**Disability Opportunity Fund’s Use of CapNexus™**

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**CapNexus™**

CapNexus™ is a searchable online database that matches money and partners to community development finance opportunities. CapNexus’s listing and matching service allows loan originators, interested buyers, and financing partners to efficiently meet. Partners for the Common Good (PCG), a CDFI based in Washington, DC, is a national loan participation network that launched CapNexus.

The CapNexus Loan Profile requires registered originators to post detailed information on quality deals they have available. Registered buyers can browse loan profiles or search by pricing, geography, asset type, and other factors to find loans that match their portfolio needs. There is a secure document library for each loan profile that allows originators to share due diligence and other transaction documents with restricted users. CapNexus is a matching platform that supports and promotes partnerships among CDFIs.

**Disability Opportunity Fund**

*The Disability Opportunity Fund (DOF) is a community development financial institution (CDFI), launched in April 2007, located in Albertson, New York, and operating nationally. The DOF is a nonprofit organization dedicated to providing housing opportunities for, and advancing the needs of, people with disabilities and their families.*

*The Mission of DOF is to provide technical and financial services to individuals and organizations serving the disability market throughout the United States, with a focus on affordable housing, schools, and vocational training centers.*

This case study demonstrates **the use of a shared service platform for growth.**

**Action:**

In 2012 the Disability Opportunity Fund used CapNexus to finance a housing project for veterans and people with intellectual disabilities in partnership with Century Housing Corporation (CHC) in California. Because CHC is a short-term lender, it was looking for a partner who could provide long-term financing for the development of this affordable housing project. Despite the project’s strong financial and social performance, CHC was having difficulty finding a buyer for its $1 million participation loan. CHC’s Senior Vice President Aaron Wooler stated, “If not for CapNexus, we (CHC) wouldn’t have crossed paths with the Disability Opportunity Fund. Given the alignment of this loan with DOF’s financing priorities, the synergies were incredible.”

**Process:**

* CapNexus’s listing and matching service allowed DOF and CHC to connect with each other for a deal-specific transaction, which was aligned with DOF’s mission to serve people with disabilities and their families nationally.
* CHC posted the loan on CapNexus and connected with DOF, which assumed the entire loan so that CHC could begin construction.
* DOF financed a $1.25 million housing deal for veterans and people with intellectual disabilities in California.

**Outcomes:**

* The Plaza, which is CHC’s project financed by DOF, provides 200 apartments for single veterans with incomes less than $33,000. In addition to housing and rental support, social services including counseling, meals, social activities, and job assistance are provided in collaboration with United States Veterans Initiative.
* Use of the CapNexus system increased operational efficiencies by freeing staff time, easing the due diligence process, and fostering partnership.
* As DOF’s loan capital is increasingly deployed, it uses CapNexus as an originator to sell participations on its loans.

**Organization Profile: Disability Opportunity Fund**

**Founded:** 2007

**Type of CDFI:** Loan Fund

**Target Market:** National, People with disabilities and their families

**Types of Lending:** Housing

**Loan Products:** Bridge and Term, Predevelopment, Acquisition, Gap Financing, Rehabilitation Financing

**Asset Size:** $7,033,370 (FY 2012)

**No. of Employees:** 5