

# IMPACT INVESTING

THE GREATER  
CINCINNATI  
FOUNDATION

## Impact Investments

### Donor Opportunities

#### Open

**Cintrifuse Syndicate Fund II:** Cintrifuse is seeking aggregate capital commitments of approximately \$75 million from committed institutional partners.

**Social return:** Builds entrepreneur capacity through networking, training and connections to large corporate clients. Brings talent to the region.

**Financial return to donor advised funds:** 8% total return

*Minimum donor advised fund investment: \$50,000*

#### Closed

**Catalytic Development Fund of Northern Kentucky:** \$500,000 gap financing fund for commercial and residential real estate development in the urban core communities of Northern Kentucky.

**Social return:** diverse housing market with a mix of housing types and price ranges, and additional retail office, dining and entertainment opportunities for residents and visitors.

**Financial return to donor advised funds:** 1% over 5 years

*Minimum donor advised fund investment: \$10,000*

**Catalytic Predevelopment Fund:** Accelerate the work of the Catalytic Development Fund, a gap financing fund for commercial and residential real estate development in the urban core communities of Northern Kentucky.

**Social return:** Reverse neighborhood decline, prevent blight, and attract and retain businesses to provide jobs and services for residents of the urban core communities of Northern Kentucky.

**Financial return to donor advised funds:** 6% total return

*Minimum donor advised fund investment: \$25,000*

**Cincinnati Development Fund (CDF):** \$300,000 to capitalize a Regional Predevelopment Fund for residential and commercial projects in Greater Cincinnati.

**Social return:** \$10-100,000 low-cost loan incentives for private developers to invest in projects that will stimulate revitalization in low-and moderate-income neighborhoods throughout the region

**Financial return to donor advised funds:** return of principal

**CincyTech Fund II:** \$500,000 equity investment in Fund II to commercialize start-ups in bioscience and information technology sectors. Backed by the State of Ohio Third Frontier initiative.

**Social return Fund I portfolio:** 23 start-up companies; 1 exit; 120 employees; 10X follow-on investment

**Social return Fund II portfolio:** (closed July 2011): 12 start-up companies, 150-200 new jobs

**Financial return to donor advised funds:** TBD over 10 years

**CincyTech Fund Seed Capital Investment III:** \$500,000 (potentially over two years) to match State of Ohio Third Frontier dollars to be used for seed funding of start-up businesses in information technology, bioscience and advanced manufacturing. Fund III will benefit 15 companies. GCF is an investor in Fund II (also \$500,000).

**Social return:** create 1,000 new jobs by 2017

**Financial return to donor advised funds:** TBD over 10 years

*Minimum donor advised fund investment: \$50,000*

**CincyTech Fund IV:** CincyTech is raising a \$30 million, for-profit seed-capital fund.

**Social Return:** 25 seed/early stage technology startups that are projected to employ 250 people at an average wage of \$75,000 by 2020.

**Financial return to donor advised funds: TBD over 10 years**

*Minimum donor advised fund investment: \$50,000*

**Finance Fund of Ohio:** \$500,000 to help launch a loan fund to provide capital for equipment and facility expansion for the 37 nonprofit federally qualified Community Health Centers (FQHC) serving 475,000 under- and uninsured patients annually in 160 locations in Ohio.

**Social return:** increase service capacity 25% among six FQHCs in four southwest Ohio counties

**Financial return to donor advised funds: 2% over five years**

*Minimum donor advised fund investment: \$10,000*

**Greater Cincinnati Energy Alliance:** \$500,000 for an affordable energy retrofit consumer loan program (7% consumer loan) to residential customers participating in the GCEA Home Performance program. Develop "GC-HELP" loan program through an experienced intermediary, AFC First Financial Corporation (Pennsylvania).

**Social return:** access to retrofit loans for 73% of the region's population, project 6,000 loans 2012-16; reduce carbon emissions, reduce household energy costs

**Financial return to donor advised funds: 2%**

**Homeless to Homes Facilities Plan Cincinnati Center City Development Corporation (3CDC) – Single Men's Shelter Second Investment:** GCF has approved a second \$1 million loan to 3CDC. This is a bridge to allow construction of homeless shelters to stay on schedule and be completed while fundraising continues to close the \$4 million dollar gap.

**Social return:** The present phase is a single men's shelter that will accommodate 150 men, can expand to 200 men during winter cold emergencies.

**Financial return to donor advised funds: 2%**

*Minimum donor advised fund investment: \$25,000*

**Home Ownership Center (HOC):** \$430,000 to buy back 34 mortgages in Hamilton County originated by HOC but currently owned by Wells Fargo to regain local servicing control and ownership stability.

**Social return:** prevent foreclosure of 34 scattered site properties in Hamilton County through loan servicing, home ownership education and counseling.

**Financial return to donor advised funds: 2%**

**Home Ownership Center of Greater Cincinnati (HOC) II:** Up to \$625,000 for HOC's "Rent Today/Buy Tomorrow" and "Our House/Your Home" projects. HOC will use these funds to renovate a minimum of 10 homes across these two programs.

**Social return:** A minimum of 10 homes will be renovated and sold to families needing housing. This revitalizes communities and helps low to moderate income families.

**Financial return to donor advised funds: 2%**

*Minimum donor advised fund investment: \$10,000*

**Local Initiatives Support Corporation (LISC):** \$1 million property acquisition, construction, bridge and subordinate financing for housing and commercial development projects in Cincinnati/NK low- and moderate-income neighborhoods.

**Social return:** leverage other investments in *place matters* neighborhoods (Avondale, Price Hill, Covington, KY)

**Financial return to donor advised funds: return of principal**

**Minority Business Accelerator:** Up to \$500,000 to seed a \$2-\$5 million "patient capital" loan fund to be structured as term loans with warrants to grow sizable competitive minority-owned businesses.

**Social return:** in three years grow 8-12 companies, create 250 jobs

**Financial return to donor advised funds: TBD**

*Minimum donor advised fund investment: \$25,000*

**Port of Greater Cincinnati Development Authority - Patient Capital Fund:** Port of Greater Cincinnati Development Authority (The Port) is an economic development agency that initiates projects to improve property value and promote job creation throughout Hamilton County.

**Social return:** The Port's strategy seeks to restore Hamilton County's more than 100-year manufacturing history.

**Financial return to donor advised funds: 1% - 2% annually**

*Minimum donor advised fund investment: \$50,000 increments.*

**Uptech Fund II:** \$2 million, investing in approximately 35 companies.

**Social Return:** 100 new jobs in Northern Kentucky

**Financial return to donor advised funds: TBD over 10 years**

*Minimum donor advised fund investment: \$25,000*

**Queen City Angels First Fund V (QCA):** QCA is raising a \$10 million, for-profit seed-capital fund (Fund IV) from two sources: the Ohio Third Frontier (\$5 million), and private investors, institutions, and foundations (\$5 million). It will make investments in validation and early stage companies with exceptional growth opportunities.

**Social return:** Job Creation. Existing and new portfolio companies are expected to create between 50 and 100 jobs by 2020.

**Financial return to donor advised funds: Target is 2 times the initial investment**

*Minimum donor advised fund investment: \$25,000*

## Closed and Repaid

**Cincinnati Center City Development Corporation (3CDC):** \$1 million bridge loan from construction to permanent financing for the Gateway IV project on historic Vine Street.

**Social return:** ramp up occupancy of vacant buildings, rehab historic properties to create 32 market rate rental units (fully leased, 45 occupants), 3CDC offices, space for a restaurant

**Financial return to donor advised funds: return of principal**

(Repaid September 2011)

**Cincinnati Center City Development Corporation (3CDC):** \$1 million predevelopment loan fund to create permanent supportive housing in phases under Cincinnati's Homeless to Homes Plan for women (Reading Road, supported by YWCA), veterans (718 Main St., supported by Talbert House), and single men (City Gospel Mission, Drop Inn Center).

**Social return for homeless women:** 60 emergency beds and general shelter services, and 50-60 transitional housing units

**Financial return to donor advised funds: 2%**

*Minimum donor advised fund investment: \$25,000*

(Repaid August 2014)

### **Homeless to Homes Facilities Plan Cincinnati Center City Development Corporation (3CDC) – Single Men's**

**Shelter:** \$1 million predevelopment loan to create homeless shelters in phases under Cincinnati's Homeless to Homes Plan for women (Reading Road, supported by YWCA), or men with substance abuse (Central Parkway, supported by Talbert House), and single men (City Gospel Mission, Drop Inn Center).

**Social return:** The present phase is a single men's shelter that will accommodate 150 men, can expand to 200 men during winter cold emergencies.

**Financial return to donor advised funds: 2%**

*Minimum donor advised fund investment: \$25,000*

(Repaid December 2014)

*\*\* Financial return to donor advised funds is the amount specified in GCF's loan or equity terms with the borrower/ investee. Financial return of principal and interest, or equity, is not guaranteed.*