

2013

Annual Report

OHIO CAPITAL CORPORATION
FOR HOUSING



*Celebrating Twenty-five Years
of Partnerships*

▶ IMPACTING LIVES AND COMMUNITIES ◀



Abigail Apartments
Cincinnati, Ohio



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25 YEARS of PARTNERSHIP



Dan Slane, *OCCH Board Chair*

Hal Keller, *OCCH President*

CELEBRATING 25 YEARS WITH OUR PARTNERS

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:

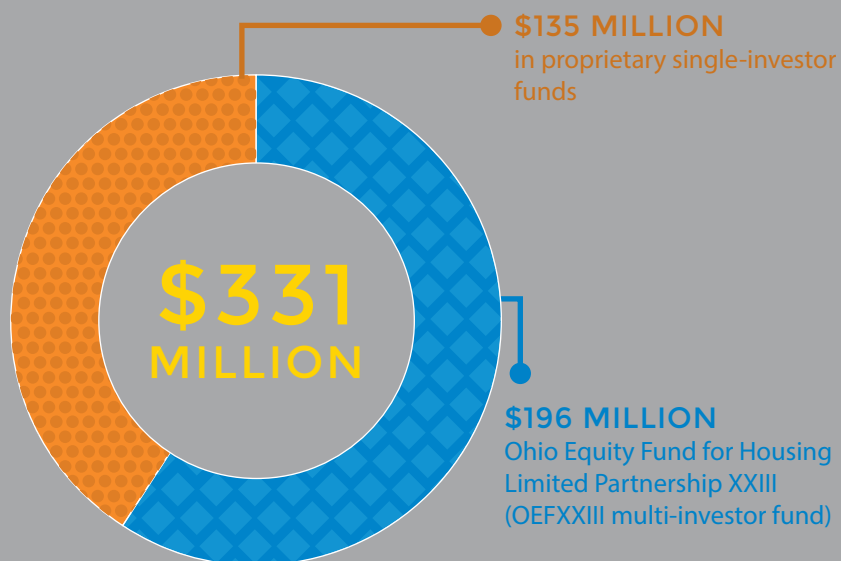
- Ohio Capital Finance Corporation— Our Community Development Financial Institution (CDFI) lending arm providing predevelopment funding, acquisition financing, equity bridge financing and permanent financing to our partners
- Community Properties of Ohio (CPO)—Property management affiliate specializing 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



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

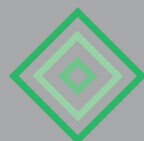
Held 38 orientation meetings for new projects completing construction and entering lease up

THE OHIO HOUSING CONFERENCE

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

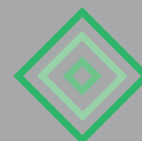
MORE THAN **200**
PARTNERS ATTENDED

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

Sheppard Square B
Louisville, Kentucky



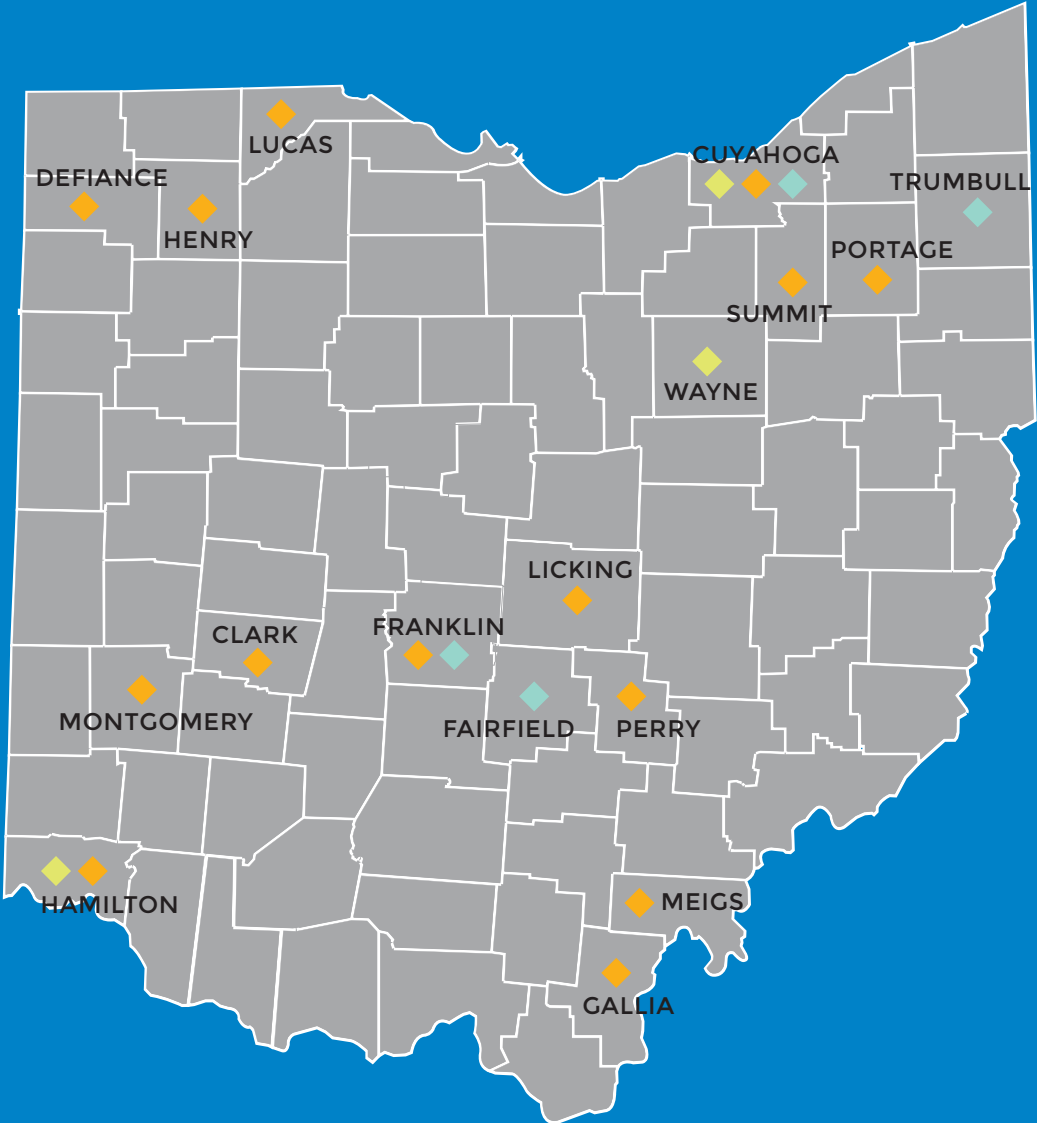
Sheppard Square B
Louisville, Kentucky



Raceland Meadows
Raceland, Kentucky



2013 OHIO INVESTMENTS



- HUNTINGTON FUND IV
- FUND XXII
- FUND XXIII
- FIFTH THIRD FUND IV

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
Heatly Crossing

HAMILTON COUNTY, OH
Oak Park Apartments
Losantiville 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

OCCH MISSION-RELATED ACTIVITIES

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

cpo  **management**
community properties of ohio

COMMUNITY PROPERTIES OF OHIO



OCIC
OHIO CAPITAL
IMPACT
CORPORATION

OHIO CAPITAL IMPACT CORPORATION

CELEBRATED
10th anniversary

- ◆ 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

- ◆ 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



OHA

OHIO HOMEOWNER ASSISTANCE

 **\$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



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
- ◆ Inspected 4,500 units of housing
- ◆ Produced 50+ Critical Notebook Binders (and Orientation meetings)
- ◆ Held Manager & Maintenance Conference
- ◆ Processed 2,000 Quarterly Reports

25 YEARS of INVESTMENT

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.

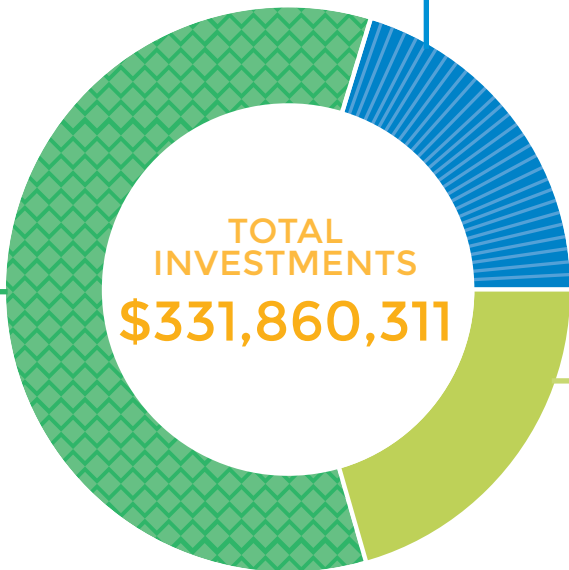
OHIO EQUITY FUND XIII INVESTORS

JPMorgan Capital Corporation	\$40,000,000
Key CDC	\$30,000,000
Northwestern Mutual Life Insurance	\$24,625,000
Huntington CDC	\$20,000,000
Fifth Third CDC	\$15,000,000
BB&T	\$15,000,000
US Bancorp CDC	\$15,000,000
FirstMerit Bank NA	\$10,000,000
Park National Bank	\$7,000,000
Charter One Bank	\$5,000,000
Westfield Bank	\$5,000,000
First Federal of Lakewood	\$3,000,000
☼ Cortland Bank	\$2,000,000
Citizens Bank	\$1,000,000
☼ First Financial Bank	\$1,000,000
WesBanco Bank	\$1,000,000
☼ First Merchants Bank	\$500,000
☼ RiverHills	\$500,000
Waterford Bank	\$500,000
TOTAL	\$196,125,000

☼ New Investor

PROPRIETARY FUND INVESTORS

Huntington CDC	\$40,300,000
Fifth Third CDC	\$27,400,000
TOTAL	\$67,700,000



SECONDARY SALE
\$68,035,311

AFFORDABLE HOUSING INVESTMENT

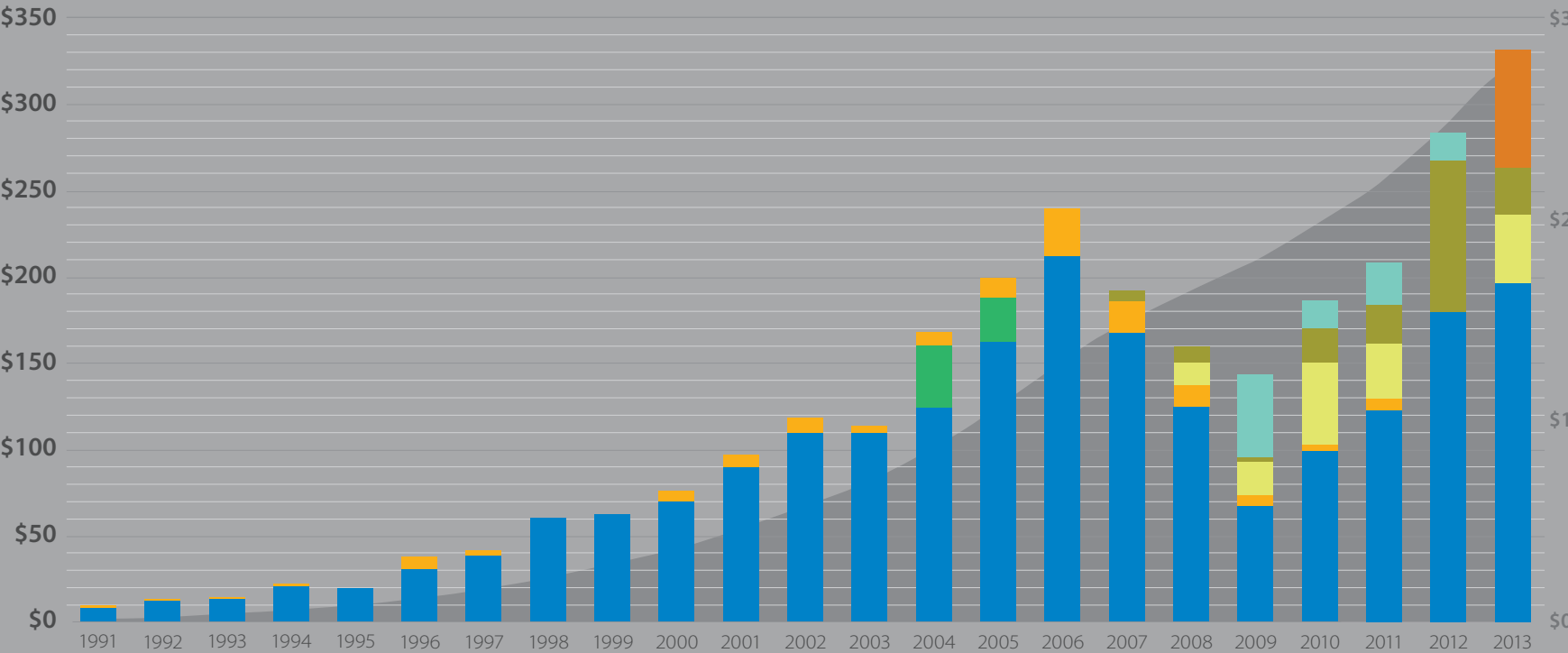
TOTAL EQUITY RAISED
SECONDARY SALE
NATIONWIDE INVESTMENT

FIFTH-THIRD INVESTMENT
HUNTINGTON INVESTMENT
SIDE-BY-SIDE INVESTMENTS

CPO FUNDS
MULTI-INVESTOR FUNDS

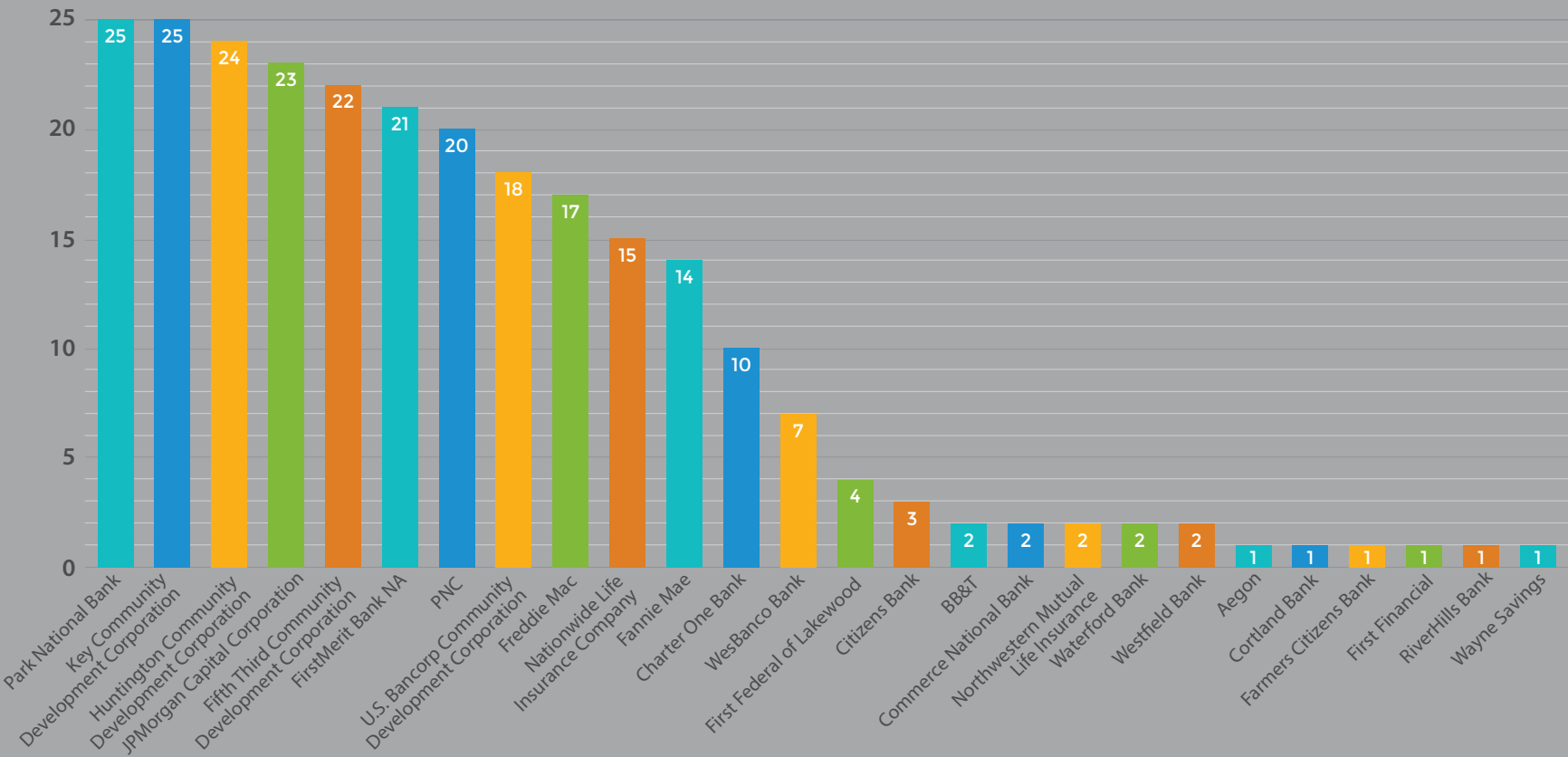
Annual Dollars Raised
in Millions

Cumulative Dollars Raised
in Billions



INVESTORS

NUMBER OF FUNDS INVESTED The Ohio Equity Funds for Housing Limited Partnerships and/or Community Properties Funds for Housing I and II



Property Management: CPO

Lending: OCFC

Philanthropy: OCIC

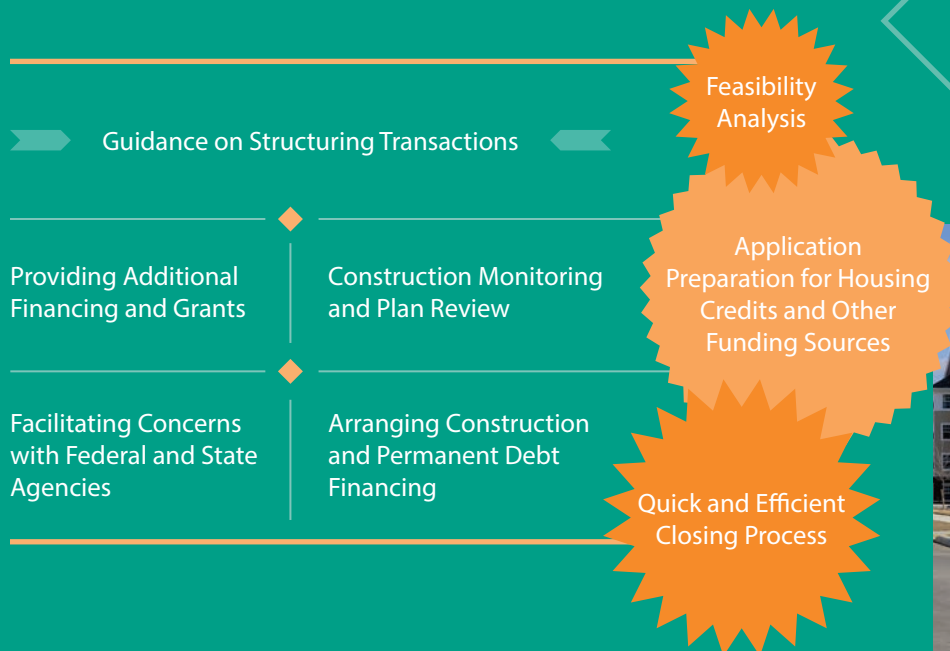
Foreclosure Mitigation: OHA

25 YEARS — of — CONSTRUCTION, REHABILITATION, & DEVELOPMENT

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:*



Delaware Place
Delaware, Ohio



Collingwood Green
Toledo, Ohio



Delaware Place
Delaware, Ohio

OHIO PORTFOLIO MAP





FINANCIAL STATEMENTS

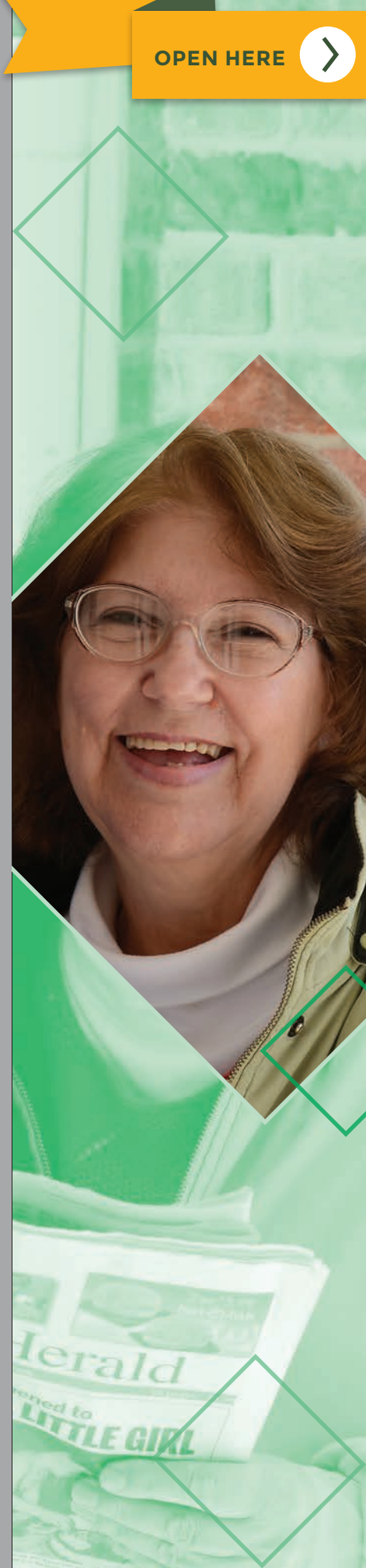
December 31, 2013 (unaudited), 2012 (audited)

STATEMENT OF FINANCIAL POSITION - PARENT COMPANY

ASSETS	2013	2012
Unrestricted Cash	27,495,211	25,725,847
Restricted Cash	18,899,118	17,609,697
Accounts Receivable (net of allowance)	1,443,989	887,679
Office Furniture and Equipment, net of accumulated depreciation	120,568	100,978
Other Assets	2,148,728	527,829
Investment in Operating Entities	14,027,240	13,020,208
	\$64,134,854	\$57,872,238
LIABILITIES AND NET ASSETS		
Accounts Payable	169,265	253,559
Other Accrued Expenses and Liabilities	3,658,145	3,526,714
Deferred Income	9,634,191	7,973,868
Project Partnership Cash Reserves	2,074,616	2,293,613
Mortgage and other notes payable	25,199	26,299
Grants Payable-Resident Development Fund	215,079	539,573
	\$15,776,495	\$14,613,626
NET ASSETS	48,358,359	43,258,612
	\$64,134,854	\$57,872,238

STATEMENT OF ACTIVITIES - PARENT COMPANY

REVENUES	2013	2012
Acquisition and Consulting Fee	19,158,702	16,860,863
Other	5,934,959	5,364,548
	\$25,093,661	\$22,225,411
EXPENSES		
Program Services	19,044,303	19,915,896
General and Administrative	1,002,332	945,863
Gain from Investment in Affiliated Entities	(52,721)	(5,760,726)
	\$19,993,914	\$15,101,033
CHANGE IN NET ASSETS	\$5,099,747	\$7,124,378



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.

Washington Court
Apartments
Washington Court
House, Ohio



Washington Court Apartments
Washington Court House, Ohio









OCCH STAFF

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

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. Gollhofer
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 Gollhofer, Jerry Grier

10th cpo management

Anniversary community properties of ohio

FOUNDED IN
2003

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 Management 10th anniversary event, May 22, 2013
at the historic Lincoln Theater

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.

Marsh Run Apartments,
184 units in Columbus, OH



Greater Linden
Homes, 39 units
in Columbus, OH

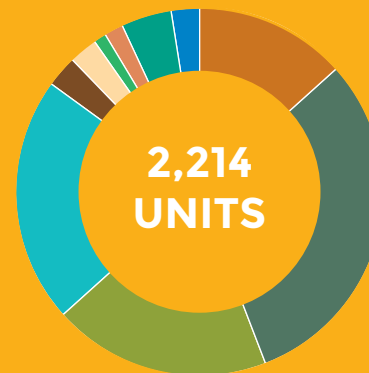
Emerald Glen,
130 units in
Columbus, OH



George's Creek,
120 units in Canal
Winchester, OH



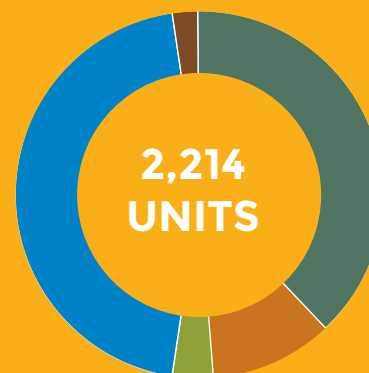
2013 PORTFOLIO BY SUBSIDY/FUNDING SOURCE



LIHTC - Low-Income Housing Tax Credit
NSP - Neighborhood Stabilization Program
S+C - Shelter Plus Care
PBVP - Project-Based Voucher Program

- SECTION 8/LIHTC 299 units
- SECTION 8/LIHTC & HOME 683 units
- NO SUBSIDY/LIHTC 424 units
- NO SUBSIDY/LIHTC & HOME 477 units
- LIMITED PBRA/LIHTC & NSP 62 units
- NO SUBSIDY/NSP 54 units
- S+C/LIHTC 25 units
- PBVP/LIHTC 40 units
- PBVP 100 units
- MARKET RATE 50 units

2013 PORTFOLIO BY HOUSING TYPE



- MULTIFAMILY, PROJECT-BASED SECTION 8 843 units
- SENIOR/DISABLED, PROJECT-BASED SECTION 8 239 units
- SPECIAL NEEDS 75 units
- AFFORDABLE, LIHTC & MARKET RATE 1007 units
- MANAGEMENT COMPANY OF RECORD 50 units

VALUED
HOUSING
PARTNERS

Community
Development
for
All People

Homes
on the Hill

Franklinton
Development
Association
franklinton.org

eliminating racism
empowering women
ywca
northwest ohio

homeport
Rental Living
by Columbus Housing Partnership

COLUMBUS METROPOLITAN
HOUSING AUTHORITY
COMMUNITY. COMMITMENT. COLLABORATION.



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.

COMMUNITY PROPERTIES OF OHIO STAFF

PG 17



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.

EVICTON 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.

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.

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.

SUCCESSFUL CHILDREN

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

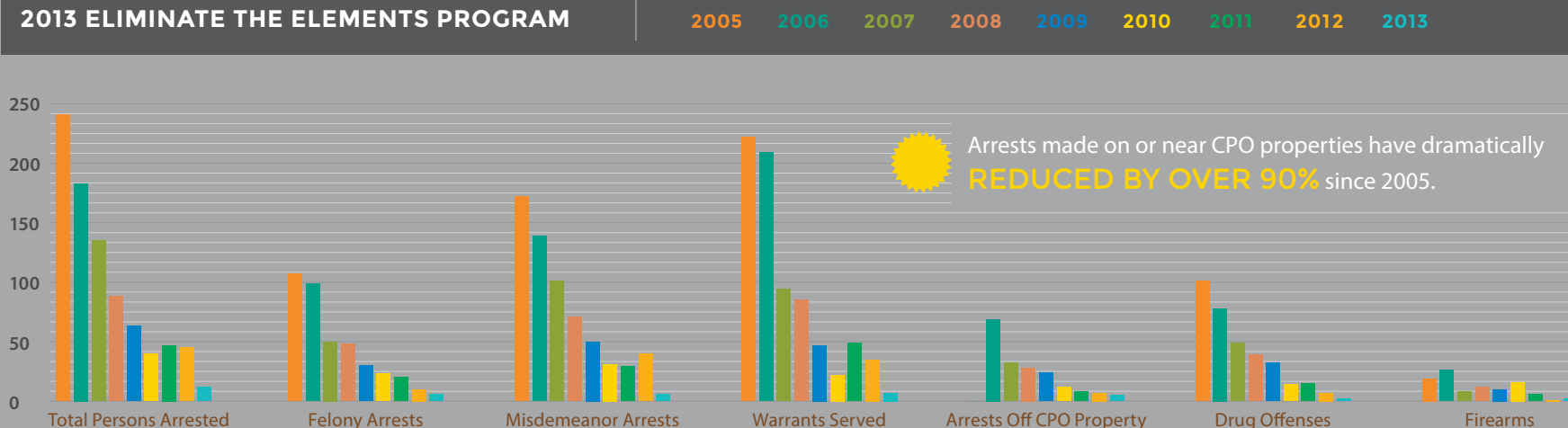
RESIDENT GROWTH

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

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



CPO IMPACT 2013 FUNDERS



Property Management: CPO

Lending: OCFC

Philanthropy: OCIC

Foreclosure Mitigation: OHA



FOUNDED IN
2002

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.

OPERATES THREE REVOLVING LOAN FUNDS

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

OCFC ACCOMPLISHMENTS 2002 - 2013

16,190
UNITS FINANCED

45% of which were
preservation

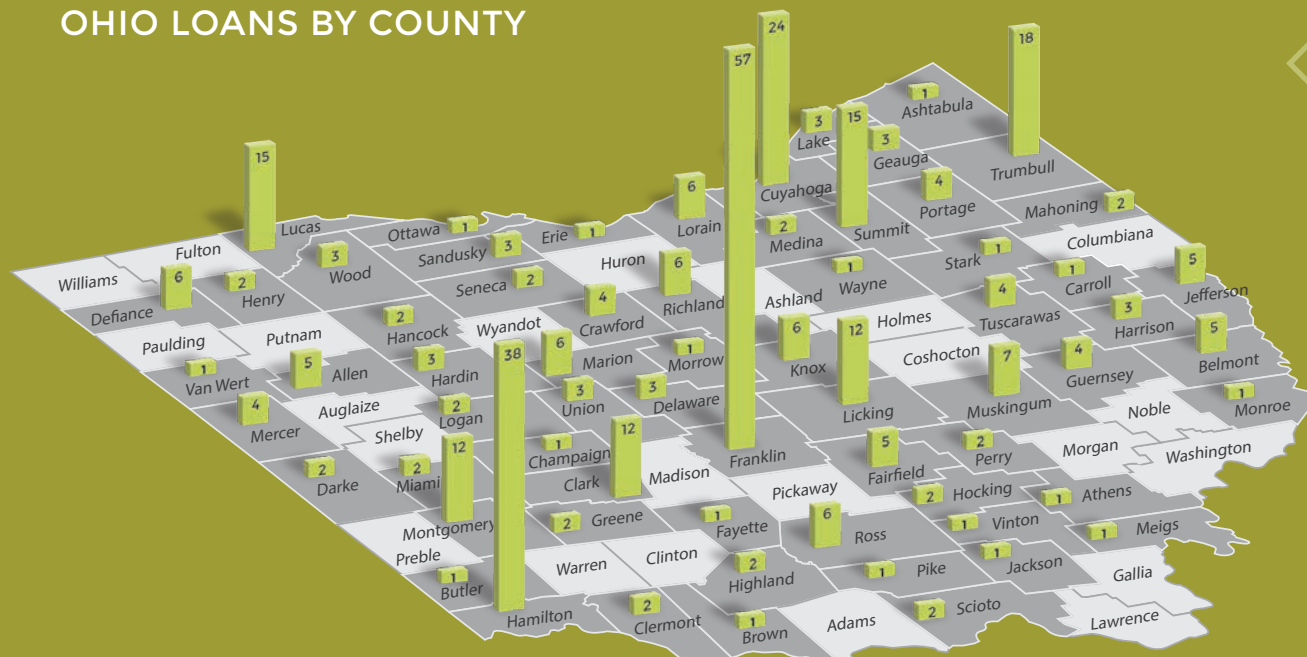
OCFC received a **\$1,347,000**
2013 CDFI FINANCIAL ASSISTANCE AWARD

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

OHIO LOANS BY COUNTY



Collingwood Green
Toledo, Ohio

NEW

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



PARTICIPANTS & INVESTORS IN OCFC SPONSORED LOAN FUNDS

PNC Community Development Company, LLC	\$11,000,000
Community Development Financial Institution (CDFI) Fund	\$6,000,000
Huntington Community Development Corporation	\$5,000,000
Fifth Third Bank	\$4,000,000
Key Community Development Corporation	\$4,000,000
Nationwide Bank	\$4,000,000
Ohio Housing Finance Agency	\$4,000,000
The John T. and Catherine D. MacArthur Foundation	\$4,000,000
U.S. Bancorp Community Development Corporation	\$3,500,000
WesBanco Bank Inc.	\$2,500,000
National Cooperative Bank	\$1,000,000
RiverHills Bank	\$500,000
TOTAL FUNDS AVAILABLE FOR LENDING	\$49,500,000

Lending: OCFC

Philanthropy: OCIC

Foreclosure Mitigation: OHA

Member of:



OCFC is a Community Development Financial Institution (CDFI) Entity, as certified by the United States Department of the Treasury.



OCIC
OHIO CAPITAL
IMPACT
CORPORATION

FOUNDED IN
2012

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*





University Tower Apartments
Cleveland, Ohio



CAROL MOUNT PETERSON RESIDENT DEVELOPMENT FUND

Last year, the OCIC awarded 53 grants totaling more than \$1million 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)

TRAINING / EDUCATIONAL	\$906,481
Job Readiness	\$688,085
Homeownership Readiness	\$218,396
HEALTH	\$492,494
SOCIAL	\$2,112,208
Afterschool Programs	\$422,159
Community Centers	\$191,785
Kids to Camp	\$1,498,264
FINANCIAL	\$338,103
SERVICES	\$2,424,359
Transportation	\$278,425
Service Coordination	\$1,145,230
Access to Computers	\$746,674
Outdoor Amenities	\$254,030
MISCELLANEOUS	\$121,756
TOTAL	\$6,395,401

373 GRANTS

TOTALING
\$6,395,401

HAVE BEEN AWARDED TO PARTNERS SINCE
THE INCEPTION OF THE FUND IN 1997



OHIO HOMEOWNER ASSISTANCE LLC

FOUNDED IN
2010

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

Rescue Payment Assistance Program	\$108,539,763.89
Mortgage Payment Assistance Program	\$74,007,803.31
Modification with Contribution Assistance Program	\$11,884,437.76
Lien Elimination Assistance	\$10,947,746.43
Transition Assistance Program	\$165,000.00
Homeownership Retention Assistance	\$3,632,649.73
Homeowner Stabilization Assistance Program	\$15,000,000.00
TOTAL	\$224,177,401.12

Cottages of Mechanicsville

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

Collingwood Green
Toledo, Ohio



Abigail Apartments
Cincinnati, Ohio



MISSION

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



OCCH
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CORPORATION
FOR HOUSING

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