Celebrating Twenty-five Years of Partnerships

IMPACTING LIVES AND COMMUNITIES
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This year, we celebrate the 25th anniversary of Ohio Capital Corporation for Housing. In 1989, OCCH was created with the assistance of the Ohio Housing Finance Agency and became one of the first local, independent syndicators of Low Income Housing Tax Credits. Our focus was to raise capital from investors and provide technical assistance to developers for this new federal affordable housing program, only three years old at that time. Our stated mission was: “to cause the construction, rehabilitation and preservation of affordable housing in Ohio.”

Since that time OCCH has raised over $3 billion in private capital and invested in over 33,500 units of affordable housing in over 650 developments. Through the development of important relationships in Kentucky, we have become the most active syndicator in that state and followed some of our Ohio-based developers to West Virginia, Indiana and Pennsylvania. Our primary focus, however, is on Ohio and now Kentucky.

To be clear, our success is based on our relationships with the investors in and developers of affordable housing. It is gratifying that over 90% of our investors and developers each year are repeat partners. Our investors expect and have received the projected financial return and know we have strong underwriting, asset management and fiscal management systems in place to protect their investment. Our developers expect and have received competitive pricing on their tax credits, needed technical assistance, streamlined closing and reporting systems and creative problem solving as issues arise, as they always do. We continue to work hard to meet the needs and add value to these essential relationships.

And over the years our approach to our mission has expanded and been enhanced as we, with our partners, have looked beyond the capital and the construction to ways to enrich the lives of our residents and strengthen the communities in which we invest.

To meet this expanded mission and to grow the ways we provide services to our partners, OCCH has created important affiliates and initiatives:

- Ohio Capital Finance Corporation—Our Community Development Financial Institution (CDFI) lending arm providing predevelopment funding, acquisition financing, equity bridge financing and permanent financing to our partners
- Community Properties of Ohio (CPO)—Property management affiliate specializing in supportive services and moving residents beyond poverty
- Ohio Capital Impact Corporation—Nonprofit affiliate to administer our philanthropic activities, specifically targeted to benefit residents and neighborhoods where OCCH has investments
- OCCH Training Academy—Provides educational and training opportunities for managers and partners on property management issues
- Ohio Homeowners Assistance, LLC—Fiscal agent for foreclosure mitigation programs administered through the Ohio Housing Finance Agency

Our 25th year is well under way and we are excited to face the next quarter century as a leader in affordable housing investment. We are well positioned to meet the future challenges and opportunities facing our industry and are proud to work alongside our local and national partners. We will continue to raise record capital, increase lending, expand loan products, and provide cutting-edge solutions to assist our partners.

Thank you to the OCCH Board of Directors, the wonderful OCCH staff, our partners, and all those individuals and organizations that have given us their friendship, loyalty and support over the past twenty-five years. We look forward to expanding our work together in the future, starting now!
**2013 HIGHLIGHTS**

**CAPITAL RAISED**

- **$331 MILLION**
- $196 MILLION: Ohio Equity Fund for Housing Limited Partnership XXIII (OEFXXIII multi-investor fund)
- $135 MILLION: in proprietary single-investor funds

**INVESTMENTS/PORTFOLIO**

- CLOSED **$320 MILLION** IN **46** PROJECTS
- PORTFOLIO INCREASED TO MORE THAN **650 DEVELOPMENTS**

**TECHNICAL ASSISTANCE TO PARTNERS**

**THE OCCH TRAINING ACADEMY**
- HELD 27 EVENTS WITH 1,098 ATTENDEES
- 22 public classes including 2 online courses and 3 webinars with 582 attendees
- 1 permanent supportive housing training for 32 people
- Management and Maintenance Conference (Mcon) for 246 attendees
- Five private trainings for 170 attendees at management companies

**COMPLIANCE**

Held 38 orientation meetings for new projects completing construction and entering lease up

**THE OHIO HOUSING CONFERENCE**

Cosponsored with the Ohio Housing Finance Agency, reached record attendance of 1,650

**MORE THAN 200 PARTNERS ATTENDED**
- THE ANNUAL DEVELOPMENT SYMPOSIUM

**MORE THAN 100 PARTNERS AttENDED**
- ARCHITECT SYMPOSIUMS IN COLUMBUS & KENTUCKY

**MORE THAN 700 PARTNERS ATTENDED**
- THE OCCH PARTNER LUNCHEON
2013 KENTUCKY INVESTMENTS

DAVIESS COUNTY, KY
Cottages of Mechanicsville

FAYETTE COUNTY, KY
Centre Meadows

JEFFERSON COUNTY, KY
Most Blessed Sacrament School
Sheppard Square B

WARREN COUNTY, KY
Men’s Addiction Recovery Center
2013 OHIO INVESTMENTS

CLARK COUNTY, OH
Hayden House
Laynecrest Manor of Medway
Mulberry Terrace

CUYAHOGA COUNTY, OH
Maple Heights
Kingsbury Tower
Magnolia on Detroit Apartments
Helen S. Brown Tower

DEFIANCE COUNTY, OH
Ralston Square Apartments

FAIRFIELD COUNTY, OH
Pearl House

FRANKLIN COUNTY, OH
CHN Far North
CHN University
Eastway 202
Duxberry Landing
Lincoln Green Apartments
Trabue Crossing

GALLIA COUNTY, OH
Heately Crossing

HAMILTON COUNTY, OH
Oak Park Apartments
Losantville Apartments

HENRY COUNTY, OH
Oakwood Village Apartments

LICKING COUNTY, OH
Newark Village

LUCAS COUNTY, OH
Legacy Homes

MEIGS COUNTY, OH
Pomery Cliffs

MONTGOMERY COUNTY, OH
Lyons Place II
Meadows of Martindale Union
Village Park

PERRY COUNTY, OH
Village Green Apartments

PORTAGE COUNTY, OH
Harvest Rose

SUMMIT COUNTY, OH
Robinson Homes

TRUMBULL COUNTY, OH
Eagle Creek

WAYNE COUNTY, OH
Palm House Apartments
53 GRANTS TOTALING $1,009,034
were awarded to OCCH nonprofit partners through the Carol Mount Peterson Resident Development Fund

373 GRANTS TOTALING 6,395,401
have been awarded to nonprofit partners affiliated with a property in which Ohio Capital Corporation for Housing (OCCH) has an equity investment since the inception of the fund in 1997

OCCH AFFILIATES

COMMUNITY PROPERTIES OF OHIO
- Expanded CPO’s reach and impact
- Managing Scholar House project in Columbus, Ohio
- New management contracts executed: Managing 2,198 units
- Increased CPO Impact supportive services programs

OHIO CAPITAL IMPACT CORPORATION
- Capitalized with $6 million
- Donations of over $1 million to nonprofit partners through Capital for Partners program

CAROL MOUNT PETERSON RESIDENT DEVELOPMENT FUND & PLACE-BASED STRATEGIES AWARDS IN DECEMBER
- Awards for summer camp made earlier in Spring 2013
- Key, Huntington and Chase funding activities

OHIO CAPITAL FINANCE CORPORATION

$67.7 MILLION IN LOAN PRODUCTION
- Developed new permanent loan product
- Received new CDFI award of $1.37 million
- Closed 45 loans with 1,461 units

OHIO HOMEOWNER ASSISTANCE
OVER $224 MILLION DISTRIBUTED IN HOMEOWNER ASSISTANCE
- 15,914 homeowners received assistance
- $13,520 average homeowner assistance

ASSET MANAGEMENT HIGHLIGHTS

PROCESSED 7,400 TENANT FILES!
- Monitored & organized 1,000+ insurance policies
- Held Manager & Maintenance Conference
- Inspected 4,500 units of housing
- Processed 2,000 Quarterly Reports
- Produced 50+ Critical Notebook Binders (and Orientation meetings)
Without the well-earned confidence of our investors and their commitment to affordable housing, we would not be celebrating our 25th anniversary this year.

OCCH has a proud history of forging partnerships that make a difference in affordable housing communities. Our investment partners year after year dedicate financial resources to support our shared vision for affordable housing in Ohio. Many of these relationships began in 1989 and are still prospering. These loyal investors are repeat partners who continue to invest with OCCH, receiving value-added services, strong returns, efficient operations, and ethical best practices from an experienced company.

### OHIO EQUITY FUND XIII INVESTORS

<table>
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<tr>
<th>Investor</th>
<th>Investment</th>
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<tr>
<td>JPMorgan Capital Corporation</td>
<td>$40,000,000</td>
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<tr>
<td>Key CDC</td>
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<tr>
<td>Northwestern Mutual Life Insurance</td>
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<td>Huntington CDC</td>
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<td>Fifth Third CDC</td>
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<tr>
<td>BB&amp;T</td>
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<td>US Bancorp CDC</td>
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<td>FirstMerit Bank NA</td>
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<td>Park National Bank</td>
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<td>Charter One Bank</td>
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<td>First Federal of Lakewood</td>
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<td>Cortland Bank</td>
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<td>Citizens Bank</td>
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<td>First Financial Bank</td>
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<td>WesBanco Bank</td>
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<td>First Merchants Bank</td>
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<td>RiverHills</td>
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<td>Waterford Bank</td>
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<td><strong>TOTAL</strong></td>
<td>$196,125,000</td>
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### PROPRIETARY FUND INVESTORS

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<td>Huntington CDC</td>
<td>$40,300,000</td>
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<td>Fifth Third CDC</td>
<td>$27,400,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$67,700,000</td>
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### TOTAL INVESTMENTS

$331,860,311

**SECONDARY SALE**

$68,035,311
For the past two and a half decades, OCCH has provided technical support to both non-profit and for-profit developers of affordable housing with the structuring and financing of their projects. Our partners have sought assistance from OCCH over the years to work with their project teams, secure low-income housing tax credits, apply for state and local grants and loans, and obtain construction, first mortgage, bridge financing, and gap financing.

The OCCH staff has developed critical and valued relationships within the housing community: the Ohio Housing Finance Agency, the U.S. Department of Housing and Urban Development, the Kentucky Housing Corporation, local government agencies, and key new partnerships.

**OCCH assists partners in structuring strong deals & delivering performing projects with:**

- **Guidance on Structuring Transactions**
- **Feasibility Analysis**
- **Application Preparation for Housing Credits and Other Funding Sources**
- **Construction Monitoring and Plan Review**
- **Arranging Construction and Permanent Debt Financing**
- **Quick and Efficient Closing Process**
- **Providing Additional Financing and Grants**
- **Facilitating Concerns with Federal and State Agencies**
## Financial Statements

### Statement of Financial Position - Parent Company

<table>
<thead>
<tr>
<th>Assets</th>
<th>2013</th>
<th>2012</th>
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<td>Unrestricted Cash</td>
<td>27,495,211</td>
<td>25,725,847</td>
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<td>Restricted Cash</td>
<td>18,899,118</td>
<td>17,609,697</td>
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<tr>
<td>Accounts Receivable (net of allowance)</td>
<td>1,443,989</td>
<td>887,679</td>
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<tr>
<td>Office Furniture and Equipment, net of accumulated depreciation</td>
<td>120,568</td>
<td>100,978</td>
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<tr>
<td>Other Assets</td>
<td>2,148,728</td>
<td>527,829</td>
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<td>Investment in Operating Entities</td>
<td>14,027,240</td>
<td>13,020,208</td>
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<tr>
<td><strong>Total Assets</strong></td>
<td><strong>$64,134,854</strong></td>
<td><strong>$57,872,238</strong></td>
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<thead>
<tr>
<th>Liabilities and Net Assets</th>
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<tbody>
<tr>
<td>Accounts Payable</td>
<td>169,265</td>
<td>253,559</td>
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<tr>
<td>Other Accrued Expenses and Liabilities</td>
<td>3,658,145</td>
<td>3,526,714</td>
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<tr>
<td>Deferred Income</td>
<td>9,634,191</td>
<td>7,973,868</td>
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<tr>
<td>Project Partnership Cash Reserves</td>
<td>2,074,616</td>
<td>2,293,613</td>
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<tr>
<td>Mortgage and other notes payable</td>
<td>25,199</td>
<td>26,299</td>
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<tr>
<td>Grants Payable-Resident Development Fund</td>
<td>215,079</td>
<td>539,573</td>
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<tr>
<td><strong>Total Liabilities</strong></td>
<td><strong>$15,776,495</strong></td>
<td><strong>$14,613,626</strong></td>
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<table>
<thead>
<tr>
<th>Net Assets</th>
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<tbody>
<tr>
<td><strong>Total Net Assets</strong></td>
<td><strong>$64,134,854</strong></td>
<td><strong>$57,872,238</strong></td>
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### Statement of Activities - Parent Company

<table>
<thead>
<tr>
<th>Revenues</th>
<th>2013</th>
<th>2012</th>
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<tr>
<td>Acquisition and Consulting Fee</td>
<td>19,158,702</td>
<td>16,860,863</td>
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<tr>
<td>Other</td>
<td>5,934,959</td>
<td>5,364,548</td>
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<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$25,093,661</strong></td>
<td><strong>$22,225,411</strong></td>
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<th>Expenses</th>
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<tr>
<td>Program Services</td>
<td>19,044,303</td>
<td>19,915,896</td>
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<tr>
<td>General and Administrative</td>
<td>1,002,332</td>
<td>945,863</td>
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<tr>
<td>Gain from Investment in Affiliated Entities</td>
<td>(52,721)</td>
<td>(5,760,726)</td>
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<tr>
<td><strong>Total Expenses</strong></td>
<td><strong>$19,993,914</strong></td>
<td><strong>$15,101,033</strong></td>
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<thead>
<tr>
<th>Change in Net Assets</th>
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<tbody>
<tr>
<td><strong>Change in Net Assets</strong></td>
<td><strong>$5,099,747</strong></td>
<td><strong>$7,124,378</strong></td>
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FEATURED PROJECTS IN THIS ANNUAL REPORT

University Tower Apartments
Developer: Famicos Foundation, Inc.
Management Company: Famicos Foundation, Inc.
Contractor: Marous Brothers Construction
General Partner: Famicos Foundation, Inc.

St. Lucy Senior Housing
Developer: Catholic Charities Housing Corporation
Management Company: Wallick Properties Midwest, LLC
Contractor: Testa Builders
General Partner: Catholic Charities Housing Corporation

Delaware Place
Developer: MV Residential Construction, Inc.
Management Company: MV Residential Property Management, Inc.
Contractor: MV Residential Construction, Inc.
General Partner: MV Residential Development, LLC

Inglewood Court
Developer: Community Housing Network, Inc.
Management Company: Community Housing Network, Inc.
Contractor: Rockford Construction, Inc.
General Partner: Community Housing Network, Inc.

Collingwood Green
Developer: Lucas Metropolitan Housing Authority
Management Company: MV Residential Property Management, Inc.
Contractor: Rudolph/Libbe
General Partner: Lucas Metropolitan Housing Authority

Abigail Apartments
Developer: Model Property Development, Inc.
Management Company: Brickstone Properties, LLC
Contractor: Model Construction LLC
General Partner: Model Property Development, Inc.

Sheppard Square B
Developer: Louisville Metropolitan Housing Authority
Management Company: CT Associates
Contractor: Howell Howell
General Partner: Louisville Metropolitan Housing Authority

Washington Court Apartments
Developer: Wallick-Hendy Development
Management Company: Wallick Properties Midwest, LLC
Contractor: Wallick Construction Company
General Partners: Wallick-Hendy Development, CAC of Fayette County

Raceland Meadows
Developer: Woda Development of Kentucky, LLC
Management Company: Woda Management and Real Estate, LLC
Contractor: Woda Construction, Inc.
General Partners: Woda Group, Inc., Housing Services Alliance

Cottages of Mechanicsville
Developer: Housing Assistance & Development Services, Inc. (HANDS), Wabuck Development Company, Inc.
Management Company: Homeland, Inc.
Contractor: Clayton Watkins Construction Company
General Partners: Housing Assistance & Development Services, Inc. (HANDS), Wabuck Development Company, Inc.
for 25 years of leadership!
OCCH STAFF

Sharon Alban
Nick Balow
Kathie Bowen
John Buchholz
Buddy (Raymond) Butler
Brad Carman
Danielle Carman
Lori Conrad
Todd Cromwell
Nikki Delgado
Tony DiBlasi
Joe Erdeljac
Bob Fisher
Jay Hartranft
Susan Heston
Hal Keller
Tom Kindron
John Kircher
Doug Klingensmith
Janice Klingensmith
John “Jack” Kukura III
Brian Langmeyer
Chris Ledwin
Kip Lewis
Tina Limo
Lynn Logan
Elizabeth Long
Sarah Malone
Lori McMillan
Mary Kay Meagher
Chris Miller
Jennifer Mullaney
Roland Osborn III
Lisa Patt-McDaniel
Joe Pimmel
Nancy Rodgers
Tamara Samuel
Melanie Shapiro
Will Shelby
Rhonda Snyder
Becky Stanley
Rebecca Stockdale
Casey Swemba
Tamara Thelen
Lori Tillis
Isabel Toth
Jan Trego
Anthony Tynan
Jonathan Welty
Laura Winstel
Sue Ziegler

OCCH BOARD OF DIRECTORS

Daniel M. Slane, Chairperson
President, The Slane Company, Ltd.

Susan E. Weaver, Vice Chair
Executive Director, Community Housing Network, Inc.

Robert J. Weiler, Sr., Secretary
Chairman of the Board, The Robert Weiler Company

Thomas T. Loos, Treasurer
Retired CPA, Formerly with RSM McGladrey

Grady P. Appleton
Executive Director, East Akron Neighborhood Development Corporation

Jeanne M. Golliher
President & CEO, Cincinnati Development Fund

Dennis S. Guest
Retired, Former Executive Director, Columbus Metropolitan Housing Authority

Jerry Grier
Attorney, Formerly HUD Area Counsel

John Lee
Senior Vice President, FirstSouthwest

Michael D. Saad
Partner, Squire Sanders (US) LLP

Board members in photo:
Seated, Left to Right
Tom Loos, Dan Slane, Bob Weiler
Standing, Left to Right
Grady Appleton, Mike Saad, John Lee, Susan Weaver, Dennis Guest, Hal Keller, Jeanne Golliher, Jerry Grier
Community Properties of Ohio, OCCH’s property management affiliate, celebrates a decade of transforming communities.

With more than $133 million in renovation to the portfolio we developed in partnership with The Ohio State University, CPO has provided safe, decent housing and impacted communities. Resident turnover has decreased from 60 percent in 2003 to 14 percent in 2013.

“CPO has been a tremendous partner to the City of Columbus. As a result of their efforts, we are now seeing more commercial and residential investment and greater caring for our city’s urban core, which is the lifeblood of Columbus,” said Columbus Mayor Michael B. Coleman.

Jeff Lyttle, Senior Vice President for JPMorgan Chase Foundation and a key funder, primarily in the Weinland Park area, notes “CPO, in collaboration with JPMorgan Chase and other investors, has turned entire neighborhoods around and created safe, livable, and respectable properties. They have given hope to residents that their lives and their children’s lives will be better.”

CPO EXPANDS HOUSING PORTFOLIO & MANAGEMENT EXPERTISE

In 2013, CPO continued to expand its management portfolio to include 473 additional third party properties, including scattered-site and site-managed communities. CPO also secured an additional 200 units of permanent supportive housing.
Community Properties Impact Corporation (CPO Impact) is a 501(c)3 non-profit created for the purpose of helping CPO Management realize its three-fold mission: to provide quality affordable housing; link residents to resources that stabilize their housing; and move residents beyond poverty where possible.

CPO Impact’s five organizational objectives and 2013 strategies and activities are below.

### FIVE KEY CPO IMPACT OBJECTIVES

#### STABLE HOUSING

Support and referrals for residents who are at-risk of losing their housing or who proactively request help. Service coordination to help senior/disabled residents successfully age in place.

#### COMMUNITY LEARNING

Pivotal community change initiatives such as the Family-Centered Community Change initiative in Weinland Park and the Partners Achieving Community Transformation (PACT) initiative in the Near East Side.

#### SAFE NEIGHBORHOODS

Community policing to prevent and address criminal activity. Positive opportunities for residents to engage in community activities.

#### SUCCESSFUL CHILDREN

Physical, cognitive, and social-emotional developmental assessments of preschool-aged children. Summer camp for school-aged children.

#### RESIDENT GROWTH

Intensive individualized support, barrier removal, and incentives for residents to take positive steps towards self-sufficiency, including employment and education.

#### EVICTION PREVENTION

47% of 377 residents who were at risk of losing their housing engaged with CPO Supportive Services at least once. Only 3% of those who engaged were evicted within three months.

**SAFE NEIGHBORHOOD INITIATIVE (SNI)**

SNI staff engaged 298 Weinland Park residents in positive activities such as cookouts, activities with neighbors, or leadership workshops. This included 114 CPO residents, representing more than one-third of CPO residents in the neighborhood.

**cpoWORKS**

130 CPO residents engaged in cpoWORKS, a job-readiness program. 75% of participants had positive outcomes in 2013, including a new job, job retention, or continued progress in the program.

### 2013 ELIMINATE THE ELEMENTS PROGRAM

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<td><strong>Drug Offenses</strong></td>
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<td><strong>Firearms</strong></td>
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</tbody>
</table>

Arrests made on or near CPO properties have dramatically REDUCED BY OVER 90% since 2005.
Recognizing that predevelopment lending is necessary for an affordable housing project’s success but not always available, Ohio Capital Corporation for Housing created the Ohio Capital Finance Corporation (OCFC) in 2002 to meet this need. Since that time, OCFC’s mission of “providing a flexible source of capital to increase and improve the supply of affordable rental housing across Ohio” has remained steadfast. OCFC’s product line has continued to expand to meet the needs of affordable housing developers and now provides a full range of services including predevelopment financing, acquisition financing, equity bridge/construction loan financing, and permanent financing.

OCFC ACCOMPLISHMENTS 2002 – 2013

16,190
UNITS FINANCED

45% of which were preservation

OCFC received a $1,347,000
2013 CDFI FINANCIAL ASSISTANCE AWARD

that will be utilized to provide additional resources for nontraditional loans

$187,577,263
TOTAL LOAN PRODUCTION

Loans have been made in 73% of Ohio counties

OPERATES THREE REVOLVING LOAN FUNDS

- Ohio Affordable Housing Loan Fund
- Ohio Preservation Loan Fund
- OCFC PNC Affordable Housing Loan Fund

OHIO LOANS BY COUNTY

Collingwood Green
Toledo, Ohio
OCFC ANNOUNCED PERMANENT LOAN PRODUCTION

After several years of piloting and market research, Ohio Capital Finance Corporation added an additional financing tool to its product mix in 2013, the permanent loan. This long-term, fixed-rate product is designed to meet the needs of affordable housing developers looking to obtain loans of less than $1,000,000. To date, OCFC has closed 7 permanent loans and looks forward to expanding this product throughout 2014.

2002–2013 LOAN PRODUCTION BY TRANSACTION

<table>
<thead>
<tr>
<th>Loan Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predevelopment Loans</td>
<td>58%</td>
</tr>
<tr>
<td>Acquisition Loans</td>
<td>28%</td>
</tr>
<tr>
<td>Equity Bridge Loans</td>
<td>14%</td>
</tr>
</tbody>
</table>

338 LOANS CLOSED

PARTICIPANTS & INVESTORS IN OCFC SPONSORED LOAN FUNDS

<table>
<thead>
<tr>
<th>Participant/Investor</th>
<th>Funds Available</th>
</tr>
</thead>
<tbody>
<tr>
<td>PNC Community Development Company, LLC</td>
<td>$11,000,000</td>
</tr>
<tr>
<td>Community Development Financial Institution (CDFI) Fund</td>
<td>$6,000,000</td>
</tr>
<tr>
<td>Huntington Community Development Corporation</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>Fifth Third Bank</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Key Community Development Corporation</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Nationwide Bank</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>Ohio Housing Finance Agency</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>The John T. and Catherine D. MacArthur Foundation</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>U.S. Bancorp Community Development Corporation</td>
<td>$3,500,000</td>
</tr>
<tr>
<td>WesBanco Bank Inc.</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>National Cooperative Bank</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>RiverHills Bank</td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>TOTAL FUNDS AVAILABLE FOR LENDING</strong></td>
<td><strong>$49,500,000</strong></td>
</tr>
</tbody>
</table>

OCFC is a Community Development Financial Institution (CDFI) Entity, as certified by the United States Department of the Treasury.
Ohio Capital Corporation for Housing created the Ohio Capital Impact Corporation (OCIC), a new 501(c) 3 nonprofit affiliate to administer its philanthropic activities, specifically targeted to benefit neighborhoods and residents where OCCH has investments in affordable housing.

Since the fund’s inception in 2013, OCIC has awarded more than $1.5 million in grants to partners for activities and programs that seek to assist residents in reaching their full potential by developing programs that enhance their educational and economic opportunities and initiatives that focus on neighborhood development. The OCIC has been capitalized with more than $6 million and funded through OCCH’s retained earnings with support from several of OCCH’s corporate investors, most notably KeyBank, Chase, and Huntington Bank.

The OCIC targets four areas of impact: Residents, through the Carol Mount Peterson Resident Development Fund; Neighborhoods, through the Place-Based Strategies Fund; Partners, through the Capital for Partners Program; and CPO residents through the Community Properties Impact Fund.

PLACE BASED STRATEGIES FUND

Through the Place Based Strategies Fund (PBS), more than $500,000 was awarded to organizations that sought to impact their neighborhoods and communities through projects such as: the creation of walking trails in communities; public art projects; community gardens and urban agriculture; commercial revitalization projects, and much more. These grants averaging $30,000 or less assist local partners in their efforts to improve neighborhoods and revitalize communities.

NEIGHBORHOOD & COMMERCIAL REVITALIZATION

Athens County/ The Plains
East End Community Services
Youngstown Neighborhood Development Corporation
Village of Straitsville
Price Hill Will
New Directions Housing Corporation
Homeport
WSOS Community Action
Oberlin Underground Railroad Society
Tender Mercies
Detroit Shoreway Community Development Organization

PARKS & RECREATION

City of Alliance
Ironton Lawrence County Community Action
Famicos Foundation
DMU Community Action Organization
Village of Pleasantville
Buckeye Community Hope Foundation

PUBLIC ART

Downtown Painesville Inc.
Slavic Village Development
Arts Commission of Greater Toledo

Inglewood Court
Columbus, Ohio

St. Lucy Senior Housing
Middlefield Township, Ohio
CAROL MOUNT PETERSON RESIDENT DEVELOPMENT FUND

Last year, the OCIC awarded 53 grants totaling more than $1 million in competitive funding through the Carol Mount Peterson Resident Development Fund, providing grants up to $30,000 to partners for the development of programs such as: summer camp for residents’ children, health services, financial literacy training, job readiness training, after school activities, and much more.

### CUMULATIVE TOTAL (AS OF 12/31/13)

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TRAINING / EDUCATIONAL</strong></td>
<td></td>
</tr>
<tr>
<td>Job Readiness</td>
<td>$688,085</td>
</tr>
<tr>
<td>Homeownership Readiness</td>
<td>$218,396</td>
</tr>
<tr>
<td><strong>HEALTH</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$492,494</td>
</tr>
<tr>
<td><strong>SOCIAL</strong></td>
<td></td>
</tr>
<tr>
<td>Afterschool Programs</td>
<td>$422,159</td>
</tr>
<tr>
<td>Community Centers</td>
<td>$191,785</td>
</tr>
<tr>
<td>Kids to Camp</td>
<td>$1,498,264</td>
</tr>
<tr>
<td><strong>FINANCIAL</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$338,103</td>
</tr>
<tr>
<td><strong>SERVICES</strong></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>$278,425</td>
</tr>
<tr>
<td>Service Coordination</td>
<td>$1,145,230</td>
</tr>
<tr>
<td>Access to Computers</td>
<td>$746,674</td>
</tr>
<tr>
<td>Outdoor Amenities</td>
<td>$254,030</td>
</tr>
<tr>
<td><strong>MISCELLANEOUS</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$121,756</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>$6,395,401</td>
</tr>
</tbody>
</table>

373 GRANTS TOTALING $6,395,401 HAVE BEEN AWARDED TO PARTNERS SINCE THE INCEPTION OF THE FUND IN 1997
The OHFA Administered Restoring Stability Program Assists 15,914 Homeowners with Over $224 million in assistance.

The Ohio Homeowner Assistance LLC, an OCCH affiliate, serves as the fiscal agent for The Ohio Housing Finance Agency’s Restoring Stability program, part of The Hardest Hit Fund (HHF) program established by the Federal Government in February 2010 which provides targeted aid to families hit hard by the economic and housing market downturn. The State of Ohio received $570 million of HHF to help address the foreclosure crisis. This seven-year program, at the end of 2013, has assisted 15,914 homeowners with over $224 million in assistance.

$224 MILLION + DISTRIBUTED IN HOMEOWNER ASSISTANCE

TOTAL DISBURSED AT 12/31/13

<table>
<thead>
<tr>
<th>Program</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rescue Payment Assistance Program</td>
<td>$108,539,763.89</td>
</tr>
<tr>
<td>Mortgage Payment Assistance Program</td>
<td>$74,007,803.31</td>
</tr>
<tr>
<td>Modification with Contribution Assistance Program</td>
<td>$11,884,437.76</td>
</tr>
<tr>
<td>Lien Elimination Assistance</td>
<td>$10,947,746.43</td>
</tr>
<tr>
<td>Transition Assistance Program</td>
<td>$165,000.00</td>
</tr>
<tr>
<td>Homeownership Retention Assistance</td>
<td>$3,632,649.73</td>
</tr>
<tr>
<td>Homeowner Stabilization Assistance Program</td>
<td>$15,000,000.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$224,177,401.12</strong></td>
</tr>
</tbody>
</table>

Reasons for Assistance

- 7,395 Unemployment
- 2,551 Underemployment
- 274 Medical Condition
- 1,187 Divorce
15,914 HOMEOWNERS ASSISTED TO DATE

- 15,842 promissory notes received and entered into application. OHA prepares all lien releases for these notes.
- $7M+ returned by servicers causing 4,484 adjustments to homeowner accounts
- 10,000+ 1098s issued for 2013
- 1,264 loan modifications processed
- 528 servicers/taxing agencies /HOAs paid
- 724 lien releases and subordinations completed

AVERAGE HOMEOWNER ASSISTANCE:
$13,520

LIMIT PER HOMEOWNER:
$35,000

NUMBER OF HOMEOWNERS ASSISTED IN 2013

6,815 TO ALL 88 COUNTIES IN OHIO
MISSION

The mission of Ohio Capital Corporation for Housing is to cause the construction, rehabilitation, and preservation of affordable housing in Ohio.