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RECORD ACHIEVEMENT IN 2016

In 2016, OCCH raised an extraordinary $376 million in private capital made possible through long-term valued relationships with our partners. These partnerships have allowed us to raise, since inception, more than $3.75 billion in private capital and invest in more than 42,500 units of affordable housing in more than 750 developments. Last year, OCCH closed $358 million into projects, which included Rental Assistance Demonstration for public housing projects, historic preservation developments, permanent supportive housing for homeless individuals and new housing for working families. Our CDFI affiliate, Ohio Capital Finance Corporation, made $43.2 million in acquisition, predevelopment, and construction/bridge loans. We are proud of these accomplishments, but more importantly, the capital we have deployed through our partners has made a real difference to families and individuals throughout Ohio and Kentucky.

CREATING IMPACT WITH PARTNERS

OCCH’s philanthropic affiliate, the Ohio Capital Impact Corporation, funds programs specifically targeted to benefit residents and neighborhoods where OCCH has investments in affordable housing. In 2016, OCIC granted more than $2.5 million to partners for resident development, education, and community impact activities. Community Properties of Ohio Management Services, OCCH’s property management affiliate, completed Columbus Scholar House, a unique program that combines housing with education for full-time student parents. Future Scholars Community Learning Center, located on the Scholar House campus, opened its doors in September 2016 and operates through a partnership with the YMCA of Central Ohio.

WORKING TOWARD THE FUTURE

OCCH remains strong, productive, innovative, and profitable. We are excited to face the future as a leader in affordable housing investment and are proud to work alongside our local and national partners to create stronger communities and more opportunities. That’s the power of working together.

Dan Slane, OCCH Board Chair
Hal Keller, OCCH President
INVESTMENT & LENDING
TRENT SENIOR VILLAGE
LEXINGTON, KENTUCKY

Developer: Episcopal Retirement Services, Model Property Development, LLC
Management Company: Episcopal Retirement Services
Partners: Episcopal Retirement Services, Model Property Development, LLC
Architect: Fielder and Associates
Contractor: Model Construction, LLC

$3.75 BILLION EQUITY RAISED

42,500 AFFORDABLE UNITS

750 QUALITY DEVELOPMENTS

1989–2016:
OCCH closed out 2016 with a record amount of equity raised — $376 million, including the $306 million Ohio Equity Fund for Housing XXVI, the largest fund closed to date, and $70 million in proprietary fund investments with Huntington CDC, Fifth Third CDC, and Nationwide Life Insurance. This private capital will produce the greatest impact and provide housing opportunities to low income families and individuals throughout Ohio and Kentucky.

We are grateful to all our investment partners who continue to support our mission and celebrate our long-term partnerships. We especially thank our Ohio Equity Fund XXVI Impact Investors, those who commit a percentage of their equity investment to the Ohio Capital Impact Corporation, which administers all philanthropic activities that benefit our residents and neighborhoods.

THE HUNTINGTON CDC
US BANCORP CDC
KEY CDC
FIFTH THIRD CDC
FIRST FINANCIAL BANK
FIRST FEDERAL OF THE MIDWEST

AFFORDABLE HOUSING INVESTMENT

Annual Dollars Raised in Millions

Cumulative Dollars Raised in Billions

$0 $100 $200 $300 $400 $500 $600

91 92 93 94 95 96 97 98 99 00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16

Total Equity Raised
Huntington Investment
Multi-Investor Funds
Fifth Third Investment
Side-by-Side Investments
Nationwide Investment
CPO Funds
Secondary Sales
### OHIO EQUITY FUND XXVI INVESTORS

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2016 OHIO INVESTMENTS

ASHTABULA COUNTY
Andover
- Andover Apartments

ATHENS COUNTY
Nelsonville
- Nelsonville School Commons

CRAWFORD COUNTY
Galion
- Galion East Apartments

CUYAHOGA COUNTY
Cleveland
- Carver Park Phase I

FRANKLIN COUNTY
Whitehall
- Hamilton Crossing
Columbus
- Kent Place Homes
- Pointdexter Phase IIb
- Terrace Place
- Wheatland Crossing
- Career Gateway Homes

HAMILTON COUNTY
Cincinnati
- Broadway Square II
- Marlowe Court
- The Sheakley Center for Youth
- Chapel Street Apartments
- Abington Race and Pleasant

Springdale
- Maple Knoll Meadows

HANCOCK COUNTY
Findlay
- Senior Homes Of Findlay

LAWRENCE COUNTY
South Point
- Lawrence Manor Apartments
Rome Township
- Proctor’s Landing

LICKING COUNTY
Hebron
- Hopewell Cottages

LUCAS COUNTY
Toledo
- Vistula Heritage Village
Whitehouse
- Whitehouse Square Townhomes

MADISON COUNTY
London
- Devonshire I Apartments

MAHONING COUNTY
Youngstown
- International Towers
- Marian Commons

MARION COUNTY
Marion
- Marion Towers II

MONTGOMERY COUNTY
Kettering
- Key Terrace
Dayton
- Whitmore Arms Apartments

MEDINA COUNTY
Wadsworth
- Menwa Apartments

PICKAWAY COUNTY
Circleville
- Evarts Hill

STARK COUNTY
Alliance
- Newsom Tower
Canton
- Wellness Village At Midway
Massillon
- Yorkview Apartments

SUMMIT COUNTY
Tallmadge
- The Village At Town Center

2016 KENTUCKY INVESTMENTS

BOYD COUNTY
Ashland
- Evergreen Square

CAMPBELL COUNTY
Newport
- Highland Village

CHRISTIAN COUNTY
Hopkinsville
- Friendship House of Hopkinsville

HARDIN COUNTY
Elizabethtown
- Abel Acres

HENDERSON COUNTY
Henderson
- WARM Residences II

KNOX COUNTY
Corbin
- Friendship House of Corbin

LEWIS COUNTY
Vanceburg
- Echo Hill Apartments

MADISON COUNTY
Richmond
- Eastern Scholar House

ROWAN COUNTY
Morehead
- Horizon Village

SHELBY COUNTY
Shelbyville
- Breas Crossing
Expansion and new capital marked two of the accomplishments for OCFC in 2016. Led by an increase in acquisition loan production, OCFC provided 36 loans to affordable housing developers with total production exceeding $43,000,000 and assisting with the production and preservation of over 1,500 units. OCFC’s product line has continued to expand to meet the needs of affordable housing developers and provides a full range of services including predevelopment financing, acquisition financing, equity bridge/construction loan financing, and permanent financing.

For the first time in our history, OCFC was awarded two CDFI Fund grants totaling $5,300,000. Both highly competitive, the Capital Magnet Fund and Finance Assistance awards will allow OCFC to leverage private capital and produce below market financing for affordable housing developers.

OCFC utilized the Capital Magnet Fund award to create the OCFC CMF Loan Pool. The Loan Pool will provide construction and bridge loan financing to affordable housing projects with a goal of reducing the overall cost of construction and bridge financing by providing a 1.75% fixed interest rate to qualifying projects. OCFC is pleased to recognize the First Federal Lakewood as the lead lender to the Loan Pool which closed its $7,000,000 commitment in December 2016. The Loan Pool is expected to comprise $22,000,000 from nine banks and close out in April 2017.

OCFC operates two revolving loan funds:

Ohio Affordable Housing Loan Fund ($18,000,000)

Ohio Preservation Loan Fund ($18,000,000)

CDFI Awards

OCFC received a $4,800,000 CDFI Capital Magnet Fund Award that will be utilized to establish the $22,000,000 OCFC CMF Loan Pool which will provide below market rate financing for affordable housing developers in Ohio.

OCFC received a $500,000 CDFI Financial Assistance Award that will be utilized to provide additional resources for nontraditional loans that will positively impact neighborhoods.

Loan Production Distribution

Number of loans

- 16 Predevelopment
- 6 Acquisition
- 1 Y15
- 10 Equity Bridge/Construction
- 3 Permanent

Amount of loans

- $3,532,750
- $8,880,728
- $1,326,000
- $27,354,159
- $2,304,000

2002-2016 Product:

- 10,782 Units Financed
- (42% of which were preservation)
- 526 Loans Closed
- $406,981,273 Total Loan Production
- Loans have been made in 77% of Ohio counties
## OCFC INVESTORS AND PARTICIPANTS

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OCFC is a Community Development Financial Institution (CDFI) Entity, as certified by the United States Department of the Treasury.
IN 2016:

45
PROJECTS CLOSED

2,913
UNITS CONSTRUCTED OR REHABILITATED

$358
MILLION IN INVESTMENTS MADE

POINDEXTER PLACE
COLUMBUS, OHIO
Developer: Metro Housing Partners, Inc. (Columbus Metropolitan Housing Authority)
Management Company: National Church Residences
General Partner: Metro Housing Partners, Inc. (Columbus Metropolitan Housing Authority)
Architect: Moody Nolan, Inc.
Contractor: Smoot Construction
OCCH drives affordable housing development by maintaining expertise in local markets, understanding the current investment market, and structuring quality deals. OCCH continued to push developments forward in 2016 and closed $358 million of investment into 45 projects. Our unique level of technical services provided to our partners and our innovative solutions to assist partners in structuring strong deals and delivering sustainable projects has resulted in more than 42,500 units in 86 of Ohio’s 88 counties and 40 Kentucky counties over our 30-year history.

**VALUE-ADDED SERVICES**

In addition to providing competitive pricing and deal terms, OCCH works closely with partners from underwriting to construction completion, providing:

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

- **FREE TECHNICAL ASSISTANCE TO DEVELOPERS** both for profit and nonprofit, assisting 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.

**WORKING WITH PARTNERS**

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.

CLOSED $358 MILLION OF INVESTMENT INTO 45 PROJECTS

CLOSED UNIQUE, COMPLICATED RAD (RENTAL ASSISTANCE DEMONSTRATION) DEALS AND HISTORIC-ONLY DEALS.
OHIO PORTFOLIO

KENTUCKY PORTFOLIO

Stabilized  Leasing / Construction  In Development
YWCA GRISWOLD BUILDING
COLUMBUS, OHIO
Developer: YWCA of Columbus
Management Company: YWCA of Columbus
General Partner: YWCA of Columbus
Architect: Berardi + Partners, Inc.
Contractor: Ruscilli Construction Company, Inc.
PARKMAN LANDING FOR SENIORS
WARREN, OHIO
Developers: Warren Housing Development Corporation; Parkman Landing Associates, Ltd.; Trumbull Metropolitan Housing Authority
Management Company: Trumbull Metropolitan Housing Authority
General Partner: Trumbull Metropolitan Housing Authority
Architect: Archi-Tekton Inc.
Contractor: VendRick Construction, Inc.

MEN’S ADDICTION RECOVERY CAMPUS (MARC)
BOWLING GREEN, KENTUCKY
Developer: Wabuck Development Co. Inc.
Management Company: Homeland, Inc.
General Partners: Henderson Addiction Recovery Center; Wabuck Development Co. Inc.
Architect: REB Architect
Contractor: Clayton Watkins Construction, Inc.
CARY CROSSING
Mt. Healthy, Ohio
Developer: Cincinnati Metropolitan Housing Authority
Management Company: Touchstone Property Services, Inc.
General Partner: Cincinnati Metropolitan Housing Authority
Architect: M + A Architects
Contractor: Empire Building Company, Inc.

FAIRWAY VISTA
Nashport, Ohio
Developer: Fairfield Homes, Inc.
Management Company: Gorsuch Management
General Partners: Fairfield Homes, Inc.; Muskingum Economic Opportunity Action Group, Inc.; Six County, Inc.
Architect: Kontogiannis Associates
Contractor: Fairfield Homes, Inc.
POINDEXTER IIA, IIB
COLUMBUS, OHIO

Developers: McCormack Baron Salazar, Inc.; Columbus Metropolitan Housing Authority
Management Company: McCormack Baron Management, Inc.
General Partners: Metro Housing Partners, Inc.; McCormack Baron Salazar, Inc.
Architect: Moody Nolan, Inc.
Contractor: Ruscilli Construction Company, Inc.
RESIDENT IMPACT

OHIO CAPITAL IMPACT CORPORATION
COMMUNITY PROPERTIES OF OHIO
COMMUNITY PROPERTIES IMPACT CORPORATION

Columbus Scholar House graduate and her son
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 **$17 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**

OCIC is funded through OCCH’s retained earnings with support from several of OCCH’s Impact Investors, most notably, Huntington CDC, Key Bank CDC, and Fifth-Third CDC.

**JERRY GRIER SCHOLARSHIP PROGRAM**

In 2016, the Ohio Capital Impact Corporation (OCIC) Jerry Grier Scholarship Program awarded **$133,060** in tuition-based scholarships and up to **$62,000** through performance-based scholarships. Our students are attending 16 colleges and universities in Ohio, Kentucky, and Michigan.

OCIC partners 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.

Mulubrhan Woldemariam, OSU graduate Diagnostic Medical Sonography and resident of Pheasant Run in Reynoldsburg, Ohio.
RESIDENT DEVELOPMENT FUND

In 2016, OCIC awarded 45 grants totaling $965,982. Of these grants, 20 grants were for Summer Camp totaling $448,497. There were 25 additional grants for RDF totaling $517,485 fulfilling our core areas of Wellness, Youth Empowerment and Engagement, Advancement, Enriching the Lives of Seniors and Innovative Strategies.

RDF CUMULATIVE TOTAL

AS OF 12/31/16

<table>
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<th>Amount</th>
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<td>Wellness</td>
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<tr>
<td>Youth Empowerment and Education</td>
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<td>Advancement</td>
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529 GRANTS TOTALING $10,080,046 HAVE BEEN AWARDED TO PARTNERS SINCE THE INCEPTION OF THE RESIDENT DEVELOPMENT FUND IN 1997

Wellness $258,373
Youth Empowerment and Education $34,330
Advancement $54,000
Enriching the Lives of Seniors $66,850
Innovative Strategies $103,932
Summer Camp $448,497

TOTAL $965,982
PLACE-BASED STRATEGIES FUND

The Place-Based Strategies Fund, also funded through the OCIC, provides grants to organizations that impact their neighborhoods through projects that benefit the community, such as those listed on the following page. Since 2012, OCIC has awarded more than $1.6 million in Place-Based grants to partners.
PLACE-BASED STRATEGIES GRANTS
AS OF 12/31/16

- Blight Elimination
- Community Gardens / Urban Agriculture
- Façade Improvements for Retail / Commercial Spaces
- 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
- Wayfinding / Signage

Resident Impact
In 2003, CPO Management began as a $133 million preservation initiative, consisting of 1,033 subsidized housing units throughout seven urban Columbus neighborhoods. Today CPO manages 2,837 units, comprised of the original portfolio and third-party managed properties.

COLUMBUS SCHOLAR HOUSE AND FUTURE SCHOLARS COMMUNITY LEARNING CENTER

In 2016, construction was completed on phase II of Columbus Scholar House, a 38-unit unique affordable housing community for low-income student-parents designed to improve lives, families, and communities through education. The project is a co-development of Columbus Metropolitan Housing Authority and CPO Management/OCCH, which launched as a pilot in 2012, thanks to a partnership with the Affordable Housing Trust (AHT).

Columbus Scholar House residents are first-generation college students who face barriers in completing their degree. The Columbus Scholar House community provides quality, affordable housing, comprehensive resident services and on-site child care to support parents and their children concurrently, applying a two-generation approach to end the cycle of poverty.

Future Scholars Community Learning Center, located on the Columbus Scholar House campus, opened its doors in September 2016 and operates through a partnership with the YMCA of Central Ohio. The center serves Columbus Scholar House families as well as other families living in CPO-managed communities. The center has capacity to serve 96 children ages 0-5 years, including 15 slots for after-school care.
2015–2016 CPO MANAGED HOUSING PORTFOLIO

- **46%** Affordable & LIHTC
- **30%** Multifamily Project-Based Section 8 & LIHTC
- **12%** Senior / Disabled Project-Based Section 8
- **12%** Permanent Supportive Housing / Specialized Housing

ELIMINATE THE ELEMENTS™
SAFETY PROGRAM IN CPO NEIGHBORHOODS

CPO STAFF
CPO IMPACT

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.

TWO-GENERATION APPROACH

Through our work with the Annie E. Casey sponsored Family-Centered Community Change (FCCC) initiative, we have gained greater appreciation of the value of taking a two generation approach to breaking the cycle of generational poverty and to using Results-Based Accountability to identify the real impact on families. Two-generation approaches to service provide opportunities for the needs of children and their parents simultaneously. Building the education, economic assets, social capital, and health and wellbeing of the family creates a legacy of economic security that passes from one generation to the next. We are now leveraging the Next Doors coaching model developed in this approach to serve residents throughout our portfolio.

NEXT DOORS

Our Next Doors intensive coaching initiative was piloted with low-income families with children ages birth-10 in Weinland Park. The foundation of coaching is a supportive relevant relationship with families. Participants assess their own priorities, set goals, monitor progress, earn incentives, and develop new sources of peer support. In 2016 Next Doors coaching capacity was doubled.

School attendance is critical to the academic success of children. Next Doors coaches helped families increase average attendance rates from 89% to 94% as of December 2016. Employment rates for Next Door families increased as well.

EMPLOYMENT RATES

NEXT DOORS PARTICIPANTS

- **39% AT PROGRAM INTAKE**
- **69% YEAR END 2016**

RESIDENT SERVICES OFFICE RENOVATION

To create additional comfortable spaces for residents and their families to interact with staff, CPO renovated the former maintenance shop situated on the main campus creating a centralized, accessible location conducive for both families and children. The purpose of this space is focused on family outreach and resident services, rather than property management.
Brittany has been a CPO resident since 2012, but she was minimally involved with the services offered to CPO families. To support her daughter's academic growth, Brittany enrolled her daughter in Building Blocks, SPARK, and child care at the Schoenbaum Family Center. During that time, CPO engagement specialists continued to build relationships with her and her daughter.

As her daughter grew older, Brittany knew that she had to do some things differently so her daughter would understand the importance of getting a good education. Eventually, with a new-found determination, Brittany was ready to make some changes in her life, and she became more engaged with CPO staff on a consistent basis. She participated in CPO’s Neighborhood Network, parenting sessions, the annual basketball tournament, Back to School Carnival, and the Fall Harvest Festival. Through her engagement with resident services, she became increasingly focused on setting and meeting goals for herself and for her daughter, who was Brittany’s greatest cheerleader.

Throughout the last year, Brittany worked actively with CPO’s resident services team on employment and education goals and took advantage of scholarship opportunities made available through CPO partnerships. She got involved with Next Doors and took an active role in Resident Leadership Circles, through which she completed a three-month Toastmasters program. She represented the Columbus FCCC initiative in a national FCCC Convening in Minnesota and shared her experiences at the 2016 Certified Housing Asset Management Conference in Columbus.

If we can touch children in positive, consistent and supportive ways, we can often engage and encourage their parents, who may not otherwise consider their own growth potential. Applying a two-generation approach continues to help CPO families break the cycle of generational poverty and move toward self-sufficiency.

Shalissa is a twenty-four year old mother and Weinland Park resident in CPO housing since 2013. Shalissa became engaged with CPO’s resident services team three years ago while attending a Neighborhood Network cookout hosted by CPO in the Weinland Park community. Resident Services began to build rapport with Shalissa, and they talked with her about various goals and resources. For Shalissa, completing her GED would dramatically impact her life goals. Despite adversity and several obstacles, she completed her GED within one year.

She then joined the AmeriCorps Building Blocks team, a program in which her children had participated. In 2017 she became a proud college freshman at Columbus State Community College. She is ecstatic about her success and her confidence continues to grow with each passing day.
SUPPORT OF ADULT & SENIOR RESIDENTS

EVICTION PREVENTION

711 incidents of households at-risk of eviction ("priority residents") were referred to resident services in 2016. 85% of referrals resolved the issue prior to eviction filing.

EMPLOYMENT OUTCOMES

We have cultivated multiple opportunities to help residents achieve employment and education goals. Our AmeriCorps program provides a one-year service opportunity for residents, including individualized coaching and intensive professional development. We partner in the Pathways to Work initiative led by Godman Guild, providing workforce readiness training and managing a transitional job work crew at Nationwide Children’s Hospital.

123 PARTICIPANTS IN EMPLOYMENT SERVICES (2016)
41 REPORTED EMPLOYMENT (33%)

SENIOR SERVICE COORDINATION

272 households from 4 senior/disabled communities have access to senior service coordination.

In 2016, 95.6% of these residents utilized service coordination

82% MEALS
78% REFERRALS/INFORMATION
59% HEALTH CARE SERVICES
54% HOME MANAGEMENT
46% ISOLATION INTERVENTION

BINGOCIZE™

BingoCize™ is an exercise program for residents in CPO senior housing communities. In 2016, 57 residents participated in 2,233 sessions.

“When I moved into senior housing, I thought that I came here to die, and living here has brought new opportunities. BingoCize has helped me to where I am no longer dependent upon diabetes medication.”
— Michigan Avenue School resident

“Participation in BingoCize has helped me go from being confined to a power chair and not able to walk, to graduating to a cane and walking.”
— Cambridge Arms resident
SUPPORT OF CPO CHILDREN

CHILD CARE

In 2016 CPO renovated office space to create the first CPO-managed child care facility, as a part of the Columbus Scholar House program. The center provides priority child care for Columbus Scholar House families and all children living in CPO-managed communities. The center opened in September and by year end, it was 31% enrolled.

BUILDING BLOCKS

CPO Building Blocks provides resources for parents to help their young children ages birth to five develop early literacy skills. Building Blocks is based on a home-visit book program developed by the Columbus Metropolitan Library. AmeriCorps members visit CPO homes with a new book monthly. During each visit, a book is read with the child and parent, providing tips for parents to help the child learn.

FUTURE SCHOLARS COMMUNITY LEARNING CENTER

- 21% Early Head Start (Age 0-3)
- 35% Head Start (Age 3-5)
- 45% Publicly Funded Child Care

EARLY HEAD START

CPO enrolled 160 children from birth to age 3 in Early Head Start through our partnership with The Ohio State University. This partnership provides entrepreneurial opportunities for CPO residents who are home providers of child care.

SUMMER CAMP

Funded through OCIC in partnership with YMCA of Columbus, CPO enrolled 75 children in summer camp.
CLOCKWISE STARTING FROM LEFT:

Eliminate the Elements™ officer with CPO children in Weinland Park. / Making cookies at the “Harvest Gathering” event. / AmeriCorps member hosting a Building Blocks reading session with a CPO child.

LEFT TO RIGHT:

A Columbus Scholar House mom receives holiday donations from HondaEngage. / CPO families receiving donated school supplies at the “Back to School” event.

Seniors of Cambridge Arms at a Bingocize™ session.
THANK YOU TO OUR FUNDERS & PARTNERS

FUNDERS

THE ANNIE E. CASEY FOUNDATION

THE OHIO STATE UNIVERSITY

United Way of Central Ohio

PARTNERS

AHA! PROCESS
AMERICAN ASSOCIATION OF SERVICE COORDINATORS
APPRISEN
COMMUNITY RESEARCH PARTNERS
COLUMBUS CITY SCHOOLS
COLUMBUS DIVISION OF POLICE
COLUMBUS EARLY LEARNING CENTERS
COLUMBUS METROPOLITAN HOUSING AUTHORITY
COLUMBUS METROPOLITAN LIBRARY
COLUMBUS STATE COMMUNITY COLLEGE

DIRECTIONS FOR YOUTH AND FAMILIES
DRESS FOR SUCCESS
GODMAN GUILD ASSOCIATION
HONDAENGAGE
LEGAL AID SOCIETY OF COLUMBUS
LOWER LIGHTS CHRISTIAN HEALTH CENTERS
MID-OHIO FOODBANK
NATIONWIDE CHILDREN’S HOSPITAL
THE OHIO STATE UNIVERSITY
WEINLAND PARK COLLABORATIVE
YMCA OF CENTRAL OHIO

Community Properties of Ohio
910 East Broad Street, Columbus, Ohio 43205
614.253.0984

WWW.CPOMS.ORG | WWW.CPOIMPACT.ORG

@cpoimpact
805
YEARS OF REAL ESTATE EXPERIENCE

769
YEARS OF AFFORDABLE HOUSING EXPERIENCE
BOARD OF DIRECTORS

**DANIEL M. SLANE, CHAIRPERSON**
Owner, The Slane Company, Ltd.

**SUSAN E. WEAVER, VICE CHAIR**
Retired, Former 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
## Financial Statements

### Statement of Financial Position

**Parent Company**

<table>
<thead>
<tr>
<th>Assets</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unrestricted Cash</td>
<td>34,126,283</td>
<td>32,854,608</td>
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<tr>
<td>Restricted Cash</td>
<td>22,993,110</td>
<td>21,872,896</td>
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<tr>
<td>Accounts Receivable (net of allowance)</td>
<td>2,044,856</td>
<td>4,628,653</td>
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<tr>
<td>Office Furniture and Equipment (net of accumulated depreciation)</td>
<td>311,055</td>
<td>96,950</td>
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<tr>
<td>Other Assets</td>
<td>8,799,878</td>
<td>1,845,340</td>
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<tr>
<td>Investment in Operating Entities</td>
<td>27,854,554</td>
<td>23,736,926</td>
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Total Assets $96,129,736  $85,035,373

<table>
<thead>
<tr>
<th>Liabilities and Net Assets</th>
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</thead>
<tbody>
<tr>
<td>Accounts Payable</td>
<td>1,808,295</td>
<td>150,429</td>
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<tr>
<td>Other Accrued Expenses and Liabilities</td>
<td>5,098,424</td>
<td>6,710,702</td>
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<tr>
<td>Deferred Income</td>
<td>13,587,301</td>
<td>12,639,789</td>
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<tr>
<td>Project Partnership Cash Reserves</td>
<td>1,937,405</td>
<td>1,968,752</td>
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<tr>
<td>Mortgage and Other Notes Payable</td>
<td>22,899</td>
<td>22,899</td>
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<tr>
<td>Grants Payable-Resident Development Fund</td>
<td>-</td>
<td>7,637</td>
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Total Liabilities and Net Assets $22,454,324  $21,500,208

Net Assets $73,675,412  $63,535,165

<table>
<thead>
<tr>
<th>Statement of Activities</th>
<th>2016</th>
<th>2015</th>
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</thead>
<tbody>
<tr>
<td>Revenues</td>
<td></td>
<td></td>
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<tr>
<td>Acquisition and Consulting Fees</td>
<td>23,700,245</td>
<td>21,001,569</td>
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<tr>
<td>Other</td>
<td>8,506,018</td>
<td>7,846,211</td>
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Total Revenues $32,206,263  $28,847,780

<table>
<thead>
<tr>
<th>Expenses</th>
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<tbody>
<tr>
<td>Program Services</td>
<td>25,078,723</td>
<td>26,103,514</td>
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<tr>
<td>General and Administrative</td>
<td>1,044,947</td>
<td>784,368</td>
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<tr>
<td>Loss (Gain) from Investment in Affiliated Entities*</td>
<td>(4,057,654)</td>
<td>(5,668,377)</td>
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</table>

Total Expenses $22,066,016  $21,219,505

Change in Net Assets $10,140,247  $7,628,275

*Income from grants for philanthropic and lending activities*
OUR MISSION

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