section A. Governing Body and Management

| | | | | Yes | No |
|---|---|---|---|---|---|
| a | Enter the number of voting members of the governing body | 1a | 14 | | |
| 1b | Enter the number of voting members that are independent | 1b | 14 | | |
| 2 | Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee? | | 2 | | X |
| 3 | Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person? | | 3 | | X |
| 4 | Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed? | | 4 | | X |
| 5 | Did the organization become aware during the year of a material diversion of the organization's assets? | | 5 | | X |
| 6 | Does the organization have members or stockholders? | | 6 | X | |
| 7a | Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body? | | 7a | X | |
| b | Are any decisions of the governing body subject to approval by members, stockholders, or other persons? | | 7b | | X |
| 8 | Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following | | | | |
| a | The governing body? | | 8a | X | |
| b | Each committee with authority to act on behalf of the governing body? | | 8b | X | |
| 9 | Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses in Schedule O* | | 9a | | X |

## Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

| | | | Yes | No |
|---|---|---|---|---|
| 10a | Does the organization have local chapters, branches, or affiliates? | 10a | X | |
| b | If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization? | 10b | X | |
| 11 | Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form? | 11 | X | |
| 11A | Describe in Schedule O the process, if any, used by the organization to review this Form 990 | | | |
| 12a | Does the organization have a written conflict of interest policy? *If "No," go to line 13* | 12a | X | |
| b | Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts? | 12b | X | |
| c | Does the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe in Schedule O how this is done* | 12c | X | |
| 13 | Does the organization have a written whistleblower policy? | 13 | X | |
| 14 | Does the organization have a written document retention and destruction policy? | 14 | | X |
| 15 | Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision? | | | |
| a | The organization's CEO, Executive Director, or top management official | 15a | X | |
| b | Other officers or key employees of the organization | 15b | X | |
| | If "Yes" to line 15a or 15b, describe the process in Schedule O (See instructions ) | | | |
| 16a | Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year? | 16a | | X |
| b | If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements? | 16b | | |

## Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ OH,

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection Indicate how you make these available Check all that apply

[X] Own website [X] Another's website [X] Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ▶ DIANA TUROFF 17 SOUTH HIGH STREET, SUITE 900 COLUMBUS, OH 43215
614-568-5044

**Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year Use Schedule J-2 if additional space is needed

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order. individual trustees or directors, institutional trustees, officers; key employees; highest compensated employees; and former such persons

☐ Check this box if the organization did not compensate any current officer, director, or trustee

| (A) Name and Title | (B) Average hours per week | (C) Position (check all that apply) | | | | | | (D) Reportable compensation from the organization (W-2/1099-MISC) | (E) Reportable compensation from related organizations (W-2/1099-MISC) | (F) Estimated amount of other compensation from the organization and related organizations |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Individual trustee or director | Institutional trustee | Officer | Key employee | Highest compensated employee | Former | | | |
| JACK LAVERTY<br>GOVERNING BOARD - CHAIR | 1.15 | X | | X | | | | 0. | 0. | 0. |
| RANDY RUNYON<br>GOVERNING BOARD - VICE CHAIR | 1.15 | X | | X | | | | 0. | 0. | 0. |
| GREG KIGER<br>GOVERNING BOARD - TREASURER | 1.15 | X | | X | | | | 0. | 0. | 0. |
| VICKI EATON JOHNSON<br>GOVERNING BOARD - SECRETARY | 1.15 | X | | X | | | | 0. | 0. | 0. |
| CATHERINE CAWTHON<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| MARY BURKE RIVERS<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| BILL GRAVES<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| CAROLE GRIMES<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| REGINALD JOHNSON<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| JERRY KATZ<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| BEN KENNY<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| PHILLIP SMITH<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| RYAN MILLER<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| JAYHUE MURDOCK<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| D.R. GOSSETT<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |
| PATRICIA BARNES<br>GOVERNING BOARD MEMBER | 1.15 | X | | | | | | 0. | 0. | 0. |

**Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** *(continued)*

| (A) Name and title | (B) Average hours per week | (C) Position (check all that apply) | | | | | | (D) Reportable compensation from the organization (W-2/1099-MISC) | (E) Reportable compensation from related organizations (W-2/1099-MISC) | (F) Estimated amount of other compensation from the organization and related organizations |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Individual trustee or director | Institutional trustee | Officer | Key employee | Highest compensated employee | Former | | | |
| JAMES R. KLEIN<br>CHEIF EXECUTIVE OFFICER | 40.00 | | | X | | | | 180,360. | 0. | 4,270. |
| DIANA TUROFF<br>CHEIF FINANCIAL OFFICER | 24.00 | | | X | | | | 69,589. | 0. | 1,800. |
| | | | | | | | | | | |
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| | | | | | | | | | | |
| | | | | | | | | | | |
| **1b Total** ▶ | | | | | | | | 249,949. | 0. | 6,070. |

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 in reportable compensation from the organization ▶ 1

| | | Yes | No |
|---|---|---|---|
| 3 | Did the organization list any **former** officer, director or trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual* | | X |
| 4 | For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual* | X | |
| 5 | Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? *If "Yes," complete Schedule J for such person* | | X |

**Section B. Independent Contractors**

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization.

| (A) Name and business address | (B) Description of services | (C) Compensation |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 in compensation from the organization ▶ 0

**Part VIII Statement of Revenue** 31-1229532

| | | | (A) Total revenue | (B) Related or exempt function revenue | (C) Unrelated business revenue | (D) Revenue excluded from tax under sections 512, 513, or 514 |
|---|---|---|---|---|---|---|
| Contributions, gifts, grants and other similar amounts | 1a Federated campaigns | 1a | | | | |
| | b Membership dues | 1b | 32,265. | | | |
| | c Fundraising events | 1c | | | | |
| | d Related organizations | 1d | | | | |
| | e Government grants (contributions) | 1e | 786,000 | | | |
| | f All other contributions, gifts, grants, and similar amounts not included above | 1f | | | | |
| | g Noncash contributions included in lines 1a-1f $ | | | | | |
| | h **Total.** Add lines 1a-1f | | 818,265 | | | |
| Program Service Revenue | | **Business Code** | | | | |
| | 2a INTEREST INCOME | | 381,382. | 381,382 | | |
| | b CLOSING FEES INCOME | | 30,150 | 30,150 | | |
| | c ASSET MANAGEMENT FEE INCOME | | 245,000 | 245,000 | | |
| | d NEW MARKETS TAX CREDIT INCOME | | 1,047,067 | 1,047,067 | | |
| | e IMPUTED INTEREST INCOME | | 178,553 | 178,553 | | |
| | f All other program service revenue | | 8,417. | 8,417 | | |
| | g **Total.** Add lines 2a-2f | | 1,890,569 | | | |
| Other Revenue | 3 Investment income (including dividends, interest, and other similar amounts) ATTACHMENT 5 | | 380,844 | | | 380,844 |
| | 4 Income from investment of tax-exempt bond proceeds | | 0 | | | |
| | 5 Royalties | | 0 | | | |
| | | (i) Real | (ii) Personal | | | |
| | 6a Gross Rents | | | | | |
| | b Less rental expenses | | | | | |
| | c Rental income or (loss) | | | | | |
| | d Net rental income or (loss) | | 0 | | | |
| | | (i) Securities | (ii) Other | | | |
| | 7a Gross amount from sales of assets other than inventory | | | | | |
| | b Less cost or other basis and sales expenses | | | | | |
| | c Gain or (loss) | | | | | |
| | d Net gain or (loss) | | 0 | | | |
| | 8a Gross income from fundraising events (not including $ _____ of contributions reported on line 1c) See Part IV, line 18 a | | | | | |
| | b Less direct expenses b | | | | | |
| | c Net income or (loss) from fundraising events | | 0 | | | |
| | 9a Gross income from gaming activities See Part IV, line 19 a | | | | | |
| | b Less direct expenses b | | | | | |
| | c Net income or (loss) from gaming activities | | 0 | | | |
| | 10a Gross sales of inventory, less returns and allowances a | | | | | |
| | b Less cost of goods sold b | | | | | |
| | c Net income or (loss) from sales of inventory | | 0 | | | |
| | Miscellaneous Revenue | **Business Code** | | | | |
| | 11a | | | | | |
| | b | | | | | |
| | c | | | | | |
| | d All other revenue | | | | | |
| | e **Total.** Add lines 11a-11d | | 0 | | | |
| | 12 **Total Revenue.** See instructions | | 3,089,678 | 1,890,569 | | 380,844 |

Form **990** (2009)

JSA

9E1051 1 000

## Part IX Statement of Functional Expenses

**Section 501(c)(3) and 501(c)(4) organizations must complete all columns.**
**All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).**

| *Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.* | (A) Total expenses | (B) Program service expenses | (C) Management and general expenses | (D) Fundraising expenses |
|---|---|---|---|---|
| 1 Grants and other assistance to governments and organizations in the U S See Part IV, line 21 | 917,537. | 917,537. | | |
| 2 Grants and other assistance to individuals in the U S See Part IV, line 22 | 0. | | | |
| 3 Grants and other assistance to governments, organizations, and individuals outside the U S See Part IV, lines 15 and 16 | 0. | | | |
| 4 Benefits paid to or for members | 0. | | | |
| 5 Compensation of current officers, directors, trustees, and key employees | 256,019. | 176,653. | 79,366. | 0. |
| 6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) | 0. | | | |
| 7 Other salaries and wages | 1,037,662. | 715,987. | 321,675. | 0. |
| 8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions) | 0. | | | |
| 9 Other employee benefits | 98,055. | 67,658. | 30,397. | 0. |
| 10 Payroll taxes | 108,000. | 74,520. | 33,480. | 0. |
| 11 Fees for services (non-employees) | | | | |
| a Management | 0. | | | |
| b Legal | 18,128. | 0. | 18,128. | 0. |
| c Accounting | 20,400. | 0. | 20,400. | 0. |
| d Lobbying | 0. | | | |
| e Professional fundraising services See Part IV, line 17 | 0. | | | |
| f Investment management fees | 0. | | | |
| g Other | 100,601. | 0. | 100,601. | 0. |
| 12 Advertising and promotion | 67,370. | 0. | 67,370. | 0. |
| 13 Office expenses | 39,770. | 27,839. | 11,931. | 0. |
| 14 Information technology | 35,696. | 24,987. | 10,709. | 0. |
| 15 Royalties | 0. | | | |
| 16 Occupancy | 154,474. | 0. | 154,474. | 0. |
| 17 Travel | 89,084. | 62,359. | 26,725. | 0. |
| 18 Payments of travel or entertainment expenses for any federal, state, or local public officials | 0. | | | |
| 19 Conferences, conventions, and meetings | 25,438. | 0. | 25,438. | 0. |
| 20 Interest | 388,303. | 388,303. | 0. | 0. |
| 21 Payments to affiliates | 0. | | | |
| 22 Depreciation, depletion, and amortization | 0. | | | |
| 23 Insurance | 4,459. | 0. | 4,459. | 0. |
| 24 Other expenses Itemize expenses not covered above (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below ) | | | | |
| a SERIES LOAN EXPENSE | 98,816. | 98,816. | 0. | 0. |
| b DUES AND SUBSCRIPTIONS | 17,853. | 12,497. | 5,356. | 0. |
| c PRINTING AND COPYING | 7,464. | 5,225. | 2,239. | 0. |
| d POSTAGE | 2,393. | 1,675. | 718. | 0. |
| e BANK CHARGES | 2,475. | 0. | 2,475. | 0. |
| f All other expenses | 303,038. | 274,202. | 28,836. | 0. |
| 25 **Total functional expenses** Add lines 1 through 24f | 3,793,035. | 2,848,258. | 944,777. | 0. |
| 26 **Joint Costs.** Check here ▶ ☐ If following SOP 98-2 Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation | | | | |

**Part X Balance Sheet**

| | | | (A) Beginning of year | | (B) End of year |
|---|---|---|---|---|---|
| Assets | 1 | Cash - non-interest-bearing | 1,175,306. | 1 | 936,716. |
| | 2 | Savings and temporary cash investments | | 2 | |
| | 3 | Pledges and grants receivable, net | 1,900,000. | 3 | 18,000. |
| | 4 | Accounts receivable, net | 80,041. | 4 | 281,241. |
| | 5 | Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L | | 5 | |
| | 6 | Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L | | 6 | |
| | 7 | Notes and loans receivable, net ATCH 6 | 251,799. | 7 | 488,157. |
| | 8 | Inventories for sale or use | | 8 | |
| | 9 | Prepaid expenses and deferred charges | 12,626. | 9 | 14,956. |
| | 10a | Land, buildings, and equipment. cost or other basis. Complete Part VI of Schedule D — 10a | | | |
| | b | Less accumulated depreciation — 10b | | 10c | |
| | 11 | Investments - publicly traded securities | | 11 | |
| | 12 | Investments - other securities See Part IV, line 11 | 24,671,239. | 12 | 25,266,269. |
| | 13 | Investments - program-related See Part IV, line 11 | | 13 | |
| | 14 | Intangible assets | | 14 | |
| | 15 | Other assets See Part IV, line 11 | 2,012,596. | 15 | 2,833,628. |
| | 16 | **Total assets.** Add lines 1 through 15 (must equal line 34) | 30,103,607. | 16 | 29,838,967. |
| Liabilities | 17 | Accounts payable and accrued expenses | 49,632. | 17 | 40,742. |
| | 18 | Grants payable | | 18 | |
| | 19 | Deferred revenue | | 19 | |
| | 20 | Tax-exempt bond liabilities | | 20 | |
| | 21 | Escrow or custodial account liability Complete Part IV of Schedule D | | 21 | |
| | 22 | Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons Complete Part II of Schedule L | | 22 | |
| | 23 | Secured mortgages and notes payable to unrelated third parties ATCH 8 | 0. | 23 | 8,918,652. |
| | 24 | Unsecured notes and loans payable to unrelated third parties | | 24 | |
| | 25 | Other liabilities. Complete Part X of Schedule D | 8,838,717. | 25 | 149,783. |
| | 26 | **Total liabilities.** Add lines 17 through 25 | 8,888,349. | 26 | 9,109,177. |
| Net Assets or Fund Balances | | **Organizations that follow SFAS 117, check here ▶ [X] and complete lines 27 through 29, and lines 33 and 34.** | | | |
| | 27 | Unrestricted net assets | 6,371,776. | 27 | 9,974,250. |
| | 28 | Temporarily restricted net assets | 11,843,482. | 28 | 7,755,540. |
| | 29 | Permanently restricted net assets | 3,000,000. | 29 | 3,000,000. |
| | | **Organizations that do not follow SFAS 117, check here ▶ [ ] and complete lines 30 through 34.** | | | |
| | 30 | Capital stock or trust principal, or current funds | | 30 | |
| | 31 | Paid-in or capital surplus, or land, building, or equipment fund | | 31 | |
| | 32 | Retained earnings, endowment, accumulated income, or other funds | | 32 | |
| | 33 | Total net assets or fund balances | 21,215,258. | 33 | 20,729,790. |
| | 34 | Total liabilities and net assets/fund balances | 30,103,607. | 34 | 29,838,967. |

**Part XI Financial Statements and Reporting**

| | | | Yes | No |
|---|---|---|---|---|
| 1 | Accounting method used to prepare the Form 990. ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O. | | | |
| 2a | Were the organization's financial statements compiled or reviewed by an independent accountant? | 2a | | X |
| b | Were the organization's financial statements audited by an independent accountant? | 2b | X | |
| c | If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O. | 2c | X | |
| d | If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis | | | |
| 3a | As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133? | 3a | | |
| b | If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits | 3b | | |

**SCHEDULE A** (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

# Public Charity Status and Public Support

**Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.**

▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No 1545-0047

**2009**

**Open to Public Inspection**

| **Name of the organization** | **Employer identification number** |
|---|---|
| OHIO COMMUNITY DEVELOPMENT FINANCE FUND | 31-1229532 |

**Part I Reason for Public Charity Status** (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box )

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E )

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state: _____

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An organization that normally receives: (1) more than 33 1/3 % of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III.)

10 ☐ An organization organized and operated exclusively to test for public safety See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h.

**a** ☐ Type I **b** ☐ Type II **c** ☐ Type III - Functionally integrated **d** ☐ Type III - Other

**e** ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)

**f** If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box . . . . . ☐

**g** Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

| | | Yes | No |
|---|---|---|---|
| (i) | A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization? | 11g(i) | |
| (ii) | A family member of a person described in (i) above? | 11g(ii) | |
| (iii) | A 35% controlled entity of a person described in (i) or (ii) above? | 11g(iii) | |

**h** Provide the following information about the supported organization(s)

| (i) Name of supported organization | (ii) EIN | (iii) Type of organization (described on lines 1-9 above or IRC section (see instructions)) | (iv) Is the organization in col (i) listed in your governing document? | | (v) Did you notify the organization in col (i) of your support? | | (vi) Is the organization in col (i) organized in the U S ? | | (vii) Amount of support |
|---|---|---|---|---|---|---|---|---|---|
| | | | Yes | No | Yes | No | Yes | No | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| **Total** | | | | | | | | | |

**Part II** **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I.)

## Section A. Public Support

| Calendar year (or fiscal year beginning in) ▶ | (a) 2005 | (b) 2006 | (c) 2007 | (d) 2008 | (e) 2009 | (f) Total |
|---|---|---|---|---|---|---|
| 1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants") | 3,154,545 | 2,875,555 | 2,252,075 | 2,935,103. | 818,265 | 12,035,543 |
| 2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf | | | | | | |
| 3 The value of services or facilities furnished by a governmental unit to the organization without charge | | | | | | |
| 4 **Total.** Add lines 1 through 3 | 3,154,545 | 2,875,555 | 2,252,075. | 2,935,103 | 818,265 | 12,035,543 |
| 5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f) | | | | | | |
| 6 **Public support** Subtract line 5 from line 4 | | | | | | 12,035,543 |

## Section B. Total Support

| Calendar year (or fiscal year beginning in) ▶ | (a) 2005 | (b) 2006 | (c) 2007 | (d) 2008 | (e) 2009 | (f) Total |
|---|---|---|---|---|---|---|
| 7 Amounts from line 4 | 3,154,545 | 2,875,555 | 2,252,075 | 2,935,103 | 818,265. | 12,035,543 |
| 8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources | 760,868 | 1,012,304 | 1,057,346 | 734,415 | 380,844 | 3,945,777 |
| 9 Net income from unrelated business activities, whether or not the business is regularly carried on | | | | | | |
| 10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV) | 111,425 | 65,197 | 0 | 79,983 | 245,000. | 501,605 |
| 11 **Total support.** Add lines 7 through 10 | | | | | | 16,482,925 |
| 12 Gross receipts from related activities, etc (see instructions) | | | | | 12 | 3,404,668 |

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

## Section C. Computation of Public Support Percentage

| | | | |
|---|---|---|---|
| 14 | Public support percentage for 2009 (line 6, column (f) divided by line 11, column (f)) | 14 | 73.02 % |
| 15 | Public support percentage from 2008 Schedule A, Part II, line 14 | 15 | 74.85 % |

16a **33 1/3 % support test - 2009.** If the organization did not check the box on line 13, and line 14 is 33 1/3 % or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☒

b **33 1/3 % support test - 2008.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3 % or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test - 2009.** If the organization did not check a box on line 13, 16a or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test - 2008.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

**Part III Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I.)

## Section A. Public Support

| Calendar year (or fiscal year beginning in) ▶ | (a) 2005 | (b) 2006 | (c) 2007 | (d) 2008 | (e) 2009 | (f) Total |
|---|---|---|---|---|---|---|
| 1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants") | | | | | | |
| 2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose | | | | | | |
| 3 Gross receipts from activities that are not an unrelated trade or business under section 513 | | | | | | |
| 4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf | | | | | | |
| 5 The value of services or facilities furnished by a governmental unit to the organization without charge | | | | | | |
| 6 **Total.** Add lines 1 through 5 | | | | | | |
| 7a Amounts included on lines 1, 2, and 3 received from disqualified persons | | | | | | |
| b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year | | | | | | |
| c Add lines 7a and 7b | | | | | | |
| 8 **Public support** (Subtract line 7c from line 6) | | | | | | |

## Section B. Total Support

| Calendar year (or fiscal year beginning in) ▶ | (a) 2005 | (b) 2006 | (c) 2007 | (d) 2008 | (e) 2009 | (f) Total |
|---|---|---|---|---|---|---|
| 9 Amounts from line 6 | | | | | | |
| 10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources | | | | | | |
| b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975 | | | | | | |
| c Add lines 10a and 10b | | | | | | |
| 11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on | | | | | | |
| 12 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV) | | | | | | |
| 13 **Total support.** (Add lines 9, 10c, 11, and 12) | | | | | | |

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

## Section C. Computation of Public Support Percentage

| | | | |
|---|---|---|---|
| 15 | Public support percentage for 2009 (line 8, column (f) divided by line 13, column (f)) | 15 | % |
| 16 | Public support percentage from 2008 Schedule A, Part III, line 15 | 16 | % |

## Section D. Computation of Investment Income Percentage

| | | | |
|---|---|---|---|
| 17 | Investment income percentage for **2009** (line 10c, column (f) divided by line 13, column (f)) | 17 | % |
| 18 | Investment income percentage from **2008** Schedule A, Part III, line 17 | 18 | % |

19a **33 1/3 % support tests - 2009.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3 %, and line 17 is not more than 33 1/3 %, check this box and **stop here** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3 % support tests - 2008.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3 %, and line 18 is not more than 33 1/3 %, check this box and **stop here** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

**Part IV** **Supplemental Information.** Complete this part to provide the explanation required by Part II, line 10; Part II, line 17a or 17b; or Part III, line 12. Provide any other additional information. See instructions

**SCHEDULE D (Form 990)**

Department of the Treasury
Internal Revenue Service

# Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11, or 12.

▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

**2009**

**Open to Public Inspection**

**Name of the organization**

OHIO COMMUNITY DEVELOPMENT FINANCE FUND

**Employer identification number**

31-1229532

## Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

| | | (a) Donor advised funds | (b) Funds and other accounts |
|---|---|---|---|
| 1 | Total number at end of year | | |
| 2 | Aggregate contributions to (during year) | | |
| 3 | Aggregate grants from (during year) | | |
| 4 | Aggregate value at end of year | | |

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

## Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e.g , recreation or pleasure)
☐ Protection of natural habitat
☐ Preservation of open space
☐ Preservation of an historically important land area
☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

| | | | Held at the End of the Year |
|---|---|---|---|
| a | Total number of conservation easements | 2a | |
| b | Total acreage restricted by conservation easements | 2b | |
| c | Number of conservation easements on a certified historic structure included in (a) | 2c | |
| d | Number of conservation easements included in (c) acquired after 8/17/06 | 2d | |

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ $ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

## Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenues included in Form 990, Part VIII, line 1 ▶ $ _____

(ii) Assets included in Form 990, Part X ▶ $ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items:

a Revenues included in Form 990, Part VIII, line 1 ▶ $ _____

b Assets included in Form 990, Part X ▶ $ _____

**Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** *(continued)*

3 Using the organization's acquisition, acces sion, and other records, check any of the following that are a significant use of its collection items (check all that apply)

- a ☐ Public exhibition
- b ☐ Scholarly research
- c ☐ Preservation for future generations
- d ☐ Loan or exchange programs
- e ☐ Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV.

5 During the year, did the organization solici t or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? . . . . . ☐ Yes ☐ No

**Part IV Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custo dian or other intermediary for contributions or other assets not included on Form 990, Part X? . . . . . ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XI V and complete the following table

| | | Amount |
|---|---|---|
| c Beginning balance | 1c | |
| d Additions during the year | 1d | |
| e Distributions during the year | 1e | |
| f Ending balance | 1f | |

2a Did the organization include an amount on Form 990, Part X, line 21? . . . . . ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XI V.

**Part V Endowment Funds.** Complete if organization answered "Yes" to Form 990, Part IV, line 10.

| | (a) Current Year | (b) Prior year | (c) Two years back | (d) Three years back | (e) Four years back |
|---|---|---|---|---|---|
| 1a Beginning of year balance | | | | | |
| b Contributions | | | | | |
| c Net investment earnings, gains, and losses | | | | | |
| d Grants or scholarships | | | | | |
| e Other expenditures for facilities and programs | | | | | |
| f Administrative expenses | | | | | |
| g End of year balance | | | | | |

2 Provide the estimated percentage of the y ear end balance held as

- a Board designated or quasi-endowment ▶ _____ %
- b Permanent endowment ▶ _____ %
- c Term endowment ▶ _____ %

3a Are there endowment funds not in the pos session of the organization that are held and administered for the organization by

| | | Yes | No |
|---|---|---|---|
| (i) unrelated organizations | 3a(i) | | |
| (ii) related organizations | 3a(ii) | | |
| b If "Yes" to 3a(ii), are the related organizati ons listed as required on Schedule R? | 3b | | |

4 Describe in Part XIV the intended uses of t he organization's endowment funds

**Part VI Investments - Land, Buildings, and Equipment.** See Form 990, Part X, line 10.

| Description of investment | (a) Cost or other basis (investment) | (b) Cost or other basis (other) | (c) Accumulated depreciation | (d) Book value |
|---|---|---|---|---|
| 1a Land | | | | |
| b Buildings | | | | |
| c Leasehold improvements | | | | |
| d Equipment | | | | |
| e Other | | | | |
| **Total.** Add lines 1a through 1e *(Column (d) must equal Form 990, Part X, column (B), line 10(c).)* ▶ | | | | |

**Part VII Investments - Other Securities.** See Form 990, Part X, line 12.

| (a) Description of security or category (including name of security) | (b) Book value | (c) Method of valuation Cost or end-of-year market value |
|---|---|---|
| Financial derivatives | | |
| Closely-held equity interests | 4,138,196. | ATTACHMENT 1 |
| Other CERTIFICATES OF DEPOSIT | 11,315,744. | FMV |
| OTHER SECURITIES | 9,812,329. | FMV |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| Total. (Column (b) must equal Form 990, Part X, col (B) line 12.) ▶ | 25,266,269. | |

**Part VIII Investments - Program Related.** See Form 990, Part X, line 13

| (a) Description of investment type | (b) Book value | (c) Method of valuation Cost or end-of-year market value |
|---|---|---|
| | | |
| | | |
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| | | |
| Total. (Column (b) must equal Form 990, Part X, col (B) line 13.) ▶ | | |

**Part IX Other Assets.** See Form 990, Part X, line 15

| (a) Description | (b) Book value |
|---|---|
| DUE FROM AFFILIATES | 2,797,674. |
| CASH HELD FOR OTHERS | 35,954. |
| | |
| | |
| | |
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| | |
| | |
| | |
| Total (Column (b) must equal Form 990, Part X, col (B) line 15.) ▶ | 2,833,628. |

**Part X Other Liabilities.** See Form 990, Part X, line 25.

| 1. (a) Description of liability | (b) Amount |
|---|---|
| Federal income taxes | |
| CURRENT PORTION - LONG TERM DEBT | 0. |
| CASH HELD FOR OTHERS | 35,954. |
| LONG TERM DEBT | 0. |
| ACCRUED LEASE LIABILITY | 113,829. |
| | |
| | |
| | |
| | |
| | |
| Total (Column (b) must equal Form 990, Part X, col (B) line 25.) ▶ | 149,783. |

2. FIN 48 Footnote. In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48

**Part XI Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements**

| | | | |
|---|---|---|---|
| 1 | Total revenue (Form 990, Part VIII, column (A), line 12) | 1 | |
| 2 | Total expenses (Form 990, Part IX, column (A), line 25) | 2 | |
| 3 | Excess or (deficit) for the year Subtract line 2 from line 1 | 3 | |
| 4 | Net unrealized gains (losses) on investments | 4 | |
| 5 | Donated services and use of facilities | 5 | |
| 6 | Investment expenses | 6 | |
| 7 | Prior period adjustments | 7 | |
| 8 | Other (Describe in Part XIV ) | 8 | |
| 9 | Total adjustments (net). Add lines 4 through 8 | 9 | |
| 10 | Excess or (deficit) for the year per audited financial statements Combine lines 3 and 9 | 10 | |

**Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return**

| | | | | | |
|---|---|---|---|---|---|
| 1 | Total revenue, gains, and other support per audited financial statements | | | 1 | |
| 2 | Amounts included on line 1 but not on Form 990, Part VIII, line 12 | | | | |
| a | Net unrealized gains on investments | 2a | | | |
| b | Donated services and use of facilities | 2b | | | |
| c | Recoveries of prior year grants | 2c | | | |
| d | Other (Describe in Part XIV ) | 2d | | | |
| e | Add lines **2a** through **2d** | | | 2e | |
| 3 | Subtract line **2e** from line **1** | | | 3 | |
| 4 | Amounts included on Form 990, Part VIII, line 12, but not on line **1** | | | | |
| a | Investment expenses not included on Form 990, Part VIII, line 7b | 4a | | | |
| b | Other (Describe in Part XIV.) | 4b | | | |
| c | Add lines **4a** and **4b** | | | 4c | |
| 5 | Total revenue. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 12 )* | | | 5 | |

**Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return**

| | | | | | |
|---|---|---|---|---|---|
| 1 | Total expenses and losses per audited financial statements | | | 1 | |
| 2 | Amounts included on line 1 but not on Form 990, Part IX, line 25 | | | | |
| a | Donated services and use of facilities | 2a | | | |
| b | Prior year adjustments | 2b | | | |
| c | Other losses | 2c | | | |
| d | Other (Describe in Part XIV ) | 2d | | | |
| e | Add lines **2a** through **2d** | | | 2e | |
| 3 | Subtract line **2e** from line **1** | | | 3 | |
| 4 | Amounts included on Form 990, Part IX, line 25, but not on line **1** | | | | |
| a | Investment expenses not included on Form 990, Part VIII, line 7b | 4a | | | |
| b | Other (Describe in Part XIV ) | 4b | | | |
| c | Add lines **4a** and **4b** | | | 4c | |
| 5 | Total expenses Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 18.)* | | | 5 | |

**Part XIV Supplemental Information**

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2; Part XI, line 8, Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b Also complete this part to provide any additional information

**Part XIV Supplemental Information** *(continued)*

ATTACHMENT 1

SCHEDULE D, PART VII - INVESTMENTS - CLOSELY HELD EQUITY INTERESTS

| DESCRIPTION | BOOK VALUE | COST OR FMV |
|---|---|---|
| CLOSELY-HELD EQUITY INTERESTS | 4,138,196. | COST |
| TOTALS | 4,138,196. | |

**SCHEDULE I (Form 990)**

Department of the Treasury
Internal Revenue Service

# Grants and Other Assistance to Organizations, Governments, and Individuals in the United States

**Complete if the organization answered "Yes" to Form 990, Part IV, line 21 or 22.**
**▶ Attach to Form 990.**

OMB No 1545-0047

**2009**

**Open to Public Inspection**

Name of the organization

OHIO COMMUNITY DEVELOPMENT FINANCE FUND

**Employer identification number**

31-1229532

## Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? . . . . . [X] Yes [ ] No

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

## Part II Grants and Other Assistance to Governments and Organizations in the United States.

Complete if the organization answered "Yes" to Form 990, Part IV, line 21, for any recipient that received more than $5,000. Check this box if no one recipient received more than $5,000. Use Part IV and Schedule I-1 (Form 990) if additional space is needed . . . . . ▶[ ]

| 1 (a) Name and address of organization or government | (b) EIN | (c) IRC section if applicable | (d) Amount of cash grant | (e) Amount of non-cash assistance | (f) Method of valuation (book, FMV, appraisal, other) | (g) Description of non-cash assistance | (h) Purpose of grant or assistance |
|---|---|---|---|---|---|---|---|
| COMMUNITY PROPERTY DEVELOPMENT CORPORATION<br>639 E LONG STREET COLUMBUS, OH 43215 | 31-6401746 | 501(C)(3) | 18,236. | | | | ECONOMIC DEVELOPMENT |
| DETROIT SHOREWAY COMMUNITY DEVELOPMENT CORP<br>6516 DETROIT AVENUE, SUITE 1 | 23-7376130 | 501(C)(3) | 100,000 | | | | ECONOMIC DEVELOPMENT |
| LAGRANGE DEV CORP<br>3106 LAGRANGE STREET TOLEDO, OH 43608 | 34-1357406 | 501(C)(3) | 43,773 | | | | ECONOMIC DEVELOPMENT |
| NORTH RIVER DEVELOPMENT CORP<br>1007 SUMMIT STREET TOLEDO, OH 43604 | 34-1411842 | 501(C)(3) | 18,747 | | | | ECONOMIC DEVELOPMENT |
| ORGANIZED NEIGHBORS YIELDING EXCELLENCE<br>525 HAMILTON STREET, SUITE 302 | 34-1608561 | 501(C)(3) | 183,053 | | | | ECONOMIC DEVELOPMENT |
| OVER THE RHINE COMMUNITY HOUSING<br>114 W 14TH STREET CINCINNATI, OH 45202 | 31-1272434 | 501(C)(3) | 34,000 | | | | ECONOMIC DEVELOPMENT |
| UNIVERSITY CIRCLE INCORPORATED<br>10831 MAGNOLIA DRIVE CLEVELAND, OH 44106 | 34-0823464 | 501(C)(3) | 93,534 | | | | ECONOMIC DEVELOPMENT |
| VIVA SOUTH TOLEDO COMMUNITY DEVELOPMENT COR<br>1841 BROADWAY TOLEDO, OH 43609 | 34-1772116 | 501(C)(3) | 54,672 | | | | ECONOMIC DEVELOPMENT |
| CLEVELAND HOUSING NETWORK, INC<br>2999 PAYNE AVENUE, SUITE 306 | 34-1346763 | 501(C)(3) | 20,000 | | | | PREDEVELOPMENT |
| COMMUNITY ACTION COMMISSION OF FAYETTE COUN<br>324 E COURT STREET | 31-0723686 | 501(C)(3) | 5,462 | | | | PREDEVELOPMENT |
| COMMUNITY ACTION ORGANIZATION OF SCIOTO COU<br>433 3RD STREET PORTSMOUTH, OH 45662 | 31-0718622 | 501(C)(3) | 6,184 | | | | PREDEVELOPMENT |
| COMMUNITY REVITALIZATION AGENCY<br>1832 FREEMAN AVENUE CINCINNATI, OH 45214 | 31-0965523 | 501(C)(3) | 8,900 | | | | PREDEVELOPMENT |

2 Enter total number of section 501(c)(3) and government organizations . . . . . ▶

3 Enter total number of other organizations . . . . . ▶

**For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.**

**Schedule I (Form 990) 2009**

JSA

9E1288 1 000

**Part III** **Grants and Other Assistance to Individuals in the United States.** Complete if the organization answered "Yes" on Form 990, Part IV, line 22. Use Part IV and Schedule I-1 (Form 990) if additional space is needed

| (a) Type of grant or assistance | (b) Number of recipients | (c) Amount of cash grant | (d) Amount of non-cash assistance | (e) Method of valuation (book, FMV, appraisal, other) | (f) Description of non-cash assistance |
|---|---|---|---|---|---|
| | | | | | |
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**Part IV** **Supplemental Information.** Complete this part to provide the information required in Part I, line 2, and any other additional information.

GRANT MONITORING

PART I, LINE 2

FINANCE FUND CHOOSES SEVERAL PROJECTS TO BE VISITED PERIODICALLY AS PART OF A COMPREHENSIVE MONITORING STRATEGY. FINANCE FUND MONITORS ALL OTHER GRANTEES BY REVIEWING THEIR PROGRESS WITH FINANCIAL REPORTS, EXIT INTERVIEWS, ANNUAL AUDITS, CREDIT REPORTS, YEARLY MONITORING LETTERS FOR LOANS AND OTHER OFFICE BASED PROCEDURES.

**SCHEDULE I-1 (Form 990)**

Department of the Treasury
Internal Revenue Service

# Continuation Sheet for Schedule I (Form 990)

▶ Attach to Form 990 to list additional information for Schedule I (Form 990), Part II or Part III.

OMB No 1545-0047

**2009**

**Open to Public Inspection**

Name of the organization

OHIO COMMUNITY DEVELOPMENT FINANCE FUND

**Employer identification number**

31-1229532

**Part I Continuation of Grants and Other Assistance to Governments and Organizations in the United States** (Schedule I (Form 990), Part II.)

| (a) Name and address of organization or government | (b) EIN | (c) IRC section if applicable | (d) Amount of cash grant | (e) Amount of non-cash assistance | (f) Method of valuation (book, FMV, appraisal, other) | (g) Description of non-cash assistance | (h) Purpose of grant or assistance |
|---|---|---|---|---|---|---|---|
| FAIRFAX RENAISSANCE DEVELOPMENT CORPORATION 8111 QUINCY AVENUE, SUITE 100 | 34-1703856 | 501(C)(3) | 8,000 | | | | PREDEVELOPMENT |
| FAITH IN ACTION INC 2747 AGLER ROAD COLUMBUS, OH 43224 | 31-1299926 | 501(C)(3) | 17,000 | | | | PREDEVELOPMENT |
| FOUNDATION FOR THE CHALLENGED 5970 WILCOX PLACE, SUITE E DUBLIN, OH 43016 | 01-0619670 | 501(C)(3) | 19,573 | | | | PREDEVELOPMENT |
| FRANKLINTON DEVELOPMENT ASSOCIATION 924 W BROAD STREET COLUMBUS, OH 43222 | 31-1380384 | 501(C)(3) | 17,500. | | | | PREDEVELOPMENT |
| HABITAT FOR HUMANITY OF MAHONING COUNTY 1151 MANNING AVENUE YOUNGSTOWN, OH 44502 | 34-1657171 | 501(C)(3) | 14,928 | | | | PREDEVELOPMENT |
| HOME IS THE FOUNDATION 1751 N. BARRON STREET EATON, OH 45320 | 42-1580792 | 501(C)(3) | 16,372 | | | | PREDEVELOPMENT |
| LAGRANGE DEVELOPMENT CORPORATION 3106 LAGRANGE STREET TOLEDO, OH 43608 | 34-1357406 | 501(C)(3) | 13,773 | | | | PREDEVELOPMENT |
| MAIN STREET VAN WERT 118 W MAIN STREET VAN WERT, OH 45891 | 34-1930501 | 501(C)(3) | 20,000 | | | | PREDEVELOPMENT |
| MIRACIT DEVELOPMENT CORP 2181 MOCK ROAD COLUMBUS, OH 43219 | 31-1384497 | 501(C)(3) | 11,349 | | | | PREDEVELOPMENT |
| PREFERRED PROPERTIES INC 2001 COLLINGWOOD BOULEVARD TOLEDO, OH 43620 | 34-1715222 | 501(C)(3) | 18,000 | | | | PREDEVELOPMENT |
| SHILOH FAMILY INSTITUTE 720 MT VERNON AVENUE COLUMBUS, OH 43203 | 31-1467408 | 501(C)(3) | 13,621 | | | | PREDEVELOPMENT |
| ST STEPHENS COMMUNITY HOUSE 1500 E 17TH AVENUE COLUMBUS, OH 43219 | 31-4379568 | 501(C)(3) | 9,853 | | | | PREDEVELOPMENT |
| SUNDAY CREEK ASSOCIATES P.O BOX 109 SHAWNEE, OH 43782 | 31-1317346 | 501(C)(3) | 12,000 | | | | PREDEVELOPMENT |
| THREE RIVERS HOUSING CORP P O BOX 2351 ATHENS, OH 45701 | 31-1356040 | 501(C)(3) | 20,000 | | | | PREDEVELOPMENT |
| YELLOW SPRINGS HOME INC 316 WHITEHALL DRIVE | 31-1656193 | 501(C)(3) | 18,000 | | | | PREDEVELOPMENT |

**Part II Continuation of Grants and Other Assistance to Individuals in the United States** (Schedule I (Form 990), Part III.)

| (a) Type of grant or assistance | (b) Number of recipients | (c) Amount of cash grant | (d) Amount of non-cash assistance | (e) Method of valuation (book, FMV, appraisal, other) | (f) Description of non-cash assistance |
|---|---|---|---|---|---|
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SCHEDULE J (Form 990)

Department of the Treasury
Internal Revenue Service

# Compensation Information

**For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

▶ **Complete if the organization answered "Yes" to Form 990, Part IV, line 23.**

▶ **Attach to Form 990.** ▶**See separate instructions.**

OMB No 1545-0047

**2009**

**Open to Public Inspection**

**Name of the organization**
OHIO COMMUNITY DEVELOPMENT FINANCE FUND

**Employer identification number**
31-1229532

## Part I Questions Regarding Compensation

| | | | Yes | No |
|---|---|---|---|---|
| **1a** | Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a Complete Part III to provide any relevant information regarding these items | | | |
| | ☐ First-class or charter travel | ☐ Housing allowance or residence for personal use | | |
| | ☐ Travel for companions | ☐ Payments for business use of personal residence | | |
| | ☐ Tax indemnification and gross-up payments | ☐ Health or social club dues or initiation fees | | |
| | ☒ Discretionary spending account | ☐ Personal services (e g., maid, chauffeur, chef) | | |
| **b** | If any of the boxes on line 1a is checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain | **1b** | X | |
| **2** | Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a? | **2** | X | |
| **3** | Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director Check all that apply. | | | |
| | ☐ Compensation committee | ☐ Written employment contract | | |
| | ☒ Independent compensation consultant | ☒ Compensation survey or study | | |
| | ☐ Form 990 of other organizations | ☒ Approval by the board or compensation committee | | |
| **4** | During the year, did any person listed in Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization | | | |
| **a** | Receive a severance payment or change-of-control payment? | **4a** | | X |
| **b** | Participate in, or receive payment from, a supplemental nonqualified retirement plan? | **4b** | | X |
| **c** | Participate in, or receive payment from, an equity-based compensation arrangement? | **4c** | | X |
| | If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III | | | |
| | **Only section 501(c)(3) and 501(c)(4) organizations must complete lines 5-9.** | | | |
| **5** | For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of: | | | |
| **a** | The organization? | **5a** | | X |
| **b** | Any related organization? | **5b** | | X |
| | If "Yes" to line 5a or 5b, describe in Part III | | | |
| **6** | For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of: | | | |
| **a** | The organization? | **6a** | | X |
| **b** | Any related organization? | **6b** | | X |
| | If "Yes" to line 6a or 6b, describe in Part III | | | |
| **7** | For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III | **7** | | X |
| **8** | Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regs section 53.4958-4(a)(3)? If "Yes," describe in Part III | **8** | | X |
| **9** | If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? | **9** | | |

**Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** Use Schedule J-1 if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii) Do not list any individuals that are not listed on Form 990, Part VII.

**Note.** The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

| (A) Name | | (B) Breakdown of W-2 and/or 1099-MISC compensation | | | (C) Retirement and other deferred compensation | (D) Nontaxable benefits | (E) Total of columns (B)(i)-(D) | (F) Compensation reported in prior Form 990 or Form 990-EZ |
|---|---|---|---|---|---|---|---|---|
| | | (i) Base compensation | (ii) Bonus & incentive compensation | (iii) Other reportable compensation | | | | |
| JAMES R. KLEIN | (i) | 180,360. | 0. | 0. | 3,000. | 1,270. | 184,630. | |
| | (ii) | 0. | 0. | 0. | 0. | 0. | 0. | |
| | (i) | | | | | | | |
| | (ii) | | | | | | | |
| | (i) | | | | | | | |
| | (ii) | | | | | | | |
| | (i) | | | | | | | |
| | (ii) | | | | | | | |
| | (i) | | | | | | | |
| | (ii) | | | | | | | |
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| | (i) | | | | | | | |
| | (ii) | | | | | | | |
| | (i) | | | | | | | |
| | (ii) | | | | | | | |
| | (i) | | | | | | | |
| | (ii) | | | | | | | |

**Part III Supplemental Information**

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8. Also complete this part for any additional information.

SCHEDULE O (Form 990)

Department of the Treasury
Internal Revenue Service

# Supplemental Information to Form 990

**Complete to provide information for responses to specific questions on Form 990 or to provide any additional information.**
**▶ Attach to Form 990.**

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization

OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number

31-1229532

ATTACHMENT 2

FORM 990, PART VI, SECTION A, LINE 6

ORGANIZATION MEMBERS OR STOCKHOLDERS

OHIO COMMUNITY DEVELOPMENT FINANCE FUND (OCDFF) HAS A BROAD AND DIVERSE MEMBERSHIP. MEMBERS INCLUDE INDIVIDUALS, COMMUNITY DEVELOPMENT CORPORATIONS, NEIGHBORHOOD HOUSING AGENCIES, COMMUNITY ACTION AGENCIES, COMMUNITY-BASED NONPROFIT DEVELOPMENT ORGANIZATIONS, FOUNDATIONS, BANKS, TECHNICAL ASSISTANCE PROVIDERS, FINANCIAL INTERMEDIARIES, RELIGIOUS-BASED ORGANIZATIONS, EDUCATIONAL INSTITUTIONS, SMALL BUSINESSES, AND NATIONAL ORGANIZATIONS. OCDFF OFFERS THREE MEMBERSHIP CATEGORIES WHICH ALLOW INDIVIDUALS AND BUSINESSES TO CONTRIBUTE TO OUR MISSION AT THE SUPPORT LEVELS OF THEIR CHOOSING. THESE MEMBERSHIP CATEGORIES INCLUDE CORPORATE, NONPROFIT, AND INDIVIDUAL. THE CORPORATE YEARLY DUES ARE $500, THE NONPROFIT YEARLY DUES ARE $100 TO $350, AND THE INDIVIDUAL YEARLY DUES ARE $35.

FORM 990, PART VI, SECTION A, LINE 7A

ORGANIZATIONS MEMBERS POWER TO ELECT BOARD OF DIRECTORS

THE MEMBERS OF THE OHIO COMMUNITY DEVELOPMENT FINANCE FUND ELECT ONE OR MORE MEMBERS OF THE GOVERNING BODY THROUGH AN ANNUAL SURVEY. THE MEMBERS CAST THEIR VOTE FROM THE SELECTION OF THE POTENTIAL BOARD OF DIRECTORS. AFTER THE VOTES HAVE BEEN COUNTED AND A NEW DIRECTOR HAS BEEN SELECTED, THE CURRENT BOARD OF DIRECTORS ACCEPTS OR REJECTS THIS SELECTION (BY VOTE) AT THEIR ANNUAL BOARD MEETING.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 2 (CONT'D)

FORM 990, PART VI, SECTION B, LINE 11A

REVIEW OF FORM 990

A DRAFT OF FORM 990 IS REVIEWED AND APPROVED BY THE ADMINISTRATIVE COMMITTEE, AS WELL AS THE CHEIF FINANCIAL OFFICER, PRIOR TO FILING WITH THE IRS.

FORM 990, PART VI, SECTION B, LINE 12C

CONFLICT OF INTEREST POLICY

ALL BOARD MEMBERS, STAFF, AND VOLUNTEERS ARE UNDER A CONTINUING OBLIGATION TO DISCLOSE ANY ACTUAL OR POTENTIAL CONFLICT OF INTEREST AS SOON AS IT IS KNOWN, OR REASONABLY SHOULD BE KNOWN. CONFLICT-OF-INTEREST DISCLOSURE STATEMENTS ARE COMPLETED ON AN ANNUAL BASIS (EVERY JANUARY) BY ALL BOARD MEMBERS, STAFF, AND VOLUNTEERS. ANY CHANGES WHICH OCCUR DURING THE YEAR ARE REPORTED THROUGH AN UPDATED STATEMENT.

FOR BOARD MEMBERS, THE DISCLOSURE STATEMENTS ARE PROVIDED TO THE CHAIR OF THE BOARD, OR IN THE CASE OF THE CHAIR'S DISCLOSURE STATEMENT IS PROVIDED TO THE SECRETARY OF THE BOARD. COPIES ARE ALSO PROVIDED TO THE CHIEF EXECUTIVE OFFICER.

IN THE CASE OF STAFF OR VOLUNTEERS, THE DISCLOSURE STATEMENTS ARE PROVIDED TO THE CHIEF EXECUTIVE OFFICER (CEO) OR IN THE CASE OF THE CEO'S DISCLOSURE STATEMENT IS PROVIDED TO THE CHAIR OF THE BOARD.

WHENEVER THERE IS REASON TO BELIEVE THAT AN ACTUAL OR POTENTIAL CONFLICT OF INTEREST EXISTS BETWEEN FINANCE FUND AND AN INTERESTED PARTY, THE BOARD OF DIRECTORS DETERMINES THE APPROPRIATE ORGANIZATIONAL RESPONSE.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 2 (CONT'D)

THIS INCLUDES INVOKING THE PROCEDURES DESCRIBED IN THE CONFLICT OF INTEREST POLICY.

WHERE THE ACTUAL OR POTENTIAL CONFLICT INVOLVES AN EMPLOYEE OR VOLUNTEER OF THE ORGANIZATION OTHER THAN THE CEO, THE CEO WILL REVIEW THE MATTER AND TAKE APPROPRIATE ACTION AS NECESSARY TO PROTECT THE INTERESTS OF THE ORGANIZATION. THE CEO REPORTS TO THE CHAIR OF THE BOARD THE RESULTS OF ANY REVIEW AND THE ACTION TAKEN. THE CHAIR, IN CONSULTATION WITH THE EXECUTIVE COMMITTEE, SHALL DETERMINE IF ANY FURTHER BOARD REVIEW OR ACTION IS REQUIRED.

THE SECRETARY OF THE BOARD OF DIRECTORS FILES COPIES OF ALL DISCLOSURE STATEMENTS WITH THE OFFICIAL CORPORATE RECORDS OF THE ORGANIZATION. DIRECTOR STATEMENTS ARE KEPT WITH BOARD RECORDS, AND STAFF AND VOLUNTEER STATEMENTS ARE KEPT IN PERSONNEL FILES.

ALL CORPORATE POLICIES INCLUDING THE CONFLICT OF INTEREST POLICY ARE WRITTEN AND MADE AVAILABLE TO ALL BOARD, STAFF, AND VOLUNTEERS IN AN EMPLOYEE HANDBOOK OR BOARD HANDBOOK. ALL BOARD, STAFF, AND VOLUNTEERS SIGN STATEMENTS TO AFFIRM THAT THEY HAVE READ SUCH POLICES AND UNDERSTAND THEM. ALL CORPORATE POLICIES ARE REVIEWED ON AN ANNUAL BASIS BY KEY STAFF. RECOMMENDATIONS FOR POLICY CHANGES ARE BROUGHT BEFORE THE BOARD FOR REVIEW AND APPROVAL. POLICY CHANGES ARE COMMUNICATED TO BOARD, STAFF AND VOLUNTEERS.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 2 (CONT'D)

THE EXECUTIVE COMMITTEE IS CHARGED WITH THE RESPONSIBILITY TO REGULARLY AND CONSISTENTLY MONITOR AND ENFORCE COMPLIANCE WITH THE CONFLICT OF INTEREST POLICY BY REVIEWING ANNUAL STATEMENTS AND TAKING SUCH OTHER ACTIONS AS ARE NECESSARY FOR EFFECTIVE OVERSIGHT.

FORM 990, PART VI, SECTION B, LINE 15

PROCESS FOR DETERMINING COMPENSATION

AN INDEPENDENT COMPANY PERFORMS A COMPENSATION STUDY EVERY THREE YEARS AND DETERMINES A RANGE OF PAY FOR EACH POSITION.

FORM 990, PART VI, SECTION C, LINE 19

GOVERNING DOCUMENTS

THE ORGANIZATION'S GOVERNING DOCUMENTS AND POLICIES ARE AVAILABLE FOR PUBLIC INSPECTION AT THE ORGANIZATION'S OFFICE DURING REGULAR BUSINESS HOURS UPON REQUEST.

FORM 990, PART IX, LINE 24F

ALL OTHER EXPENSES

| | TOTAL | PROG SERV | MGMT & GEN | FUNDRAISING |
|---|---|---|---|---|
| REPAIRS & MAIN. | 515 | NONE | 515 | NONE |
| NMTC EXPENSE | 248,417 | 248,417 | NONE | NONE |
| OTHER EXPENSE | 32,199 | 25,785 | 6,414 | NONE |
| EQUIP. LEASES | 21,907 | NONE | 21,907 | NONE |
| TOTAL | $303,038 | $274,202 | $28,836 | NONE |

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 2 (CONT'D)

FORM 990, PART VIII, LINE 2F

ALL OTHER PROGRAM SERVICE REVENUE

| | TOTAL | RELATED/EXEMPT | URELATED | EXCLUDED |
|---|---|---|---|---|
| LEASE INCOME | $2,779 | $2,779 | NONE | NONE |
| IRP INCOME | $5,638 | $5,638 | NONE | NONE |
| TOTAL | $8,417 | $8,417 | NONE | NONE |

ATTACHMENT 3

FORM 990, PART III, LINE 1 - ORGANIZATION'S MISSION

THE ORGANIZATION BUILDS BRIDGES BETWEEN RESOURCES AND THE LOW-INCOME COMMUNITY TO IMPROVE THE QUALITY OF LIFE FOR PEOPLE. THE ORGANIZATION LOCATES FUNDING AND PROVIDES RESOURCES TO SUPPORT ORGANIZATIONS THAT ASSIST LOW- AND MODERATE-INCOME FAMILIES AND COMMUNITIES.

ATTACHMENT 4

4A PROGRAM SERVICE

OHIO COMMUNITY DEVELOPMENT FINANCE FUND (OCDFF) OFFERS A VARIETY OF DIFFERENT PROGRAMS AND SERVICES TO CONNECT NON-PROFITS AND SMALL BUSINESSES TO THE RESOURCES THEY NEED. THESE PROGRAMS INCLUDE CREDIT ENHANCEMENT PROGRAMS, GRANTS, AND URBAN AND RURAL LENDING. SEVERAL OF THE CREDIT ENHANCEMENT PROGRAMS INCLUDE THE LINKED DEPOSIT FUND AND THE CHILD CARE CAPITAL FUND. THE LINKED

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND
Employer identification number: 31-1229532

FORM 990, PART III - PROGRAM SERVICES

ATTACHMENT 4 (CONT'D)

DEPOSIT FUND PROVIDES AFFORDABLE FINANCING FROM LOCAL LENDERS FOR HOUSING AND ECONOMIC PROJECTS REDUCING THE INTEREST RATE ON CONSTRUCTION OR PERMANENT FINANCING. THE CHILD CARE CAPITAL FUND PROVIDES RESOURCES FOR FINANCING REAL ESTATE PROJECTS AVAILABLE TO HEAD START AGENCIES TO REDUCE THE INTEREST RATE ON PERMANENT FINANCING. OCDFF ALSO OFFERS PROGRAMS FOR PREDEVELOPMENT GRANTS AND ECONOMIC DEVELOPMENT GRANTS. PREDEVELOPMENT GRANTS PROVIDE FUNDING FOR COMMUNITY BASED NON-PROFITS FOR PROJECT "SOFT COSTS" ON HOUSING AND ECONOMIC DEVELOPMENT PROJECTS. ECONOMIC DEVELOPMENT GRANTS PROVIDE FUNDING FOR NEIGHBORHOOD COMMERCIAL IMPROVEMENT PROJECTS THAT CREATE PRIVATE-SECTOR JOBS TO STRENGTHEN THE AREA'S ECONOMIC BASE. OCDFF ALSO PROVIDES A VARIETY OF DIFFERENT URBAN AND RURAL LENDING PROGRAMS, INCLUDING NEW MARKET LOANS, IRP, ACCOUNTS RECEIVABLE LOC, AND LANDLOC. NEW MARKET LOANS PROVIDE CREDIT FOR FIXED ASSETS TO NONPROFIT AND FOR-PROFIT BUSINESS BORROWERS IN QUALIFYING LOW-INCOME CENSUS TRACKS. IRP PROVIDES LOW-INTEREST LOANS WITH FLEXIBLE TERMS TO SMALL BUSINESSES WITH CASH FLOW ISSUES AS A RESULT OF CONTRACT-BASED ACCOUNTS RECEIVABLE. LANDLOC PROVIDES A LINE-OF-CREDIT TO QUALIFYING NONPROFIT ORGANIZATIONS, ENABLING SITE CONTROL OF VACANT OR ABANDONED PROPERTIES.

ATTACHMENT 5

FORM 990, PART VIII - INVESTMENT INCOME

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND
Employer identification number: 31-1229532

ATTACHMENT 5 (CONT'D)

FORM 990, PART VIII - INVESTMENT INCOME

| DESCRIPTION | (A) TOTAL REVENUE | (B) RELATED OR EXEMPT REVENUE | (C) UNRELATED BUSINESS REV. | (D) EXCLUDED REVENUE |
|---|---|---|---|---|
| INTEREST INCOME | 140,844 | | | 140,844 |
| INVESTMENT INCOME | 240,000 | | | 240,000 |
| TOTALS | 380,844. | | | 380,844. |

ATTACHMENT 6

FORM 990, PART X - NOTES AND LOANS RECEIVABLE

BORROWER: ABC MANUFACTURING, INC.
ORIGINAL AMOUNT: 360,500.
INTEREST RATE: 7.000000
DATE OF NOTE: 08/27/2008
MATURITY DATE: 09/27/2015
REPAYMENT TERMS: MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.
PURPOSE OF LOAN: PURCHASE OF MACHINERY AND EQUIPMENT.

BEGINNING BALANCE DUE ..... 149,958.
ENDING BALANCE DUE ..... 140,668.

BORROWER: BLOSSOMS BAKESHOP, LLC
ORIGINAL AMOUNT: 102,896.
INTEREST RATE: 6.000000
DATE OF NOTE: 05/20/2008
MATURITY DATE: 05/20/2023
REPAYMENT TERMS: MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.
PURPOSE OF LOAN: PURCHASE OF COMMERCIAL PROPERTY AND EQUIPMENT.

BEGINNING BALANCE DUE ..... 101,841.
ENDING BALANCE DUE ..... 99,944.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND
Employer identification number: 31-1229532

ATTACHMENT 6 (CONT'D)

BORROWER: SAMARITAN PROJECT DEVELOPMENT CORP.
ORIGINAL AMOUNT: 63,125.
INTEREST RATE: 3.000000
DATE OF NOTE: 02/11/2009
MATURITY DATE: 01/29/2011
REPAYMENT TERMS: MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.
PURPOSE OF LOAN: LINE OF CREDIT.

BEGINNING BALANCE DUE ..... 0.
ENDING BALANCE DUE ..... 63,125.

BORROWER: YELLOW SPRINGS HOME, INC.
ORIGINAL AMOUNT: 60,000.
INTEREST RATE: 3.000000
DATE OF NOTE: 02/04/2009
REPAYMENT TERMS: MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.
PURPOSE OF LOAN: LINE OF CREDIT.

BEGINNING BALANCE DUE ..... 0.
ENDING BALANCE DUE ..... 60,000.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND
Employer identification number: 31-1229532

ATTACHMENT 6 (CONT'D)

BORROWER: CAC OF FAYETTE COUNTY
ORIGINAL AMOUNT: 103,000.
INTEREST RATE: 3.000000
DATE OF NOTE: 12/30/2008
REPAYMENT TERMS: MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.
PURPOSE OF LOAN: LINE OF CREDIT.

| | |
|---|---|
| BEGINNING BALANCE DUE | 0. |
| ENDING BALANCE DUE | 103,000. |

BORROWER: STARK COUNTY OUT OF POVERTY PARTNERSHIP
ORIGINAL AMOUNT: 21,420.
INTEREST RATE: 3.000000
DATE OF NOTE: 07/30/2009
REPAYMENT TERMS: MONTHLY PAYMENTS OF PRINCIPAL AND INTEREST.
PURPOSE OF LOAN: LINE OF CREDIT.

| | |
|---|---|
| BEGINNING BALANCE DUE | 0. |
| ENDING BALANCE DUE | 21,420. |

| | |
|---|---|
| TOTAL BEGINNING NOTES AND LOANS RECEIVABLE | 251,799. |
| TOTAL ENDING NOTES AND LOANS RECEIVABLES | 488,157. |

ATTACHMENT 7

FORM 990, PART X - PREPAID EXPENSES AND DEFERRED CHARGES

| DESCRIPTION | ENDING BOOK VALUE |
|---|---|
| PREPAID EXPENSES | 14,956. |
| TOTALS | 14,956. |

ATTACHMENT 8

FORM 990, PART X - SECURED MORTGAGES AND NOTES PAYABLE
LENDER: KEYBANK NATIONAL ASSOCIATION
ORIGINAL AMOUNT: 2,355,202.
INTEREST RATE:

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND
Employer identification number: 31-1229532

ATTACHMENT 8 (CONT'D)

5.400000
DATE OF NOTE: 12/30/2006
MATURITY DATE: 07/01/2011
REPAYMENT TERMS: QUARTERLY PAYMENTS OF PRINCIPAL AND INTEREST.
ENDING BALANCE DUE ..... 2,238,675.

LENDER: U.S. DEPARTMENT OF AGRICULTURE
ORIGINAL AMOUNT: 500,000.
INTEREST RATE: 1.000000
DATE OF NOTE: 01/29/2008
MATURITY DATE: 01/29/2038
REPAYMENT TERMS: INTEREST ONLY FOR THE FIRST THREE YEARS.
ENDING BALANCE DUE ..... 197,172.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 8 (CONT'D)

LENDER: CONGREGATION OF THE SISTERS OF CHARITY
ORIGINAL AMOUNT: 100,000.
INTEREST RATE: 2.000000
DATE OF NOTE: 09/17/2009
MATURITY DATE: 09/17/2012
REPAYMENT TERMS: ANNUAL PYMNTS OF INT. ONLY. PRINCIPAL DUE AT MAT.
ENDING BALANCE DUE ..... 100,000.

LENDER: OHIO HOUSING FINANCE AGENCY
ORIGINAL AMOUNT: 1,000,000.
INTEREST RATE: 0.000000
DATE OF NOTE: 06/15/2001
MATURITY DATE: 06/30/2011
PURPOSE OF LOAN: FUND LINKED DEPOSIT PROGRAM.
ENDING BALANCE DUE ..... 1,000,000.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 8 (CONT'D)

LENDER: OHIO HOUSING FINANCE AGENCY
ORIGINAL AMOUNT: 2,000,000.
INTEREST RATE: 0.000000
DATE OF NOTE: 06/07/2004
MATURITY DATE: 06/07/2014
PURPOSE OF LOAN: FUND LINKED DEPOSIT PROGRAM.
ENDING BALANCE DUE ..... 2,000,000.

LENDER: DETROIT PROVINCE OF THE SOCIETY OF JESUS
ORIGINAL AMOUNT: 200,000.
INTEREST RATE: 2.750000
DATE OF NOTE: 06/15/2008
MATURITY DATE: 06/15/2009
REPAYMENT TERMS: SEMI-ANNUAL PYMNTS OF INT. PRINCIPAL DUE AT MAT.
ENDING BALANCE DUE ..... 0.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND

Employer identification number: 31-1229532

ATTACHMENT 8 (CONT'D)

LENDER: TRINITY HEALTH CORPORATION
ORIGINAL AMOUNT: 500,000.
INTEREST RATE: 2.500000
DATE OF NOTE: 07/23/2008
MATURITY DATE: 07/23/2013
REPAYMENT TERMS: ANNUAL PAYMENTS OF INT. PRINCIPAL DUE AT MAT.
ENDING BALANCE DUE ..... 500,000.

LENDER: KEYBANK NATIONAL ASSOCIATION
ORIGINAL AMOUNT: 939,323.
INTEREST RATE: 4.340000
DATE OF NOTE: 07/01/2008
MATURITY DATE: 07/01/2012
REPAYMENT TERMS: QUARTERLY PAYMENTS OF PRINCIPAL AND INTEREST.
ENDING BALANCE DUE ..... 939,323.

Name of the organization: OHIO COMMUNITY DEVELOPMENT FINANCE FUND
Employer identification number: 31-1229532

ATTACHMENT 8 (CONT'D)

LENDER: KEYBANK NATIONAL ASSOCIATION
ORIGINAL AMOUNT: 1,943,482.
INTEREST RATE: 3.520000
DATE OF NOTE: 10/13/2009
MATURITY DATE: 11/01/2014
REPAYMENT TERMS: QUARTERLY PAYMENTS OF PRINCIPAL AND INTEREST.

| | |
|---|---|
| BEGINNING BALANCE DUE ..... | 0. |
| ENDING BALANCE DUE ..... | 1,943,482. |
| TOTAL BEGINNING MORTGAGES AND OTHER NOTES PAYABLE | 0. |
| TOTAL ENDING MORTGAGES AND OTHER NOTES PAYABLE | 8,918,652. |

**SCHEDULE R (Form 990)**

Department of the Treasury
Internal Revenue Service

# Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36 or 37
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

**2009**

**Open to Public Inspection**

**Name of the organization**
OHIO COMMUNITY DEVELOPMENT FINANCE FUND

**Employer identification number**
31-1229532

## Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

| (a) Name, address, and EIN of disregarded entity | (b) Primary activity | (c) Legal domicile (state or foreign country) | (d) Total income | (e) End-of-year assets | (f) Direct controlling entity |
|---|---|---|---|---|---|
| FINANCE FUND MANAGEMENT, LLC 56-2396552<br>17 S. HIGH STREET, SUITE 900 COLUMBUS, OH 43215 | MANAGEMENT | OH | 324. | 4,195. | OHIO COMMUNI |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

## Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

| (a) Name, address, and EIN of related organization | (b) Primary activity | (c) Legal domicile (state or foreign country) | (d) Exempt Code section | (e) Public charity status (if section 501(c)(3)) | (f) Direct controlling entity |
|---|---|---|---|---|---|
| | | | | | |
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| | | | | | |

**Part III** **Identification of Related Organizations Taxable as a Partnership**(Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

| (a) Name, address, and EIN of related organization | (b) Primary activity | (c) Legal domicile (state or foreign country) | (d) Direct controlling entity | (e) Predominant income (related, unrelated, excluded from tax under sections 512-514) | (f) Share of total income | (g) Share of end-of-year assets | (h) Disproportionate allocations? Yes | (h) No | (i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065) | (j) General or managing partner? Yes | (j) No |
|---|---|---|---|---|---|---|---|---|---|---|---|
| CLF NEW MRKTS II 56-2397394<br>17 SOUTH HIGH STREET, SUITE 90 | LENDING | OH | FINANCE FUND MA | RELATED | 56 | 1,118 | | X | | X | |
| CLF NEW MRKTS III 51-0520316<br>17 SOUTH HIGH STREET, SUITE 90 | LENDING | OH | FINANCE FUND MA | RELATED | 48 | 1,516 | | X | | X | |
| NEW MRKTS FUND I 20-0774111<br>17 SOUTH HIGH STREET, SUITE 90 | LENDING | OH | FINANCE FUND MA | RELATED | -26 | -133 | | X | | X | |
| NMTC LEV I, LLC 26-0145347<br>17 SOUTH HIGH STREET, SUITE 90 | LENDING | OH | FINANCE FUND MA | RELATED | 3 | 223 | | X | | X | |
| NMTC LEV II, LLC 26-0145438<br>17 SOUTH HIGH STREET, SUITE 90 | LENDING | OH | FINANCE FUND MA | RELATED | 16 | 521 | | X | | X | |
| CLF NEW MRKTS I 20-0298042<br>17 SOUTH HIGH STREET, SUITE 90 | LENDING | OH | FINANCE FUND MA | RELATED | 58 | 950 | | X | | X | |

**Part IV** **Identification of Related Organizations Taxable as a Corporation or Trust**(Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

| (a) Name, address, and EIN of related organization | (b) Primary activity | (c) Legal domicile (state or foreign country) | (d) Direct controlling entity | (e) Type of entity (C corp, S corp, or trust) | (f) Share of total income | (g) Share of end-of-year assets | (h) Percentage ownership |
|---|---|---|---|---|---|---|---|
| FINANCE FUND CAPITAL CORPORATION 74-3033288<br>17 S HIGH STREET, SUITE 900 COLUMBUS, OH 43215 | ECONOMIC DEVELOP | OH | OHIO COMMUNITY | C CORP | 6,127 | 5,707,487 | 100 0000 |

**Part V** **Transactions With Related Organizations** (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, or 36.)

| | | | Yes | No |
|---|---|---|---|---|
| **Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule | | | | |
| 1 | During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II–IV? | | | |
| a | Receipt of (i) interest (ii) annuities (iii) royalties or (iv) rent from a controlled entity | 1a | | X |
| b | Gift, grant, or capital contribution to other organization(s) | 1b | | X |
| c | Gift, grant, or capital contribution from other organization(s) | 1c | | X |
| d | Loans or loan guarantees to or for other organization(s) | 1d | | X |
| e | Loans or loan guarantees by other organization(s) | 1e | | X |
| f | Sale of assets to other organization(s) | 1f | | X |
| g | Purchase of assets from other organization(s) | 1g | | X |
| h | Exchange of assets | 1h | | X |
| i | Lease of facilities, equipment, or other assets to other organization(s) | 1i | | X |
| j | Lease of facilities, equipment, or other assets from other organization(s) | 1j | | X |
| k | Performance of services or membership or fundraising solicitations for other organization(s) | 1k | X | |
| l | Performance of services or membership or fundraising solicitations by other organization(s) | 1l | | X |
| m | Sharing of facilities, equipment, mailing lists, or other assets | 1m | X | |
| n | Sharing of paid employees | 1n | X | |
| o | Reimbursement paid to other organization for expenses | 1o | | X |
| p | Reimbursement paid by other organization for expenses | 1p | | X |
| q | Other transfer of cash or property to other organization(s) | 1q | X | |
| r | Other transfer of cash or property from other organization(s) | 1r | | X |

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

| | (a) Name of other organization | (b) Transaction type (a–r) | (c) Amount involved |
|---|---|---|---|
| (1) | FINANCE FUND CAPITAL CORPORATION | K | 245,000. |
| (2) | FINANCE FUND CAPITAL CORPORATION | N | 200,000. |
| (3) | FINANCE FUND CAPITAL CORPORATION | Q | 2,265,321. |
| (4) | | | |
| (5) | | | |
| (6) | | | |

**Part VI** **Unrelated Organizations Taxable as a Partnership** (Complete if the organization answered "Yes" on Form 990, Part IV, line 37.)

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization See instructions regarding exclusion for certain investment partnerships

| (a) Name, address, and EIN of entity | (b) Primary activity | (c) Legal domicile (state or foreign country) | (d) Are all partners section 501(c)(3) organizations? | | (e) Share of end-of-year assets | (f) Disproportionate allocations? | | (g) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065) | (h) General or managing partner? | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Yes | No | | Yes | No | | Yes | No |
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Form **8868**
(Rev April 2009)
Department of the Treasury
Internal Revenue Service

# Application for Extension of Time To File an Exempt Organization Return

▶ File a separate application for each return.

OMB No 1545-1709

- If you are filing for an **Automatic 3-Month Extension, complete only Part I** and check this box . . . . . ▶ [X]
- If you are filing for an **Additional (Not Automatic) 3-Month Extension, complete only Part II** (on page 2 of this form)

***Do not complete Part II unless*** you have already been granted an automatic 3-month extension on a previously filed Form 8868

**Part I** **Automatic 3-Month Extension of Time.** Only submit original (no copies needed).

A corporation required to file Form 990-T and requesting an automatic 6-month extension - check this box and complete Part I only . . . . . ▶ [ ]

*All other corporations (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns*

**Electronic Filing** ***(e-file)***. Generally, you can electronically file Form 8868 if you want a 3-month automatic extension of time to file one of the returns noted below (6 months for a corporation required to file Form 990-T) However, you cannot file Form 8868 electronically if (1) you want the additional (not automatic) 3-month extension or (2) you file Forms 990-BL, 6069, or 8870, group returns, or a composite or consolidated From 990-T Instead, you must submit the fully completed and signed page 2 (Part II) of Form 8868 For more details on the electronic filing of this form, visit *www irs gov/efile* and click on *e-file for Charities & Nonprofits*

| **Type or print** | Name of Exempt Organization | Employer identification number |
|---|---|---|
| File by the due date for filing your return See instructions | OHIO COMMUNITY DEVELOPMENT FINANCE FUND | 31-1229532 |
| | Number, street, and room or suite no. If a P O box, see instructions<br>17 S. HIGH STREET No 900 | |
| | City, town or post office, state, and ZIP code For a foreign address, see instructions.<br>COLUMBUS, OH 43215 | |

**Check type of return to be filed** (file a separate application for each return)

| | | | | | |
|---|---|---|---|---|---|
| [X] | Form 990 | [ ] | Form 990-T (corporation) | [ ] | Form 4720 |
| [ ] | Form 990-BL | [ ] | Form 990-T (sec 401(a) or 408(a) trust) | [ ] | Form 5227 |
| [ ] | Form 990-EZ | [ ] | Form 990-T (trust other than above) | [ ] | Form 6069 |
| [ ] | Form 990-PF | [ ] | Form 1041-A | [ ] | Form 8870 |

- The books are in the care of ▶ DIANA TUROFF

Telephone No ▶ _____ FAX No ▶ _____

- If the organization does not have an office or place of business in the United States, check this box . . . . . ▶ [ ]
- If this is for a Group Return enter the organization's four digit Group Exemption Number (GEN) _____ If this is for the whole group, check this box . ▶ [ ] If it is for part of the group, check this box . . ▶ [ ] and attach a list with the names and EINs of all members the extension will cover

1 I request an automatic 3-month (6 months for a corporation required to file Form 990-T) extension of time until 08/15 , 2010 , to file the exempt organization return for the organization named above The extension is for the organization's return for.

▶ [X] calendar year 2009 or
▶ [ ] tax year beginning _____ , _____ , and ending _____ , _____

2 If this tax year is for less than 12 months, check reason [ ] Initial return [ ] Final return [ ] Change in accounting period

| | | | |
|---|---|---|---|
| 3a | If this application is for Form 990-BL, 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits See instructions. | 3a | $ |
| b | If this application is for Form 990-PF or 990-T, enter any refundable credits and estimated tax payments made Include any prior year overpayment allowed as a credit | 3b | $ |
| c | **Balance Due.** Subtract line 3b from line 3a Include your payment with this form, or, if required, deposit with FTD coupon or, if required, by using EFTPS (Electronic Federal Tax Payment System) See instructions | 3c | $ |

**Caution.** If you are going to make an electronic fund withdrawal with this Form 8868, see Form 8453-EO and Form 8879-EO for payment instructions

**For Privacy Act and Paperwork Reduction Act Notice, see Instructions.** Form **8868** (Rev 4-2009)

JSA
9F8054 2 000