



**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING

CREATING PARTNERSHIPS FOR

# Affordable Housing

# Focused. Committed. Trusted.



At Ohio Capital Corporation for Housing (OCCH), we provide capacity and expertise as a trusted partner in affordable housing equity and debt financing options. OCCH provides the capital to build, change, and revitalize communities, while partnering with a large network of affordable housing providers statewide and nationally. Well-capitalized with an exceptional 33-year history of financial performance, OCCH has the intellectual capital to offer a continuum of innovative services and products to meet your needs. Our track record for embracing out-of-the-box solutions and creative thinking will equip you with the tools and resources you need to thrive in your business.

## Vision Statement

*We envision a world where stable, affordable housing is available to all, and the residents and communities we serve feel supported and empowered to grow and thrive.*

## Our Mission

*Our mission is to advance the preservation, production, and management of affordable housing through collaborative partnership and innovative thought leadership.*





# How We Can Help You: Our Core Lines of Business

Since our inception in 1989, OCCH has sought new ways to assist partners by providing value-added services, best practices, and solutions to your challenging business issues. We are a partner of choice for those requiring experience, innovation and excellence. We work together with nonprofit and for-profit developers, CRA and economic investors, public housing authorities, and local and state governments to help construct, rehabilitate, and preserve affordable housing, create economic opportunities, and empower those most in need.

## **SYNDICATION SERVICES**

**Informed and Experienced Partnerships**

With more than 33 years of low-income housing tax credit syndication experience, we are recognized as the leading and preferred provider of LIHTC equity within our geographic footprint. We are a full-service, client-focused organization that remains at the forefront of the affordable housing industry, offering high quality service, technical assistance, solid underwriting, and proactive asset management monitoring and risk mitigation. We provide innovative solutions. We know the industry and we work with the leaders. We can bring your vision to reality.

## **COMMUNITY IMPACT LENDING**

**Ohio Capital Finance Corporation**

Our CDFI provides a suite of products for production, rehabilitation and preservation of affordable housing including predevelopment, acquisition, construction, permanent and equity bridge financing. Additionally, OCFC offers products beyond tax-credit lending to encompass neighborhood transformation and preservation of naturally occurring affordable housing opportunities. Our goal is to blend the right mix of flexibility and creativity at a below-market rate to provide a positive impact on the neighborhoods we serve. We can help you find your next financing options.

## PROPERTY MANAGEMENT AND SUPPORTIVE SERVICES

Community Properties of Ohio (CPO Management)

Our property management company offers a range of affordable housing opportunities for individuals and families. CPO Management and our supportive services affiliate, CPO Impact, go beyond traditional property management in providing innovative resident programs to promote long-term goals and resident self-sufficiency. CPO currently manages over 2,900 affordable units and provides third-party management services in Columbus and throughout the state of Ohio. We are the solution to your property management needs.

## PHILANTHROPY

Ohio Capital Impact Corporation

OCIC provides funding to support organizations and strategies that enable residents of affordable housing developments to expand opportunities and improve their life outcomes. Grants awarded to partners by OCIC enable them to assist residents in removing barriers, enhancing educational and economic opportunities, and contributing creatively to the enrichment and revitalization of their communities.

## OCCH

Training Academy

The OCCH Training Academy is dedicated to linking OCCH partners with high-quality, low-cost property management training and technical assistance by offering our on-demand e-learning platform and instructor-led trainings. This successful, indispensable resource supports management partners' success while promoting best practices that respond to emerging trends across the affordable housing industry.

## POLICY AND ADVOCACY

Our Social Responsibility

The demand for affordable housing continues to grow. Through strategic partnerships, OCCH is creating innovations that advance affordable housing investment and development to ensure that stable, affordable housing is available to all. Through collaborations with our local, state, and national partners, we are driving the research, technology and policy agendas within our industry, assuring win-win partnerships to help you meet future challenges.



# Why We Can Help You

OCCH works with private and public developers to create affordable housing opportunities through equity and debt. As a multi-state nonprofit financial intermediary, OCCH combines product with need and purpose with mission. We assist our partners in providing quality affordable housing for individuals and families, while providing services to improve their economic situations and contributing to sustainable communities.

## Working with OCCH will ensure that you:

- Partner with an engaged leadership team and workforce that offer you the competitive advantage to achieve your goals through strategic thinking and innovative products and solutions.
- Partner with a recognized leader in LIHTC syndication and creative development finance. We keep you informed and help you navigate changes in the affordable housing industry and in housing policy. We provide expert hands-on technical assistance to investors, developers, management companies and others.
- Receive an exceptional client experience that involves engaged client thought processes, individual attention, and an experienced, responsive staff.
- Receive expert monitoring and mitigation of risk to provide safe and sound investments, while always evaluating outcomes that maximize the benefits of investments.
- Share our commitment to social justice—to care and provide for all people with dignity, respect, and opportunity.

*OCCH is a magnificent partner. They do exactly what they say they are going to do, and many times, they do it even better than expected. We've invested enormously with them. We are giving people quality homes, giving families an opportunity for quality housing, and OCCH is the best. —**Stephen Steinour, Chairman, President and CEO, Huntington Bancshares Incorporated***

*We have been partners with OCCH for 25 years; they're our partner from project inception through predevelopment, construction, and for the life of the project. —**Mary Burke Rivers, Executive Director, Over-the-Rhine Community Housing***

# OCCH Leadership Team

## **Catherine Cawthon**

*President and CEO*

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**Tony DiBlasi** *EVP, Asset Management and Operations*

**Jay Hartranft, Esq.** *EVP, Risk Management and General Counsel*

**Chad Ketler** *President and CEO, Community Properties of Ohio*

**Brian Langmeyer** *EVP, Development*

**Jennifer Mullaney, C.P.A.** *Chief Financial Officer*

**Jennifer Seamons** *EVP, Capital Markets*

**Jonathan Welty** *EVP, OCCH; President, Ohio Capital Finance Corporation*

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## **OCCH Board of Directors**

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Ohio Equity Fund Inc. Board*

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