

*2015 Report to Stakeholders*

# BUILDING ON EXCELLENCE.

OHIO CAPITAL CORPORATION  
FOR HOUSING

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## 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





# EXCEEDING



## INVESTMENT UPDATE

RECORD **\$280 MILLION** EQUITY FUND

**KENMORE PLACE** AKRON, OHIO

**\$3.5**  
**BILLION**  
*equity raised*

**40,000**  
*affordable units*

**725** *quality*  
*developments*

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.

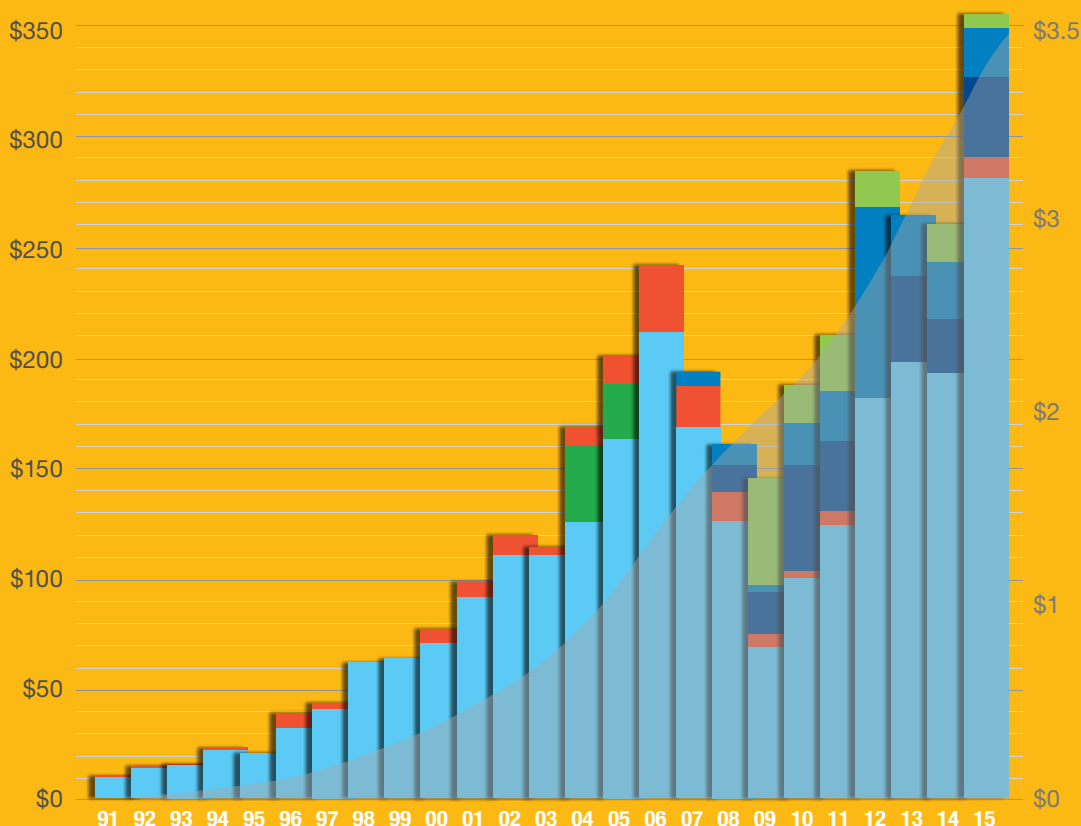
JPMorgan Capital Corporation  
The Huntington CDC  
Nationwide Insurance  
Key CDC

Fifth Third CDC  
CNB Bank / FC Bank  
Cortland Banks  
WesBanco Bank

LCNB  
Talmer Bank  
Peoples Exchange Bank  
First Financial Bank

## AFFORDABLE HOUSING INVESTMENT

- Total Equity Raised
- Multi-Investor Funds
- Side-by-side Investments
- CPO Funds
- Huntington Investment
- Fifth Third Investment
- Nationwide Investment



Investment: OEF

Property Management: CPO

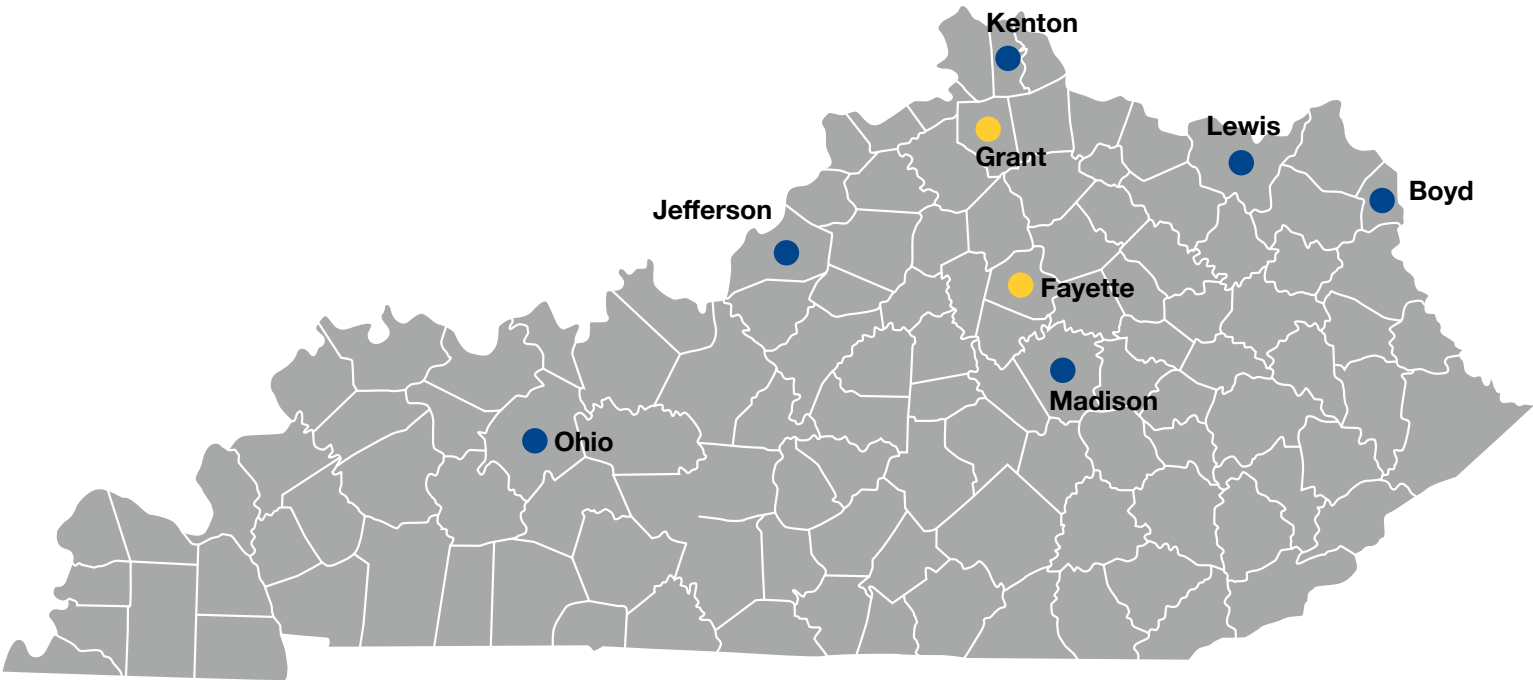
CPO Impact

Lending: OCFC

Philanthropy: OCIC

OCCH Events





**Boyd County**

Genesis Recovery Kentucky Center, Ashland

**Fayette County**

Trent Senior Village, Lexington

**Grant County**

Helton Pointe Apartments, Williamstown

**Jefferson County**

Sheppard PCC, Louisville

**Kenton County**

WH MainStrasse I, Covington

**Lewis County**

Echo Hill Apartments, Vanceburg

**Madison County**

Pebblecreek Crossing, Richmond

**Ohio County**

Beaver Dam Village, Beaver Dam

- Fund XXIV
- Fund XXV

- Huntington Fund V
- \*BBDM Investor LLC

- Fifth Third Fund IV

\*Multi-project preservation fund: Investors include Fifth Third CDC and Huntington CDC



**BEAVER DAM VILLAGE BEAVER DAM, KENTUCKY**

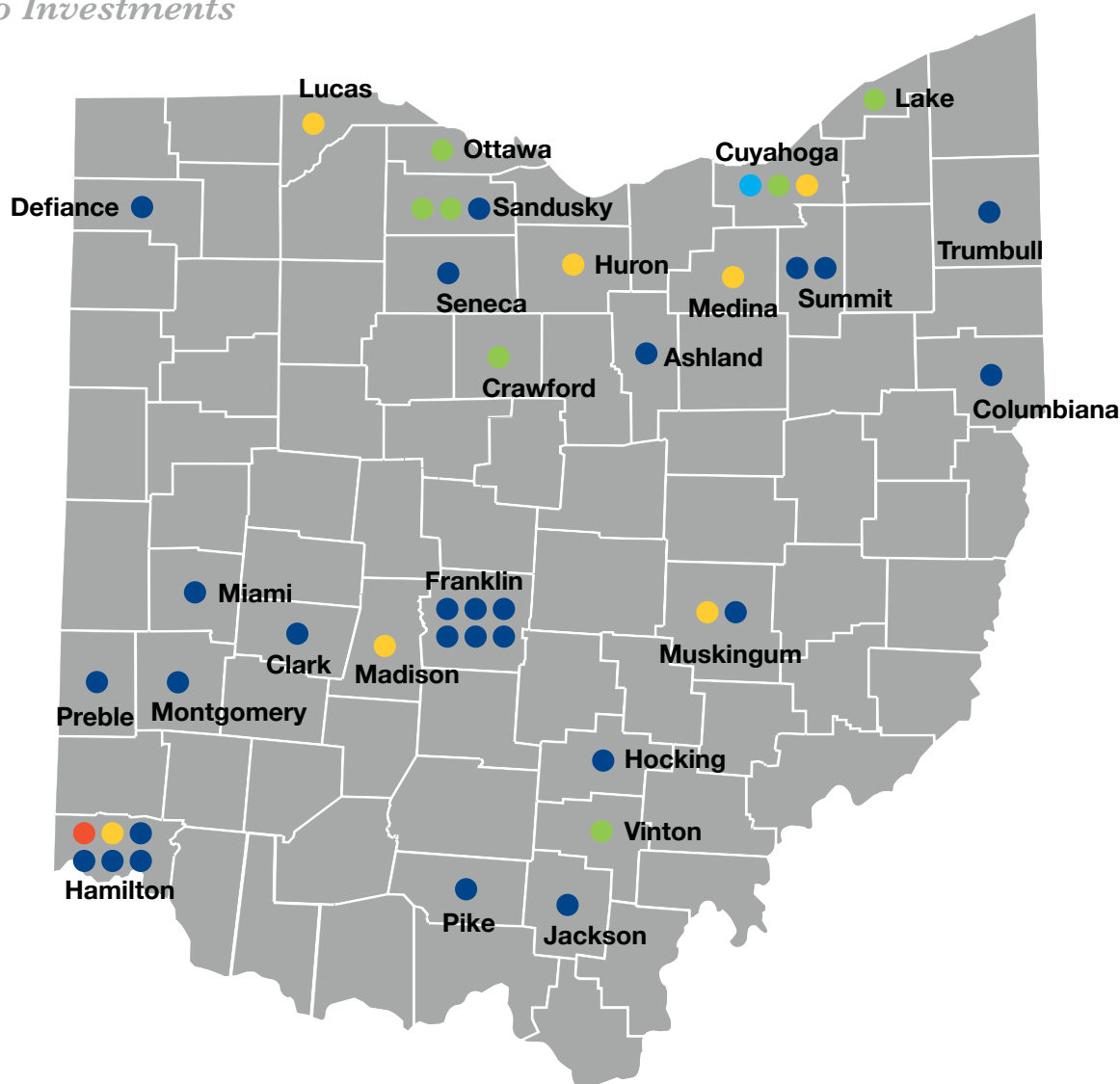
Beaver Dam Village is the new construction of 40 units of affordable senior housing in Ohio County, Kentucky. Beaver Dam Village features two-bedroom, garden style apartments located in five buildings. Beaver Dam Village offers residents Energy Star windows, fans, and fixtures, and water heaters. Each 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.



## 2015 Ohio Investments



### 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

### Franklin County

Hilltop Homes II, Columbus

Ivywood Apartments, Columbus

Poindexter IIA, Columbus

Victorian Heritage, 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

25	JPMorgan Capital Corporation	\$61,000,000
20	US Bancorp CDC	\$40,000,000
26	Huntington CDC	\$35,000,000
16	Nationwide Life Insurance Company	\$30,000,000
27	Key CDC	\$25,000,000
24	Fifth Third CDC	\$20,000,000
4	BB&T	\$20,000,000
23	FirstMerit Bank CDC	\$12,000,000
3	First Financial Bank	\$10,000,000
27	Park National Bank	\$9,000,000
1	FCBank, Division of CNB Bank	\$5,000,000
3	Waterford Bank	\$2,500,000
2	Cortland Banks	\$2,000,000
8	WesBanco Bank	\$2,000,000
6	Civista Bank	\$1,000,000
1	The Citizens Bank	\$1,000,000
1	Heritage Bank	\$1,000,000
1	LCNB National Bank	\$1,000,000
1	Talmer Bank	\$1,000,000
1	Stock Yards Bank & Trust	\$1,000,000
2	Peoples Exchange Bank	\$500,000
<b>TOTAL</b>		<b>\$280,000,000</b>

# Number of Funds Invested

### PROPRIETARY FUND INVESTORS

Huntington CDC	\$35,966,392
Fifth Third CDC	\$22,482,577
Nationwide Life Insurance Company	\$6,107,418
Citizens Bank	\$8,930,889
<b>TOTAL</b>	<b>\$73,400,000</b>

EQUITY  
RAISED  
IN 2015:

\$353  
MILLION

79%

Ohio Equity  
Fund XXV:  
\$280 Million

20.8%

Proprietary  
Funds:  
\$73.4 Million



# EXPANDING

## DEVELOPMENT UPDATE

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.

## 2015 HIGHLIGHTS

**CLOSED**  
**\$300**  
**MILLION**  
*of investment*  
*into 50 projects*

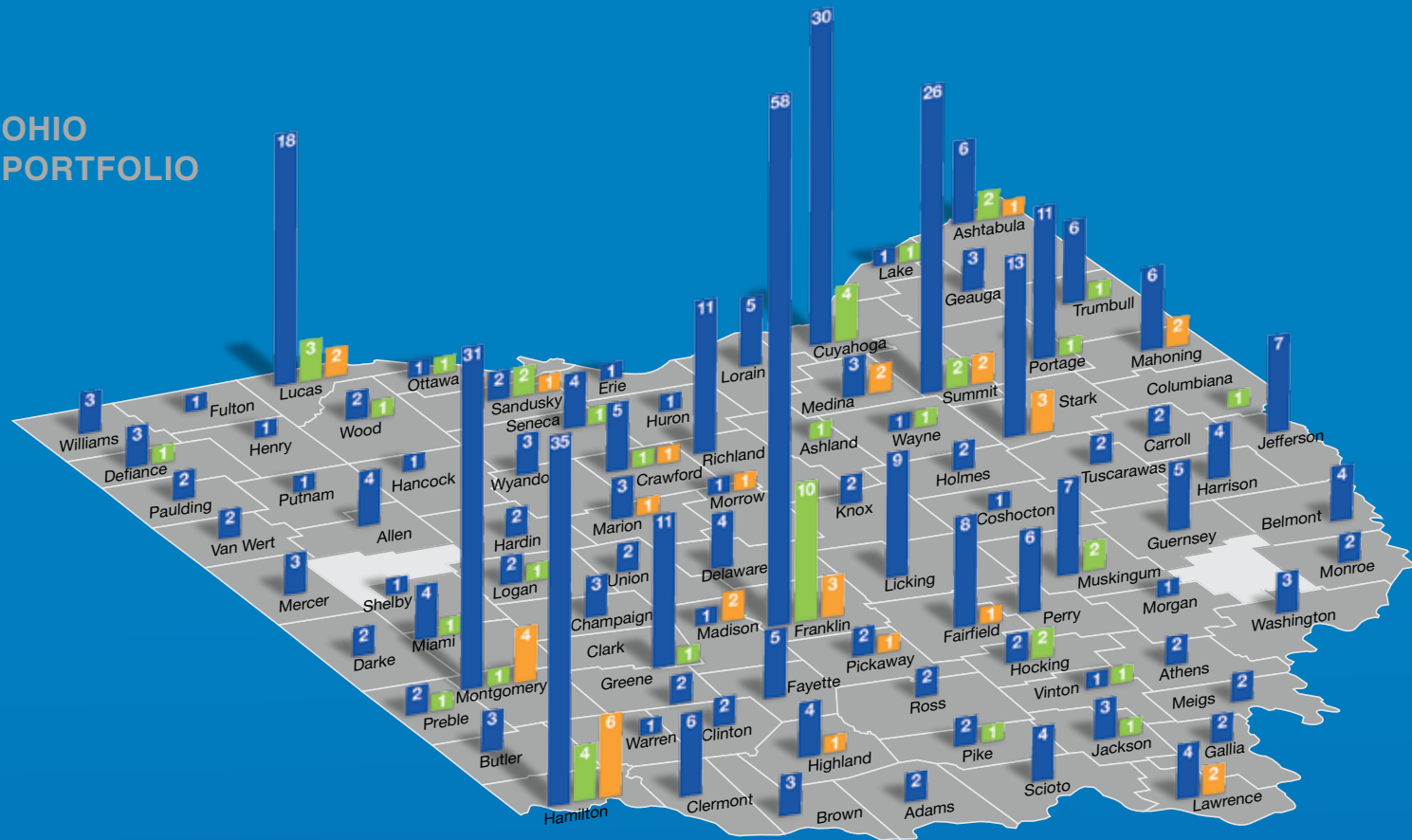
CLOSED A UNIQUE,  
COMPLICATED  
MULTI-PROJECT  
BOND TRANSACTION

MAINTAINED STRONG  
MARKET SHARE IN  
OHIO AND KENTUCKY  
DESPITE INCREASED  
COMPETITION

**CLOSED**  
**\$73.4**  
**MILLION**  
*in single-investor funds*



# OHIO PORTFOLIO



 Stabilized

 Leasing / Construction

 In Development

## 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.





# EXPANDING

## DEVELOPMENT UPDATE

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

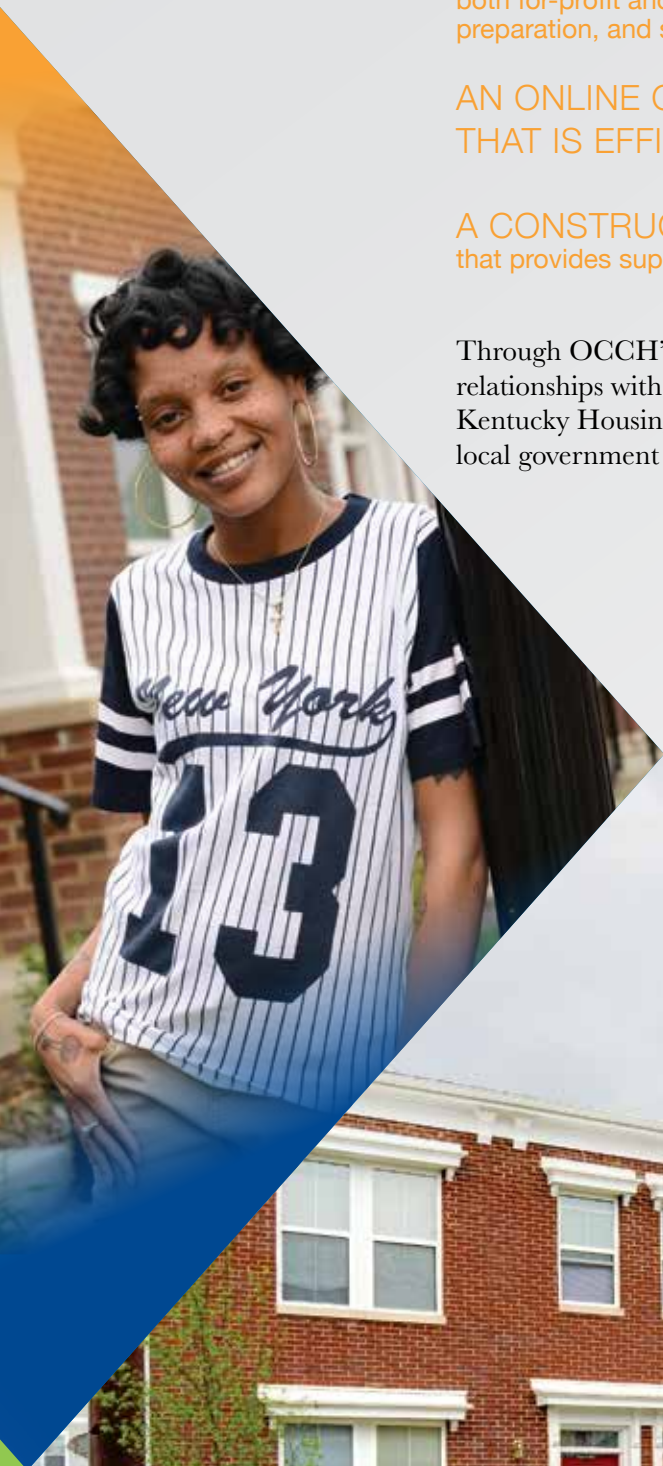
both for-profit and nonprofit, assistance with deal structuring, feasibility analysis, application preparation, and securing additional funding when needed.

### 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.





# KENTUCKY PORTFOLIO



## 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



# FINANCIAL STATEMENTS

## STATEMENT OF FINANCIAL POSITION

### PARENT COMPANY

December 31, 2015 (unaudited) , 2014 (audited)

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

## STATEMENT OF ACTIVITIES

### PARENT COMPANY

December 31, 2015 (unaudited) , 2014 (audited)

Revenues	2015	2014
Acquisition and Consulting Fees	20,886,954	16,686,552
Other	7,834,180	7,657,407
	<b>\$28,721,134</b>	<b>\$24,343,959</b>
<b>Expenses</b>		
Program Services	24,633,812	19,877,496
General and Administrative	984,742	784,726
Loss (Gain) from Investment in Affiliated Entities	(5,326,154)	(2,786,964)
	<b>\$20,292,400</b>	<b>\$17,875,258</b>
<b>Change in Net Assets</b>	<b>\$8,428,734</b>	<b>\$6,468,701</b>



## 2015 OCCH BOARD *of* DIRECTORS

**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



OCCH  
STAFF

Hal Keller



Melanie Shapiro



Joe Erdeljac



Millie Davis



Anthony Tynan



Elizabeth Long



Joe Pimmel



Jennifer Mullaney



Jordan Henderson



Isabel Toth



Jay Hartranft



Kip Lewis



Todd Cromwell



Sarah Mouncey



Lori Tillis



Jimmy McCune



Will Shelby



Bob Fisher



Mike Hennessee



Doug Klingensmith



Tony DiBlasi



Becky Stanley



Sarah Malone



Nancy Rodgers



John Kircher



Tamara Thelen



Chris Ledwin



Casey Hinkle



Danielle Carman



Tina Limo



Brad Carman



Jan Trego



Rebecca Stockdale



Cindy Strawser



Brian Langmeyer



Nick Balow



Susan Heston



Jonathan Welty



Rhonda Snyder



Tamara Samuel



Lori McMillan



Raymond Butler



Janice Rausch



Sharon Alban



Lori Conrad



Wolfgang Teran



Jack Kukura



Lynn Logan



Laura Winstel



Mary Kay Meagher



Kathie Bowen



Annie Ross



Sue Ziegler



Chris Miller



Stephanie May



Casey Swemba



Tom Kindron



Andy Lee



Nick Emenhiser







**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.

<b>Developer:</b> Testa Enterprises	<b>General Partner:</b> Testa Enterprises; ICAN
<b>Management Company:</b> Testa Real Estate Management Group	<b>Contractor:</b> Testa Builders

**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.

<b>Developer:</b> MV Residential Development	<b>General Partner:</b> MV Communities, Ltd.; WSOS Community Action Commission
<b>Management Company:</b> MV Residential Property Management, Inc.	<b>Contractor:</b> MV Residential Construction, Inc.





**Developer:**  
Detroit Shoreway Community  
Development Organization

**Management Company:**  
Cleveland Housing Network  
**General Partner:**  
Detroit Shoreway Community  
Development Organization

**Contractor:**  
Marous Brothers Construction

## TEMPLIN-BRADLEY CO. LOFTS CLEVELAND, OHIO

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.







## 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

## 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.

**Developer,  
Management  
Company,  
General Partner:**

Community Housing  
Network, Inc.







## 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:  
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.



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

## 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.

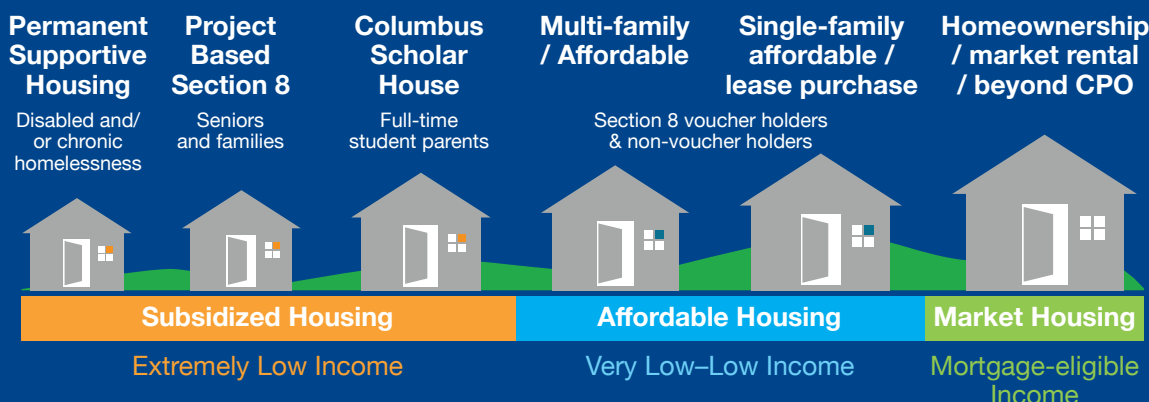


# EXTRAORDINARY

**cpo management**  
community properties of ohio

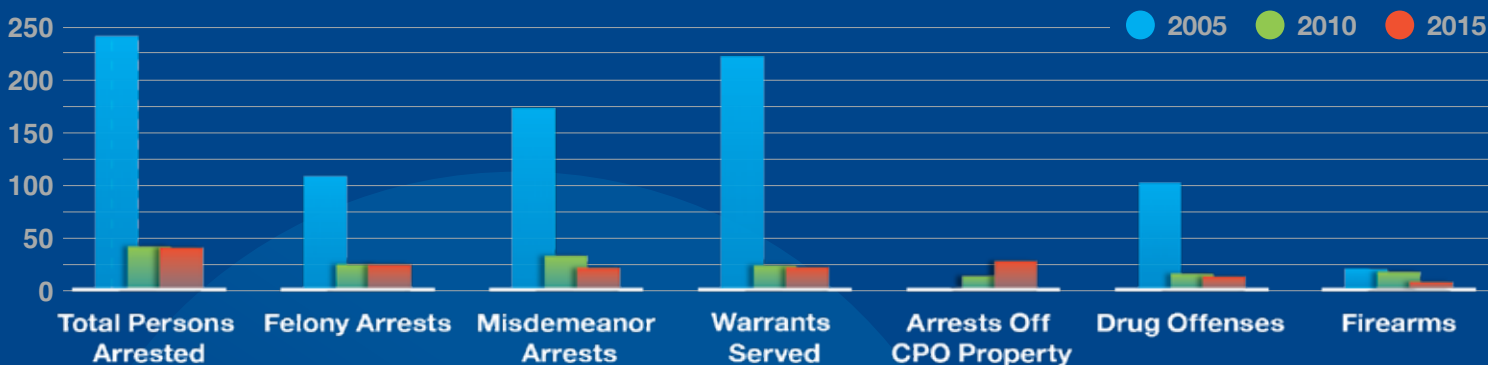
CPO Management began as a \$133 million preservation initiative, consisting of the acquisition and rehabilitation of 1,033 subsidized housing units throughout seven urban Columbus neighborhoods. CPO is committed to increased neighborhood safety and stability, while promoting resident growth through effective management and resident services. Today CPO manages 2,787 units, comprised of the original portfolio, third-party managed properties and management-company of record.

## CPO AFFORDABLE HOUSING CONTINUUM



## 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 pro-active 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

43%

Affordable & LIHTC



36%

Multifamily Project-Based Section 8

9%

Senior/Disabled Project-Based Section 8

10%

Permanent Supportive Housing / Columbus Scholar House



## COLUMBUS SCHOLAR HOUSE GROUNDBREAKING

\$8.7 MILLION 38 UNITS

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.

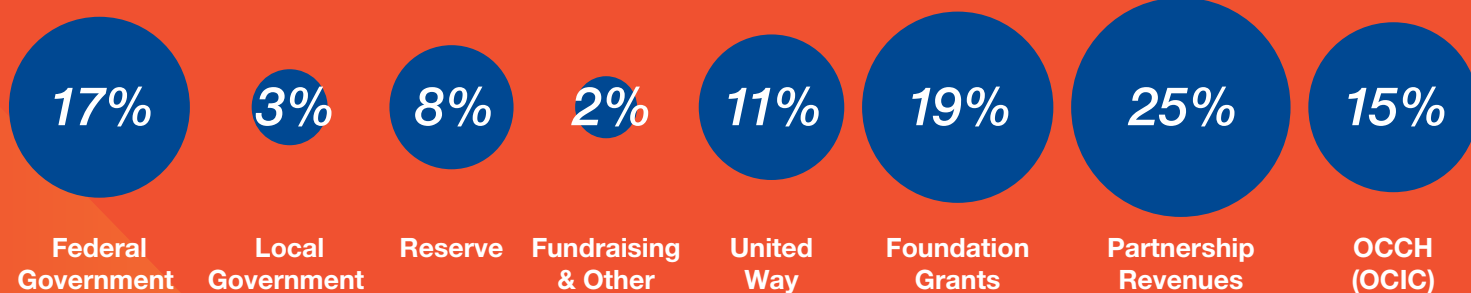
The groundbreaking event included remarks from the project partners, Ohio Capital Corporation for Housing (OCCH), Ohio Housing Finance Agency, Affordable Housing Trust of Columbus and Franklin County, U.S. Department of HUD, The Ohio State University and Columbus State Community College. Columbus City 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 STAFF





## FUNDING SOURCES



## 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:**

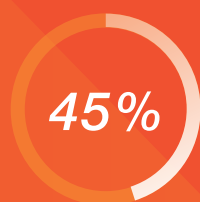
833



**HOUSEHOLDS:**

1,031

## HEAD OF HOUSEHOLD



Have Wage Income



Zero Income

91%

African American

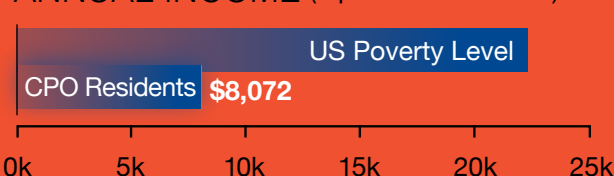
87%

Female

58%

Ages 18–30

ANNUAL INCOME (4 person household)



## 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:

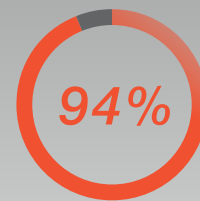
YMCA of Central Ohio	Columbus City Schools	Dress for Success	Letting Kids Succeed	OSU Extension	The Ohio State University & Schoenbaum Center	Furniture Bank of Central Ohio	Godman Guild Settlement House
IMPACT Community Action		Columbus Metropolitan Library			Corporation for Enterprise Development		



## SENIOR SERVICES

# 275 RESIDENTS IN 4 BUILDINGS

*designated for seniors & people  
with disabilities*



Utilized Senior  
Service Coordination

**BINGOCIZE™**

73 residents  
participated in  
352 Bingocize™  
sessions

(average 6.4  
sessions per  
resident)

## FAMILY SERVICES

### 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

Community  
& Engagement

# 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.

RESIDENTS  
PARTICIPATING  
IN FAMILY  
SERVICES:

# 622

Stabilization

### 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



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

### 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

CPO Building Blocks	79 CPO children had at least one new book session	Averaged 3.5 new book sessions per child
OSU Early Head Start Partnership	16 were CPO or CPO-affiliated	169 children enrolled
Summer Camp	61 enrolled	53 (87%) completed at least six weeks

### ADULTS

Americorps	25 AmeriCorps members	17 were CPO residents; 23 completed and/or continued service
cpoWORKS	92 active members	40% obtained employment
Next Doors	21 member families	110 goals set since August 2014; 32% achieved
Financial Coaching	34 adults had at least one coaching session	29% of participants achieved at least one financial goal
Pathways to Work	Work crew located in Nutrition Services at Nationwide Children's Hospital	Hired first two work crew members in November 2015
GED & College Scholarships	18 GED scholarships	3 college scholarships

### FUNDERS:



City of Columbus Human  
Services Department

US Department  
of Health & Human  
Services



# EXTENSIVE

## OHIO CAPITAL FINANCE CORPORATION



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 member of:



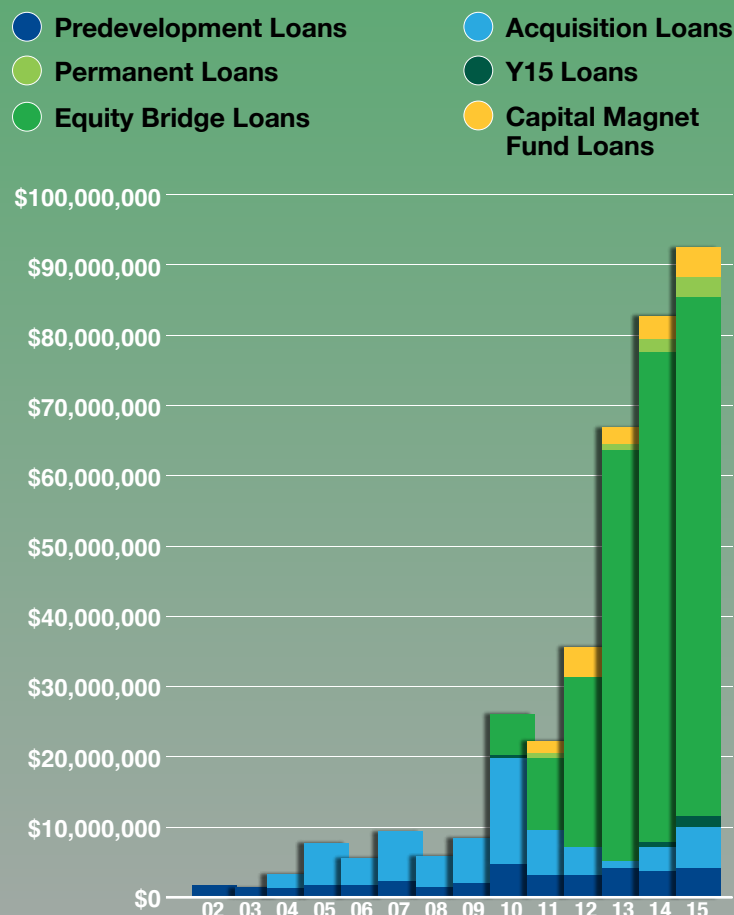
OCFC is a Community Development Financial Institution (CDFI) Entity, as certified by the United States Department of the Treasury.



## PARTICIPANTS & INVESTORS IN OCFC SPONSORED LOAN FUNDS

PNC Community Development Company, LLC	\$11,000,000
Nationwide Bank	\$8,000,000
Community Development Financial Institution (CDFI) Fund	\$6,000,000
The Huntington Community Development Corporation	\$5,000,000
Fifth Third Bank	\$4,000,000
Key Community Development Corporation	\$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	\$5,000,000
RiverHills Bank	\$1,000,000
<b>TOTAL FUNDS AVAILABLE FOR LENDING</b>	<b>\$58,000,000</b>

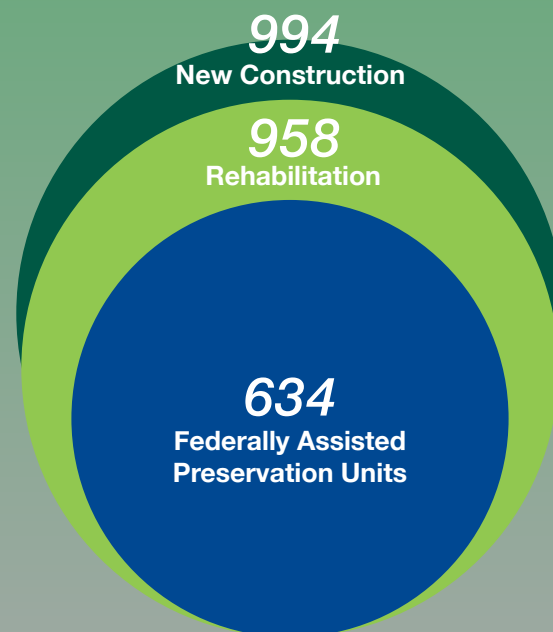
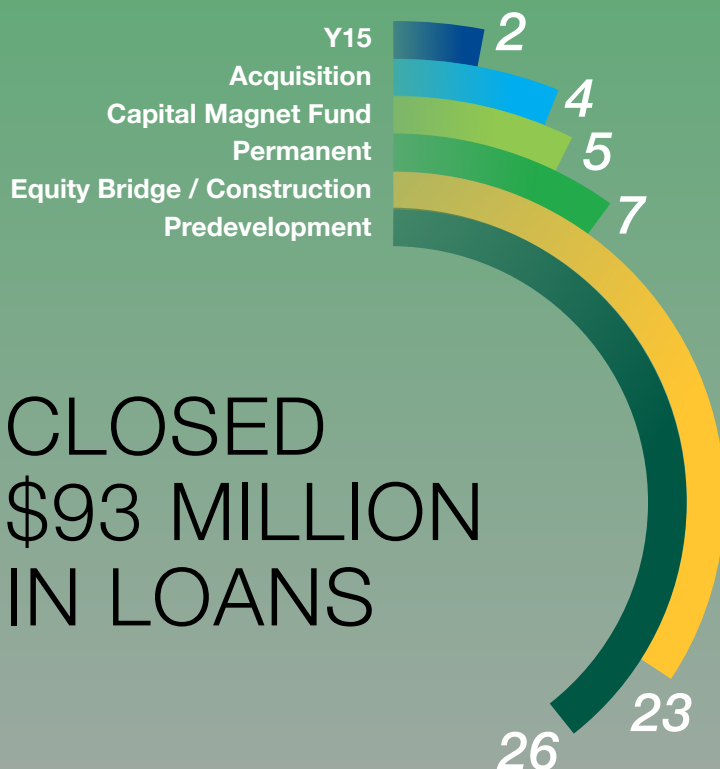
## LOAN PRODUCTION IN DOLLARS



**OHIO LOANS BY COUNTY**

County	Loans
Adams	1
Allen	5
Ashtabula	3
Athens	1
Belmont	5
Brown	4
Butler	1
Calamity	1
Canton	1
Carr	1
Cass	1
Champaign	4
Clark	2
Clermont	4
Columbiana	1
Crawford	13
Cuyahoga	87
Defiance	6
Delaware	2
Franklin	2
Fayette	2
Fairfield	3
Geauga	3
Greene	2
Hamilton	46
Hancock	4
Harrison	4
Hardin	3
Henry	2
Hocking	1
Highland	4
Jefferson	5
Jackson	2
Knox	6
Lake	6
Lorain	6
Lawrence	2
Licking	4
Lucas	21
Madison	1
Marion	4
Meigs	1
Medina	4
Monroe	1
Morrow	1
Muskingum	2
Montgomery	2
Noble	1
Portage	3
Perry	2
Pickaway	2
Pike	3
Preble	2
Richland	8
Scioto	3
Seneca	3
Shelby	1
Stark	1
Summit	22
Tuscarawas	3
Trumbull	4
Union	1
Vanderburgh	1
Vinton	1
Van Wert	1
Wayne	12
Wood	7
Wyandot	1
Yates	1
Zadock	1

2,586  
UNITS





# EXCEPTIONAL



**OCIC**  
OHIO CAPITAL  
IMPACT  
CORPORATION

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

**PARTNERS,**  
through the Capital for Partners Program

**NEIGHBORHOODS**  
through the Place-Based Strategies Fund

**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

<b>Training / Educational</b>	<b>\$1,046,481</b>
Job Readiness	\$688,085
Homeownership Readiness	\$358,396
<b>Health</b>	<b>\$1,053,677</b>
<b>Social</b>	<b>\$3,071,297</b>
Afterschool Programs	\$610,782
Community Centers	\$191,785
Kids to Camp	\$2,268,730
<b>Financial</b>	<b>\$403,103</b>
<b>Services</b>	<b>\$2,601,315</b>
Transportation	\$295,225
Resident Services	\$1,218,530
Access to Computers	\$801,225
Outdoor Amenities	\$286,335
<b>Miscellaneous</b>	<b>\$938,191</b>
<b>TOTAL</b>	<b>\$9,114,064</b>

# 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.

## PBS GRANTS AS OF 12/31/15



- Community Gardens / Urban Agriculture
- Façade Improvements for Retail / Commercial Spaces

- Blight Elimination
- Home Repair / Improvements for Neighborhood at Large
- Innovative Proposals from Partners
- Neighborhood Planning / Project Predevelopment

- Public Art
- Safety / Crime Reduction Programs
- Vacant Land Reutilization / Development
- Way Finding (Signage)

## 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.



**RESIDENT OF  
TREVARRAN FLATS I  
CINCINNATI, OHIO**



# OCCH EVENTS

Investment: OEF

CPO Impact

Lending: OCFC

Philanthropy: OCIC

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<sup>2</sup>Con*

In April, Ohio Capital Corporation for Housing hosted its third annual M<sup>2</sup>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 OHFA on Starting at Home Conference*

**Inaugural conference brings together researchers, academics, public officials and affordable housing advocates.**

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.



**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING

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