ANNA LOUISE INN  CINCINNATI, OHIO

Originally built in downtown Cincinnati in 1909 as a facility that offered young working women secure and affordable housing, the Anna Louise Inn now offers housing to those who are chronically homeless or are at risk of homelessness and have disabilities or substance abuse problems. The new $14 million facility features 85 efficiency apartments—32 units operate with a Section 8 HAP contract, and 53 units provide Shelter Plus Care. Each furnished apartment features air-conditioning, kitchen appliances, private bathroom, sleeping area, and living space. Anna Louise Inn was developed using a combination of Low Income Housing Tax Credits administered through the Ohio Housing Finance Agency, a construction loan through US Bank, the City of Cincinnati in partnership with the U.S. Department of Housing and Urban Development, the Federal Home Loan Bank of Cincinnati, and Cincinnati Union Bethel. OCCH provided equity through the Ohio Equity Cincinnati Fund LLC.

Developer: Cincinnati Union Bethel; Over-the-Rhine Community Housing; Model Property Development, Inc.

General Partner: Cincinnati Union Bethel

Contractor: Model Construction, LLC

Management Company: Brickstone Properties, LLC
EXTRAORDINARY PARTNERSHIPS

Our mission as a financial intermediary is to leverage private capital from corporate investors and provide that capital, along with other services and resources, to affordable housing developers, communities, and residents. In 2015, Ohio Capital Corporation for Housing raised a record $353 million in equity investment to fund over 50 developments throughout Ohio and Kentucky. To date, our many partnerships have allowed us to raise more than $3.5 billion in private capital and invest in more than 40,000 units of affordable housing in more than 725 developments, creating healthy, vibrant, sustainable communities for all. We are grateful to our many extraordinary partners who share our heartfelt mission to impact the lives of our residents by providing quality affordable housing, creating economic opportunities, and empowering those most in need.

EXCEPTIONAL PERFORMANCE IN 2015

We are proud to mark another successful year for OCCH. In addition to raising $353 million through our equity and proprietary funds, the Ohio Capital Finance Corporation loaned a record $93 million for acquisition, predevelopment, and permanent lending. The Ohio Capital Impact Corporation granted more than $2.5 million to partners for resident development, education, and community impact activities. Community Properties of Ohio Management Services broke ground on the second phase of the successful Columbus Scholar House, a unique program that combines housing with education for full-time student parents. CPO Impact Corporation continued to raise funds for various programs that impact residents and their children while assisting them to move beyond poverty.

OCCH advanced key strategic initiatives in 2015 with the formation of HIPK (Housing Investment Partnership of Kentucky)—a partnership with HOPE Kentucky, the Federation of Appalachian Housing Enterprises (FAHE), and the Kentucky Bankers Association to raise and invest corporate equity into quality, sustainable affordable rental housing funded through the Low Income Housing Tax Credit Program administered by our friends at Kentucky Housing Corporation.

The OCCH staff continually seek innovative, flexible ways to engage and assist partners to ensure the long-term performance of their assets. Our property management portfolio continues to excel, maintaining a 3.3% average vacancy rate and 1.28 median debt coverage ratio. The OCCH Training Academy offered 64 courses to more than 1,800 property management partners, and an eLearning platform will be implemented through the Academy this year.

OCCH had an exceptional year, but we are well aware of the many challenges communities and low-income residents of Ohio and Kentucky face. Our job is to strengthen the ability of our partners to impact the lives of our residents and the quality of life in the neighborhoods we serve.

Hal Keller, OCCH President
Dan Slane, OCCH Board Chair
In 2015, OCCH raised a record $353 million in equity investment to fund over 50 developments throughout Ohio and Kentucky. To date, we have invested in more than 40,000 affordable housing units and our portfolio continues to perform at the highest levels. The $280 million Ohio Equity Fund XXV, the largest in OCCH’s history, and the $73 million proprietary funds with Huntington CDC, Fifth Third CDC, Nationwide Life Insurance, and Citizens Bank will produce the greatest impact and provide housing opportunities to low-income families and individuals in our communities.

We thank all our investors who continue to support our mission and celebrate our long-term partnerships. We especially thank our Impact Investors, those who commit a percentage of their equity investment to the Ohio Capital Impact Corporation, which administers philanthropic activities that benefit our residents and neighborhoods.
BEAVER DAM VILLAGE  BEAVER DAM, KENTUCKY

Beaver Dam Village is the new construction of 40 units of affordable senior housing in Ohio County, Kentucky. Beaver Dam Village features two-bedroom, garden style apartments located in five buildings. Beaver Dam Village offers residents Energy Star windows, fans, and fixtures, and water heaters. Each home includes a range, refrigerator, central air conditioning, dishwasher, and washer/dryer hookups. The community also features onsite management, a playground, and a community room. The Audubon Area Community Services, Inc. provides individual case management to the residents. Beaver Dam was developed using a combination of Low Income Housing Tax Credits administered through the Kentucky Housing Corporation (KHC), a KHC HOME loan, KHC Trust funds, a Federal Home Loan Bank grant, and a construction loan provided by Cecilian Bank. Equity investment was provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXV.

Developer: Wabuck Development Company, Inc.; Audubon Area Community Services, Inc.
Management Company: Homeland, Inc.
General Partner: Audubon Area Community Services, Inc.
Contractor: Clayton Watkins Construction, Inc.

*Multi-project preservation fund: Investors include Fifth Third CDC and Huntington CDC
Ashland County
Ashland Village, Ashland

Clark County
Tubman Towers, Springfield

Columbiana County
Blossom Hill Elderly Housing LP, East Liverpool

Crawford County
Lincoln Meadows, Bucyrus

Cuyahoga County
Langston Commons, Cleveland
Villa Serena, Mayfield Heights
Westerly I, Lakewood

Defiance County
Clinton Circle Apartments, Defiance

Franklin County
Columbus Scholar House, Columbus
YWCA Griswold Building Renovation, Columbus

Hamilton County
Broadway Square III, Cincinnati
Cary Crossing, Mt. Healthy
Cutter Apartments, Cincinnati
Market Square, Cincinnati
Parkway Apartments, Cincinnati
Walnut Court, Cincinnati

Hocking County
Logan Terrace, Logan

Huron County
Nickel Plate Plaza, Bellevue

Jackson County
Apple Hill Apartments, Jackson

Lake County
Abbot's Manor, Willoughby

Lucas County
New Towne, Toledo

Madison County
Londonerry Apartments, London

Medina County
RHM Manor, Brunswick

Miami County
Staunton Commons II, Troy

Montgomery County
Roosevelt Homes II, Dayton

Muskingum County
Fairway Vista, Nashport
Valley View Place, Falls Twp

Ottawa County
Perry’s Glen, Port Clinton

Pike County
Waverly Manor, Waverly

Preble County
Residences at Eagles Point, Eaton

Sandusky County
Commons at Little Bark Creek, Fremont
Hayes Manor, Fremont
Hayes Meadows, Fremont

Seneca County
Fostoria Townhomes, Fostoria

Summit County
The Commons at Madaline Park II, Akron
Spring Hill Apartments - Phase I, Akron

Trumbull County
Parkman Landing for Seniors, Warren

Vinton County
Vinton Green, McArthur
RESIDENTS OF HAWTHORNE GROVE  COLUMBUS, OHIO

OHIO EQUITY FUND XXV INVESTORS

<table>
<thead>
<tr>
<th>#</th>
<th>Investor</th>
<th>Amount</th>
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<tr>
<td>25</td>
<td>JPMorgan Capital Corporation</td>
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<tr>
<td>20</td>
<td>US Bancorp CDC</td>
<td>$40,000,000</td>
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<tr>
<td>26</td>
<td>Huntington CDC</td>
<td>$35,000,000</td>
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<tr>
<td>16</td>
<td>Nationwide Life Insurance Company</td>
<td>$30,000,000</td>
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<tr>
<td>27</td>
<td>Key CDC</td>
<td>$25,000,000</td>
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<tr>
<td>24</td>
<td>Fifth Third CDC</td>
<td>$20,000,000</td>
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<tr>
<td>4</td>
<td>BB&amp;T</td>
<td>$20,000,000</td>
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<tr>
<td>23</td>
<td>FirstMerit Bank CDC</td>
<td>$12,000,000</td>
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<td>3</td>
<td>First Financial Bank</td>
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<td>27</td>
<td>Park National Bank</td>
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<tr>
<td>1</td>
<td>FCBank, Division of CNB Bank</td>
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<tr>
<td>3</td>
<td>Waterford Bank</td>
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<tr>
<td>2</td>
<td>Cortland Banks</td>
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<td>8</td>
<td>WesBanco Bank</td>
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<td>6</td>
<td>Civista Bank</td>
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<td>The Citizens Bank</td>
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<td>Heritage Bank</td>
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<td>LCNB National Bank</td>
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<td>1</td>
<td>Talmer Bank</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>1</td>
<td>Stock Yards Bank &amp; Trust</td>
<td>$1,000,000</td>
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<tr>
<td>2</td>
<td>Peoples Exchange Bank</td>
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<td></td>
<td><strong>TOTAL</strong></td>
<td><strong>$280,000,000</strong></td>
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| #  | Number of Funds Invested |

PROPRIETARY FUND INVESTORS

<table>
<thead>
<tr>
<th>Investor</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Huntington CDC</td>
<td>$35,966,392</td>
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<td>Fifth Third CDC</td>
<td>$22,482,577</td>
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<tr>
<td>Nationwide Life Insurance Company</td>
<td>$6,107,418</td>
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<tr>
<td>Citizens Bank</td>
<td>$8,930,889</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$73,400,000</strong></td>
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EQUITY RAISED IN 2015: $353 MILLION

79%  Ohio Equity Fund XXV: $280 Million
20.8%  Proprietary Funds: $73.4 Million
OCCH’s unique level of technical services and extremely competitive pricing allows us to invest in a significant percentage of the LIHTC properties in Ohio and Kentucky. As the housing industry evolves, OCCH continues to impact development with our thorough knowledge of local markets and the current investment environment.

CLOSED
$300 MILLION
of investment into 50 projects

MAINTAINED STRONG MARKET SHARE IN OHIO AND KENTUCKY DESPITE INCREASED COMPETITION

CLOSED $73.4 MILLION in single-investor funds

CLOSED A UNIQUE, COMPLICATED MULTI-PROJECT BOND TRANSACTION
MAJORS CROSSING  ROCK CREEK, OHIO

Majors Crossing is a 40-unit newly constructed, garden-style townhouse community for families in Ashtabula County. There are 10 one-bedroom homes and 30 two-bedroom homes spread between seven residential buildings, and one community/leasing building. Amenities include a community building with a multi-purpose room and a kitchenette, laundry facilities, playgrounds, garden area, on-site rental management office, library with computer center, extra storage and parking. Each home is wired for high-speed internet and cable/satellite, and features Energy Star appliances, garages with openers, ceiling fans, and washer/dryer hookups. Financing includes Low Income Housing Tax Credits and a bridge loan administered through the Ohio Housing Finance Agency, a permanent loan through Bellwether Enterprise, and equity provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXIV.

Developer: Woda Group, Inc.
Management Company: Woda Management & Real Estate, LLC
General Partner: Woda Group, Inc.
Contractor: Woda Construction, Inc.
In addition to providing competitive pricing and deal terms, OCCH works closely with partners from underwriting through construction completion, providing:

QUALITY UNDERWRITING with an emphasis on problem-solving and strengthening deals both financially and physically.

FREE TECHNICAL SERVICE TO DEVELOPERS both for-profit and nonprofit, assistance with deal structuring, feasibility analysis, application preparation, and securing additional funding when needed.

AN ONLINE CLOSING PROCESS THAT IS EFFICIENT AND USER-FRIENDLY

A CONSTRUCTION MANAGEMENT TEAM that provides support and oversight during the critical pre-closing and construction phase.

Through OCCH’s commitment to excellence, we have created strong long-lasting relationships with developers, bankers, investors, the Ohio Housing Finance Agency, the Kentucky Housing Corporation, the U.S. Department of Housing and Urban Development, local government agencies, and other key stakeholders.
SHEPPARD ACD  LOUISVILLE, KENTUCKY

Sheppard ACD is located in Louisville’s historic Smoketown neighborhood, once home to Muhammad Ali who trained at the former Presbyterian Community Center. The $24 million development is part of the Louisville Metro Housing Authority’s larger $141.8 million redevelopment of the existing Sheppard Square public housing property. Sheppard ACD contains 75 affordable housing units, 12 non-tax credit public housing units, and 40 market-rate units. Building types consist of a mix of single-family homes and duplexes, semi-detached and row townhouses, and multi-family apartment buildings designed to complement the architecture in the Smoketown neighborhood. The development features on-site management, a sport court, playground, clubhouse, community room, picnic area, and laundry facilities. Sheppard ACD was developed using a combination of Low Income Housing Tax Credits and bond financing administered through the Kentucky Housing Corporation, a construction loan and Capital Funds from Louisville Metro Housing Authority, and Hope VI funds. Equity investment was provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXIV.

Developer:
Louisville Metro Housing Authority

Management Company:
CT Associates

General Partner:
Louisville Metro Housing Authority

Contractor:
Kesco Construction, TC Sang
### STATEMENT OF FINANCIAL POSITION
#### PARENT COMPANY

<table>
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<tr>
<th>Assets</th>
<th>2015</th>
<th>2014</th>
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<tbody>
<tr>
<td>Unrestricted Cash</td>
<td>32,854,608</td>
<td>28,775,189</td>
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<tr>
<td>Restricted Cash</td>
<td>21,872,894</td>
<td>21,520,717</td>
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<td>Accounts Receivable (net of allowance)</td>
<td>4,708,153</td>
<td>4,433,575</td>
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<tr>
<td>Office Furniture and Equipment, net of accumulated depreciation</td>
<td>260,056</td>
<td>122,314</td>
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<td>Other Assets</td>
<td>1,765,840</td>
<td>1,774,864</td>
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<td>Investment in Operating Entities</td>
<td>23,713,245</td>
<td>18,016,359</td>
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<td><strong>Total Assets</strong></td>
<td><strong>$85,174,796</strong></td>
<td><strong>$74,643,018</strong></td>
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<table>
<thead>
<tr>
<th>Liabilities and Net Assets</th>
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<td>Accounts Payable</td>
<td>150,167</td>
<td>239,772</td>
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<td>Other Accrued Expenses and Liabilities</td>
<td>5,977,870</td>
<td>4,149,110</td>
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<td>Deferred Income</td>
<td>12,711,851</td>
<td>12,292,869</td>
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<td>Project Partnership Cash Reserves</td>
<td>1,968,752</td>
<td>1,998,242</td>
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<td>Mortgage and Other Notes Payable</td>
<td>22,899</td>
<td>24,199</td>
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<td>Grants Payable-Resident Development Fund</td>
<td>7,637</td>
<td>31,940</td>
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<td><strong>Total Liabilities</strong></td>
<td><strong>$20,839,176</strong></td>
<td><strong>$18,736,132</strong></td>
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<th>Net Assets</th>
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<tr>
<td></td>
<td>64,335,620</td>
<td>55,906,886</td>
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| **Total Net Assets**                | **$85,174,796** | **$74,643,018** |

### STATEMENT OF ACTIVITIES
#### PARENT COMPANY

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<tr>
<th>Revenues</th>
<th>2015</th>
<th>2014</th>
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<tbody>
<tr>
<td>Acquisition and Consulting Fees</td>
<td>20,886,954</td>
<td>16,686,552</td>
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<tr>
<td>Other</td>
<td>7,834,180</td>
<td>7,657,407</td>
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<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$28,721,134</strong></td>
<td><strong>$24,343,959</strong></td>
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<tr>
<th>Expenses</th>
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<tbody>
<tr>
<td>Program Services</td>
<td>24,633,812</td>
<td>19,877,496</td>
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<tr>
<td>General and Administrative</td>
<td>984,742</td>
<td>784,726</td>
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<tr>
<td>Loss (Gain) from Investment in Affiliated Entities</td>
<td>(5,326,154)</td>
<td>(2,786,964)</td>
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<td><strong>Total Expenses</strong></td>
<td><strong>$20,292,400</strong></td>
<td><strong>$17,875,258</strong></td>
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<th>Change in Net Assets</th>
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<tr>
<td></td>
<td>$8,428,734</td>
<td>$6,468,701</td>
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</table>
Daniel M. Slane  
Chairperson  
Owner,  
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  
President & CEO, East Akron Neighborhood Development Corporation

Jeanne M. Golliher  
President & CEO, Cincinnati Development Fund

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

John Lee  
Senior Vice President, First Southwest

Richard L. McQuady  
Director, Office of Affordable Housing, City of Lexington

Angela M. Mingo  
Community Relations Director, Nationwide Children’s Hospital

Michael D. Saad  
Partner, Squire Patton Boggs (US) LLP
HARBOR TOWN SENIOR RESIDENCE
PERRYSBURG, OHIO

Harbor Town Senior Residence is the first senior tax credit development in Perrysburg, Ohio. The $11 million 69-unit new construction development features one-and two-bedroom units with accessible and universal design features, energy efficient design, and modern amenities, including on-site management, a community room with kitchenette, computer center, laundry facilities, fitness and theater rooms, community gardens, picnic shelter and outdoor seating areas. Homes contain a range, carpet, refrigerator, central air conditioning, garbage disposal, dishwasher, window blinds, kitchen pantry, walk-in closets, linen closets, and a breakfast bar. MV Residential Property Management provides service coordination to the residents. Financing includes a combination of Low Income Housing Tax Credits and a Housing Development Loan administered by the Ohio Housing Finance Agency, a construction loan and permanent USDA 538 financing provided by River Hills Bank, predevelopment loan from the Ohio Capital Finance Corporation and equity investment provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXIV.

Developer:
MV Residential Development

Management Company:
MV Residential Property Management, Inc.

General Partner:
MV Communities, Ltd.; WSOS Community Action Commission

Contractor:
MV Residential Construction, Inc.

STONE RIDGE VILLAGE
LOUISVILLE, OHIO

Stone Ridge Village is an $8 million senior development that features 40 two-bedroom units, 3 laundry areas, a fitness room, library and computer room, multi-purpose room, lounge and lobby, and an outdoor patio area. All homes incorporate energy efficient design and meet the Enterprise Green Communities and Universal Design criteria. Amenities include window blinds, ceiling fans, air conditioning, extra storage, carpet, intercom/emergency call systems, and sizeable storage spaces and closets. Stone Ridge Village was developed using a combination of Low Income Housing Tax Credits administered through the Ohio Housing Finance Agency (OHFA), a construction loan through Huntington National Bank, an Ohio Housing Trust Fund loan through OHFA, HOME funding through Stark County, AHP funds through the Federal Home Loan Bank and funding from USDA Rural Development. Equity investment was provided by Ohio Capital Corporation for Housing, Ohio Equity Fund Nationwide Fund III LLC.

Developer:
Testa Enterprises

Management Company:
Testa Real Estate Management Group

General Partner:
Testa Enterprises; ICAN

Contractor:
Testa Builders
Templin-Bradley Co. Lofts is a 30-unit rehabilitation mixed income, adaptive reuse project in Cleveland’s Gordon Square Arts District. The historic building once housed Templin-Bradley Co.—once the country’s largest distributor of bulbs and seeds. The $8 million redevelopment features 18 one-bedroom units, 4 two-story live-work units (lower level open for work space, upper level for living area), and 8 two-bedroom units of family housing. The project includes 15 low-income housing tax credit units and 15 market-rate units located within a single building. Some of the units contain private balconies, skylights, open-concept floor plans, high-end finishes, exposed brick walls and wood flooring. Templin-Bradley Co. Lofts was developed using a combination of Low Income Housing Tax Credits administered through the Ohio Housing Finance Agency, federal historic tax credits administered by the Ohio Historic Preservation Office, state historic tax credits administered by the Ohio Development Services Agency, a construction loan through Huntington National Bank, funding from the City of Cleveland, an HDAP loan through OHFA, a grant through the National Endowment for the Arts and the Northcoast Brownfield Coalition, and a predevelopment loan through the Ohio Capital Finance Corporation. Equity investment was provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXIV.

Developer:
Detroit Shoreway Community Development Organization
Management Company:
Cleveland Housing Network
General Partner:
Detroit Shoreway Community Development Organization
Contractor:
Marous Brothers Construction
HAWTHORNE GROVE
COLUMBUS, OHIO

Hawthorne Grove is a 3-story building featuring 40 one-bedroom apartments in an environment that supports recovery and housing retention for residents suffering mental disabilities. The $6.9 million new construction project was developed in partnership with the Franklin County ADAMH Board and Ohio Department of Mental Health and Addiction Services (ODMHAS). Located in a Columbus Downtown Development Commission region and a local historic district, Hawthorne Grove provides on-site management, a community room, a computer center, a library, laundry facilities, and a fitness center for the residents. Each apartment contains a range, refrigerator, window treatments, intercom system, microwave, central air conditioning, and ceiling fan. Hawthorne Grove was developed using Low Income Housing Tax Credits and Tax Exempt Bonds administered by the Ohio Housing Finance Agency and underwritten through Huntington National Bank. Other funding includes City of Columbus and Franklin County HOME funds, a Federal Home Loan Bank AHP grant, and ODMHAS and ADAMH capital funds. Equity was provided by the Ohio Capital Corporation for Housing, Ohio Equity Fund Nationwide Fund III LLC.

TREVARREN FLATS I
CINCINNATI, OHIO

For over 130 years, the Trevarren buildings have anchored the nationally registered Peebles Corner Historic District in Walnut Hills in Cincinnati, Ohio. These extraordinary structures are some of the most recognizable buildings in the local community. Trevarren Flats I is the $9.1 million first phase historic preservation and revitalization of 30 residential market-rate apartments and over 7,200 square feet of retail and office space, plus an additional 7,102 square feet of commercial space in the basement. Trevarren Flats I features an intercom and door release system, bamboo hardwood flooring, ceramic tile floors in kitchens and bathrooms, new kitchen cabinets, granite countertops, high efficiency central A/C and heating, new Energy Star appliances, new windows and coverings, and ceiling fans. Financing sources for Trevarren Flats I include Federal and State Historic Tax Credits, funding through Fifth Third Bank, Walnut Hills Redevelopment Foundation, The City of Cincinnati, Cincinnati Development Fund, and Ohio Capital Finance Corporation. Equity investment was provided by Ohio Capital Corporation for Housing, Ohio Equity Fund Fifth Third Fund IV LLC.

Developer:
Model Property Development, Inc.

Management Company:
Brickstone Properties, LLC

General Partner:
The Model Group, Inc.; Walnut Hills Redevelopment Foundation

Contractor:
Model Construction LLC

Developer,
Management
Company,
General Partner:
Community Housing Network, Inc.
KENMORE PLACE AKRON, OHIO

Kenmore Place opened its doors to area seniors in Akron after the recent completion of the new $7 million, 40-unit community. Built on the site of the former Heminger Elementary School, the three-story building contains 20 one-bedroom apartments and 20 two-bedroom apartments. Kenmore Place is located adjacent to a senior center and features on-site management, a fitness center, a community room, laundry facilities, a computer room, a library, a landscaped courtyard, and a rooftop deck. Kenmore Place features Energy Star appliances, emergency call systems, central air conditioning, storage, patios/balconies, washer/dryer hookups, window blinds, and ceiling fans. Kenmore Place was developed using a combination of Low Income Housing Tax Credits and an equity bridge loan administered through the Ohio Housing Finance Agency, a construction loan provided by FirstMerit Bank, City of Akron HOME funds, and funding from the Ohio Capital Finance Corporation. Equity investment was provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXIV and Ohio Equity Fund Citizens Fund I.

ELM COURT APARTMENTS LOGAN, OHIO

Originally constructed in 1973, Elm Court Apartments underwent a $9.8 million rehabilitation, creating 8 two-and-three story buildings with 30 one-bedroom homes, 48 two-bedroom homes, and 8 four-bedroom homes for families and seniors. Elm Court’s two community centers are the heart of the development—featuring customized amenities for families including a great room and kitchen, fitness center, laundry facilities, outdoor porch pavilion, a resident lounge, and storage areas. A community garden with a sitting wall, landscaping, a gazebo, activity path and playground allow all residents interaction and fellowship. Financing includes a combination of Low Income Housing Tax Credits and a Housing Development Loan administered by the Ohio Housing Finance Agency, a construction/permanent loan provided by Bellwether Enterprise, predevelopment loan from the Ohio Capital Finance Corporation and equity investment provided by Ohio Capital Corporation for Housing, Ohio Equity Fund XXIV.

Developer: Buckeye Community Hope Foundation
Management Company: RLJ Management Company
General Partner: Buckeye Community Hope Foundation; East Akron Neighborhood Development Corporation
Contractor: Zumpano and Hansen

Developer: Millennia Housing Development Corporation
Management Company: Millennia Housing Management, Ltd.

General Partner: Millennia Housing Development Corporation; Hocking-Athens-Perry Community Action
Contractor: American Preservation Builders, Inc.
CPO Management began as a $133 million preservation initiative, consisting of the acquisition and rehabilitation of 1,033 subsidized housing units throughout seven urban Columbus neighborhoods. CPO is committed to increased neighborhood safety and stability, while promoting resident growth through effective management and resident services. Today CPO manages 2,787 units, comprised of the original portfolio, third-party managed properties and management-company of record.

SAFETY PROGRAM—ELIMINATE THE ELEMENTS™

In addition to managing and investing in renovating properties, CPO has also been investing in improving safety within its communities. The safety program, Eliminate the Elements™, is a proactive policing and property management strategy that empowers Columbus police officers, working as CPO special duty officers, to address criminal activity on and near CPO properties. Officers are strategically chosen for their knowledge of neighborhoods, focus on current “hotspots” and commitment to CPO’s mission to provide neighborhood safety and stability.

2014–15 CPO MANAGED HOUSING PORTFOLIO

- **36%** Multifamily Project-Based Section 8
- **9%** Senior/Disabled Project-Based Section 8
- **10%** Permanent Supportive Housing / Columbus Scholar House
- **43%** Affordable & LIHTC
In October 2015, CPO Management and development partner Columbus Metropolitan Housing Authority (CMHA) celebrated the groundbreaking of phase II of Columbus Scholar House, an $8.7 million, 38-unit affordable housing community designed to serve low-income student parents who are enrolled full-time and maintain a 2.5+ GPA throughout the program. Columbus Scholar House, located along N. 17th Street in Columbus, will provide affordable housing for very-low and extremely-low income households within four miles of ten local universities. Current and future Columbus Scholar House residents are highly motivated but were formerly at-risk of dropping out of college due to a lack of resources, including affordable housing. The children of these families often lacked essential early childhood development experiences needed for age-appropriate development, school readiness, and future academic success. To address these risks, Columbus Scholar House will support student parents to complete their post-secondary education. The program will also provide resident services and child care opportunities to support parents and their children concurrently, applying a two-generation approach to address generational poverty.

The groundbreaking event included remarks from the project partners, Ohio Capital Corporation for Housing (OCCH), Ohio Housing Finance Agency, Affordable Housing Trust of Columbus and Franklin County, U.S. Department of HUD, The Ohio State University and Columbus State Community College. Columbus City Council President, now mayor, Andrew Ginther, was also in attendance. The Columbus Scholar House development contributes to and supports the revitalization efforts of the Near East Side neighborhood and P.A.C.T. initiative. Construction began in October and is scheduled for completion in the fall of 2016. CPO has and will continue to develop partnerships with all State of Ohio accredited schools to recruit residents who will succeed in the program.
CPO Impact is a 501(c)3 established in 2007 to fund initiatives, support research, and develop interventions to further the mission of Community Properties of Ohio (CPO Management) to provide quality, affordable housing; link residents with resources that stabilize their housing; and move residents beyond poverty where possible. Leveraging stable housing as a platform for future opportunity, CPO Impact applies a two-generation approach working with residents and their children to reduce barriers and facilitate growth and self-sufficiency.

FUNDING SOURCES

- 17% Federal Government
- 3% Local Government
- 8% Reserve
- 2% Fundraising & Other
- 11% United Way
- 19% Foundation Grants
- 25% Partnership Revenues
- 15% OCCH (OCIC)

WHO WE SERVE

We serve individuals and families living in subsidized housing units owned and managed by CPO (the “CPO Initiative”) as well as other low-income families living in CPO-managed affordable housing or similar communities.

TOTAL RESIDENTS: 2,528

CHILDREN AGES 0–5: 833

HOUSEHOLDS: 1,031

HEAD OF HOUSEHOLD

91% African American
87% Female
58% Ages 18–30

ANNUAL INCOME (4 person household)

US Poverty Level

CPO Residents $8,072

2015 HIGHLIGHTS

Family-Centered Community Change (FCCC) initiative

Since 2012, CPO has been a key partner of the Annie E. Casey Foundation FCCC initiative in the Weinland Park neighborhood. This initiative seeks to address poverty by providing accessible, coordinated, and empowering resources and support for children and adults in each family. Other key FCCC partners include Columbus City Schools, Ohio State University, and Godman Guild Settlement House.

PARTNER AGENCIES:

- YMCA of Central Ohio
- Columbus City Schools
- IMPACT Community Action
- Apprisen
- Dress for Success
- Columbus Kids
- Letting Kids Succeed
- Moms2B
- OSU Extension
- The Ohio State University & Schoenbaum Center
- Furniture Bank of Central Ohio
- Godman Guild Settlement House
- Columbus Metropolitan Library
- Corporation for Enterprise Development
275 RESIDENTS IN 4 BUILDINGS

designated for seniors & people with disabilities

COMMUNITY & ENGAGEMENT
Multiple strategies to meet residents where they are and build relationships. These services do not require residents to sign up in advance or commit to anything.

- New move-in visits
- Cookouts
- Evening gatherings with dinner and child care
- Organized activities with neighbors
- Reading circles with young children
- Ready to Read bookmobile
- Drop-in computer lab

RESIDENTS PARTICIPATING IN FAMILY SERVICES:

FAMILY SERVICES

<table>
<thead>
<tr>
<th>Stabilization</th>
<th>Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>622</td>
<td>276</td>
</tr>
</tbody>
</table>

KIDS

COMMUNITY & ENGAGEMENT

STABILIZATION
Support and referrals to help residents stay stable in CPO housing. We proactively engage residents who receive eviction notices and receive additional referrals from property managers or resident themselves.

- Physical and mental health services
- Domestic violence
- Budgeting
- Emergency assistance for rent or utilities
- Housekeeping
- Financial coaching
- Domestic violence
- Budgeting

GROWTH
More intensive programs and services to support children and adults in moving toward self-sufficiency. Residents select which services they want and when.

CHILDREN

<table>
<thead>
<tr>
<th>Service</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPO Building Blocks</td>
</tr>
<tr>
<td>OSU Early Head Start Partnership</td>
</tr>
<tr>
<td>Summer Camp</td>
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</table>

ADULTS

<table>
<thead>
<tr>
<th>Service</th>
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</thead>
<tbody>
<tr>
<td>AmeriCorps</td>
</tr>
<tr>
<td>cpoWORKS</td>
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<tr>
<td>Next Doors</td>
</tr>
<tr>
<td>Financial Coaching</td>
</tr>
<tr>
<td>Pathways to Work</td>
</tr>
<tr>
<td>GED &amp; College Scholarships</td>
</tr>
</tbody>
</table>

REMARKS:
290 individual residents were at-risk of losing their housing at least once due to non payment of rent, utilities, or damages.

101 of these residents engaged with Supportive Services.

94% of these residents avoided eviction.

BINGOCIZE™
73 residents participated in 352 Bingocize™ sessions (average 6.4 sessions per resident).

242 RESIDENTS participated in community-building/engagement activities. Most were in the Weinland Park neighborhood. 149 were CPO residents, including about one-third of CPO residents in Weinland Park.

FUNDERS:

City of Columbus Human Services Department
US Department of Health & Human Services
Nationwide Children's Hospital

OCCH Events
Lending: OCFC
Philanthropy: OCIC
CPO Impact
OCFC began in 2002 as OCCH’s lending affiliate. With a goal of providing new tools for affordable housing lending, OCFC has grown to offer an array of loan products to assist developers of affordable housing. 2015 provided a marked expansion of OCFC products in the marketplace. Through the closing of 67 loans, OCFC assisted with the construction and preservation of 2,586 units in 2015.

OCFC was awarded a 2015 CDFI Financial Assistance Award of $1,653,000 for use in creating a new loan product, the Neighborhood Development Loan (NDL). The NDL is designed to assist in furthering neighborhood development in communities where OCCH is investing in and supporting the production of affordable housing.

OCFC is a Community Development Financial Institution (CDFI) Entity, as certified by the United States Department of the Treasury.
LOAN PRODUCTION DISTRIBUTION
2015 BY NUMBER OF LOANS

2015 HOUSING UNITS
2,586

CLOSED
$93 MILLION
IN LOANS

Y15
Acquisition
Capital Magnet Fund
Permanent
Equity Bridge / Construction
Predevelopment

994
New Construction

958
Rehabilitation

634
Federally Assisted Preservation Units
The Ohio Capital Impact Corporation (OCIC), OCCH’s 501(c)3 philanthropic affiliate, funds programs specifically targeted to benefit neighborhoods and residents where OCCH has investments in affordable housing.

Since the fund’s inception in 2012, OCIC has awarded

MORE THAN $12.8 MILLION IN GRANTS TO PARTNERS

through its 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

COMMUNITY PROPERTIES
IMPACT FUND

The OCIC is funded through OCCH’s retained earnings with support from several of OCCH’s Impact Investors which include Key CDC, JPMorgan Capital Corporation, Huntington CDC, Fifth Third CDC, and Nationwide Life Insurance.

CAROL MOUNT PETERSON RESIDENT DEVELOPMENT FUND

In 2015, the OCIC awarded 59 grants totaling more than $1.3 million in competitive funding through the Carol Mount Peterson Resident Development Fund, providing grants up to $40,000 to partners for the development of programs such as those listed to the right:

484 GRANTS TOTALING $9,114,064

have been awarded to partners since the inception of the Resident Development Fund in 1997

RDF CUMULATIVE TOTAL
AS OF 12/31/15

<table>
<thead>
<tr>
<th>Training / Educational</th>
<th>$1,046,481</th>
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<tbody>
<tr>
<td>Job Readiness</td>
<td>$688,085</td>
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<tr>
<td>Homeownership Readiness</td>
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<td>Health</td>
<td>$1,053,677</td>
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<td>Social</td>
<td>$3,071,297</td>
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<td>Afterschool Programs</td>
<td>$610,782</td>
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<td>Community Centers</td>
<td>$191,785</td>
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<tr>
<td>Kids to Camp</td>
<td>$2,268,730</td>
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<tr>
<td>Financial</td>
<td>$403,103</td>
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<tr>
<td>Services</td>
<td>$2,601,315</td>
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<tr>
<td>Transportation</td>
<td>$295,225</td>
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<tr>
<td>Resident Services</td>
<td>$1,218,530</td>
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<tr>
<td>Access to Computers</td>
<td>$801,225</td>
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<tr>
<td>Outdoor Amenities</td>
<td>$286,335</td>
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<tr>
<td>Miscellaneous</td>
<td>$938,191</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$9,114,064</td>
</tr>
</tbody>
</table>
PLACE-BASED STRATEGIES FUND

The Place-Based Strategies Fund, also funded through the OCIC, provides grants to organizations that seek 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. Since 2012, OCIC has awarded more than $1 million in Place-Based grants to partners with funding from Ohio Capital Corporation for Housing, Key Bank, Huntington Bank, and Fifth Third Bank.

JERRY GRIER SCHOLARSHIP PROGRAM

Since its inception in 2014, the Ohio Capital Impact Corporation (OCIC) Jerry Grier Scholarship Program has committed $344,750 to residents actively pursuing their college education. In 2015, OCIC partnered with I Know I Can, a college access program based in Columbus, to administer the Scholarship Program. This partnership has proven beneficial for awardees as I Know I Can offers additional services and expertise in scholarship administration and student guidance. Currently, there are 17 scholarship awardees throughout ten schools across Ohio and Michigan. At the end of the 2015-16 school year, three awardees will graduate with degrees in Psychology, Diagnostic Medical Sonography, and Sports Exercise.
OCCH EVENTS

Partner Luncheon

OCCH was pleased to host more than 600 affordable housing partners at its annual Partner Luncheon May 21st at the Columbus Renaissance Hotel. OCCH marked 26 years investing in the development of affordable housing in communities throughout Ohio and Kentucky.

Ohio Housing Conference

The 17th Annual Ohio Housing Conference, Raising the Bar for Better Communities, cohosted by OCCH and OHFA explored how affordable housing strengthens communities and families. More than 1,740 industry professionals attended the 2015 conference, which offered more than 50 industry-related sessions along with daily plenary sessions focused on current state, federal and economic policies affecting the affordable housing industry.

M^2 Con

In April, Ohio Capital Corporation for Housing hosted its third annual M^2 Con, a conference devoted to training property site management and maintenance staff. Nearly 250 people attended the conference which featured hands-on workshops and lectures for both the management and maintenance tracts.
OCCH Partners with OHEA on Starting at Home Conference

In April, Ohio Capital Corporation for Housing partnered with the Ohio Housing Finance Agency to present Starting at Home: Using Philanthropy, Research and Practice to Build a Better Ohio. The two-day conference was an innovative approach providing a different perspective on affordable housing, bringing together researchers, philanthropists, and policymakers to converse about the role housing has on education, healthcare, and community stabilization.

OCCH and CPO Receive National Housing Conference Housing Visionary Award for the Community Properties Initiative at annual Gala Celebration in Washington, DC

Hal Keller, president of OCCH, and Isabel Toth, president of OCCH affiliate Community Properties of Ohio received the prestigious Housing Visionary Award at the National Housing Conference annual Gala for their work with the Community Properties Initiative. The Community Properties Initiative, begun in 2003, is an unprecedented private/public partnership with wide-spread community collaboration to improve the City of Columbus’ urban neighborhoods and develop and provide innovative supportive services and safety programs for low-income residents. This comprehensive community development effort was made possible with partnerships from The Ohio State University (Campus Partners), the City of Columbus, the Ohio Housing Finance Agency, and several corporate and philanthropic community members.

Habitat for Humanity House Building

OCCH staff participated in a Habitat for Humanity MidOhio house build in Licking County through a partnership with Park National Bank and other organizations that support Habitat MidOhio’s mission—assisting partner families break the cycle of poverty through homeownership and create a brighter future for their children.
THE MISSION OF OHIO CAPITAL CORPORATION FOR HOUSING IS TO CAUSE THE CONSTRUCTION, REHABILITATION, AND PRESERVATION OF AFFORDABLE HOUSING.