



THE POWER OF WORKING TOGETHER

2016 REPORT TO STAKEHOLDERS
OHIO CAPITAL CORPORATION FOR HOUSING



OCCH

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THE POWER OF WORKING TOGETHER

Ohio Capital Corporation for Housing is a nonprofit financial intermediary and a leading syndicator of Low Income Housing Tax Credits (LIHTC). We raise and leverage private capital from corporate investors, provide that capital, along with resources and services to our development partners, and strengthen their abilities to impact the lives of residents.

We are privileged to work with some of the most innovative and mission-focused organizations in the affordable housing industry. Working together, we are providing safe housing and building strong communities that empower people to thrive and improve their lives. We are influencing change, driving policy, and making a difference in the affordable housing world. That's the power of working together.

This year will be a pivotal one for our industry as leaders in Washington contemplate comprehensive tax reform and drastic cuts to financial resources for affordable housing. Rest assured that OCCH is actively involved and well positioned to meet these challenges and opportunities and will continue to work with our local and national partners on these issues.

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.

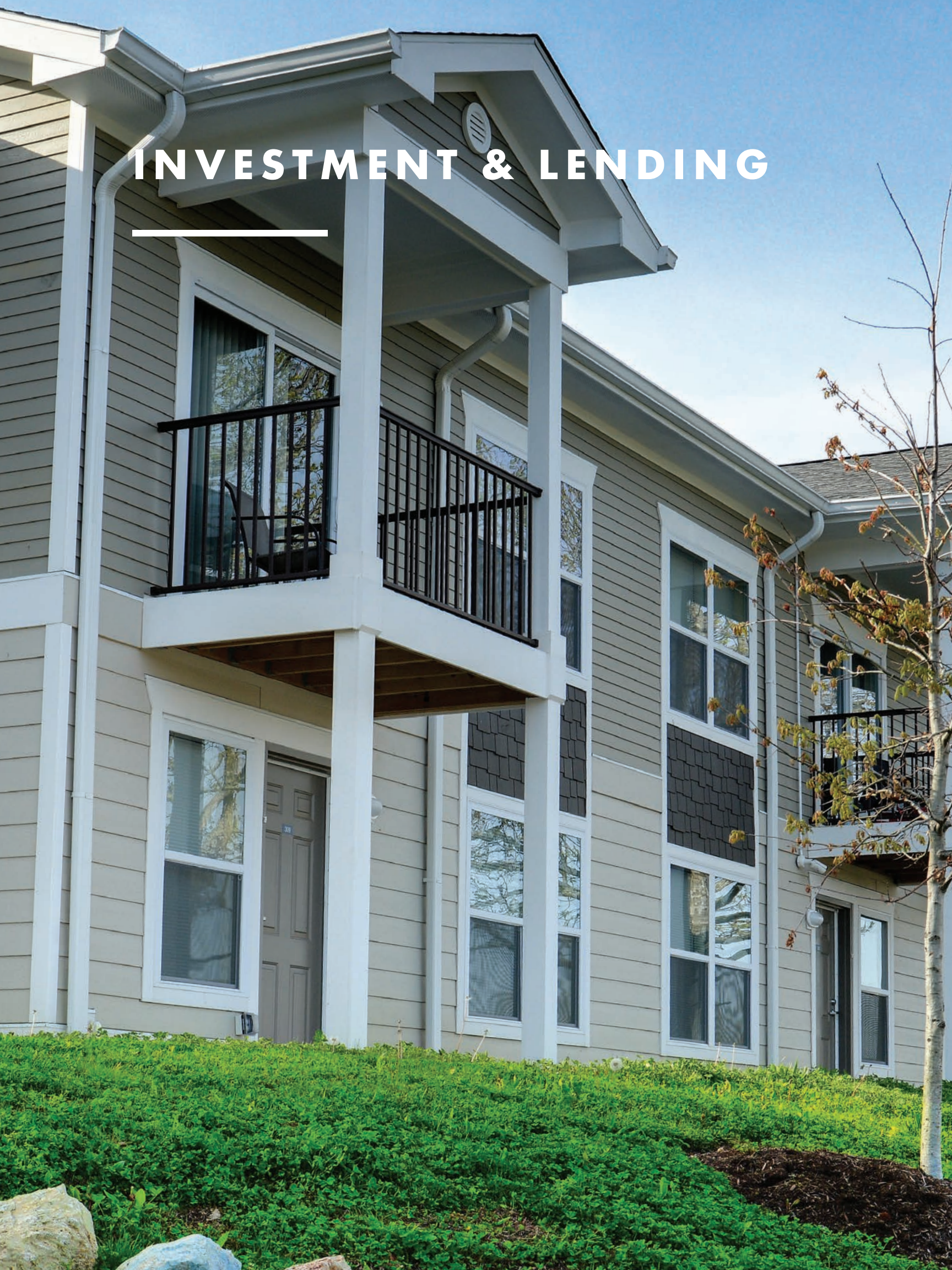
WORKING TOWARD THE FUTURE

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



1989–2016:

\$3.75

BILLION EQUITY RAISED

42,500

AFFORDABLE UNITS

750

QUALITY DEVELOPMENTS

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

THANK YOU TO OUR INVESTORS

ANOTHER RECORD YEAR AS OCCH RAISES \$376 MILLION

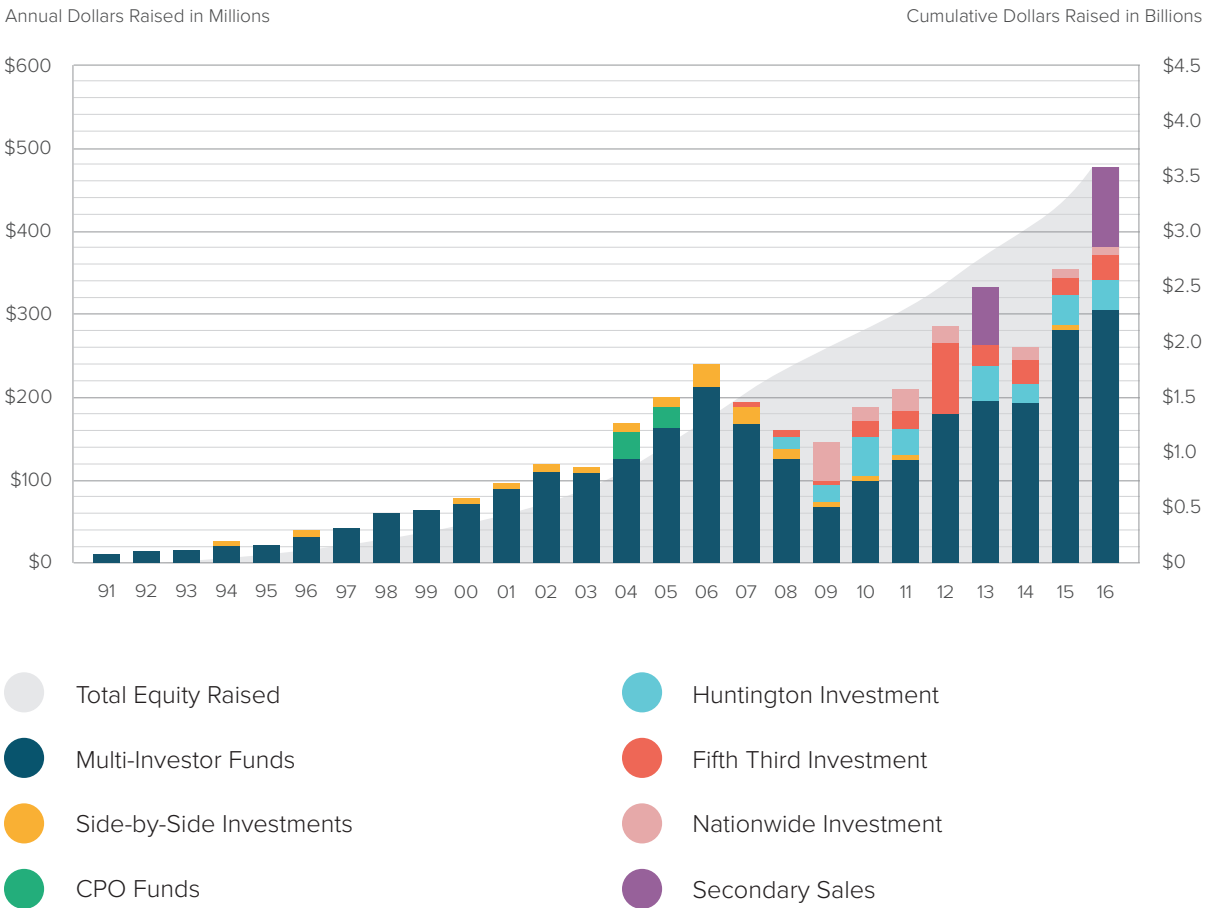
OCCH closed out 2016 with a record amount of equity raised — **\$376 million**, including the **\$306 million** Ohio Equity Fund for Housing XXVI, the largest fund closed to date, and **\$70 million** in proprietary fund investments with Huntington CDC, Fifth Third CDC, and Nationwide Life Insurance. 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

HERITAGE BANK
WESBANCO BANK
HOME FEDERAL SAVINGS & LOAN ASSOCIATION
PEOPLES EXCHANGE BANK

AFFORDABLE HOUSING INVESTMENT



OHIO EQUITY FUND XXVI INVESTORS



83.2% EQUITY
RAISED IN 2016

Number of Funds Invested (1989-2016)

26	JPMorgan Capital Corporation	\$75,000,000
27	The Huntington Community Development Corporation	\$50,000,000
21	US Bancorp Community Development Corporation	\$40,000,000
28	Key Community Development Corporation	\$30,000,000
17	Nationwide Insurance	\$30,000,000
25	Fifth Third Community Development Corporation	\$25,000,000
24	FirstMerit Bank NA	\$10,000,000
28	Park National Bank	\$9,000,000
04	First Financial Bank	\$5,000,000
03	Peoples Bank	\$5,000,000
02	First Federal of the Midwest	\$3,000,000
02	Heritage Bank	\$3,000,000
01	Home Savings Bank	\$3,000,000
01	Community Trust Bank	\$3,000,000
01	City National Bank	\$3,000,000
07	Civista Bank & Trust Co.	\$2,000,000
01	Republic Bank	\$2,000,000
09	WesBanco Bank	\$2,000,000
01	Central Bank	\$1,000,000
03	Cortland Banks	\$1,000,000
03	Farmers National Bank	\$1,000,000
01	Home Federal Savings & Loan Association of Niles	\$1,000,000
02	LCNB National Bank	\$1,000,000
03	Peoples Exchange Bank	\$500,000
02	RiverHills Bank	\$500,000
TOTAL		\$306,000,000

PROPRIETARY FUND INVESTORS



16.8% EQUITY
RAISED IN 2016

Huntington Community Development Corporation	\$30,000,000
Fifth Third Community Development Corporation	\$29,000,000
Nationwide Life Insurance Company	\$11,700,000
TOTAL	\$70,700,000

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
 - Poindexter 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
- Everts 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

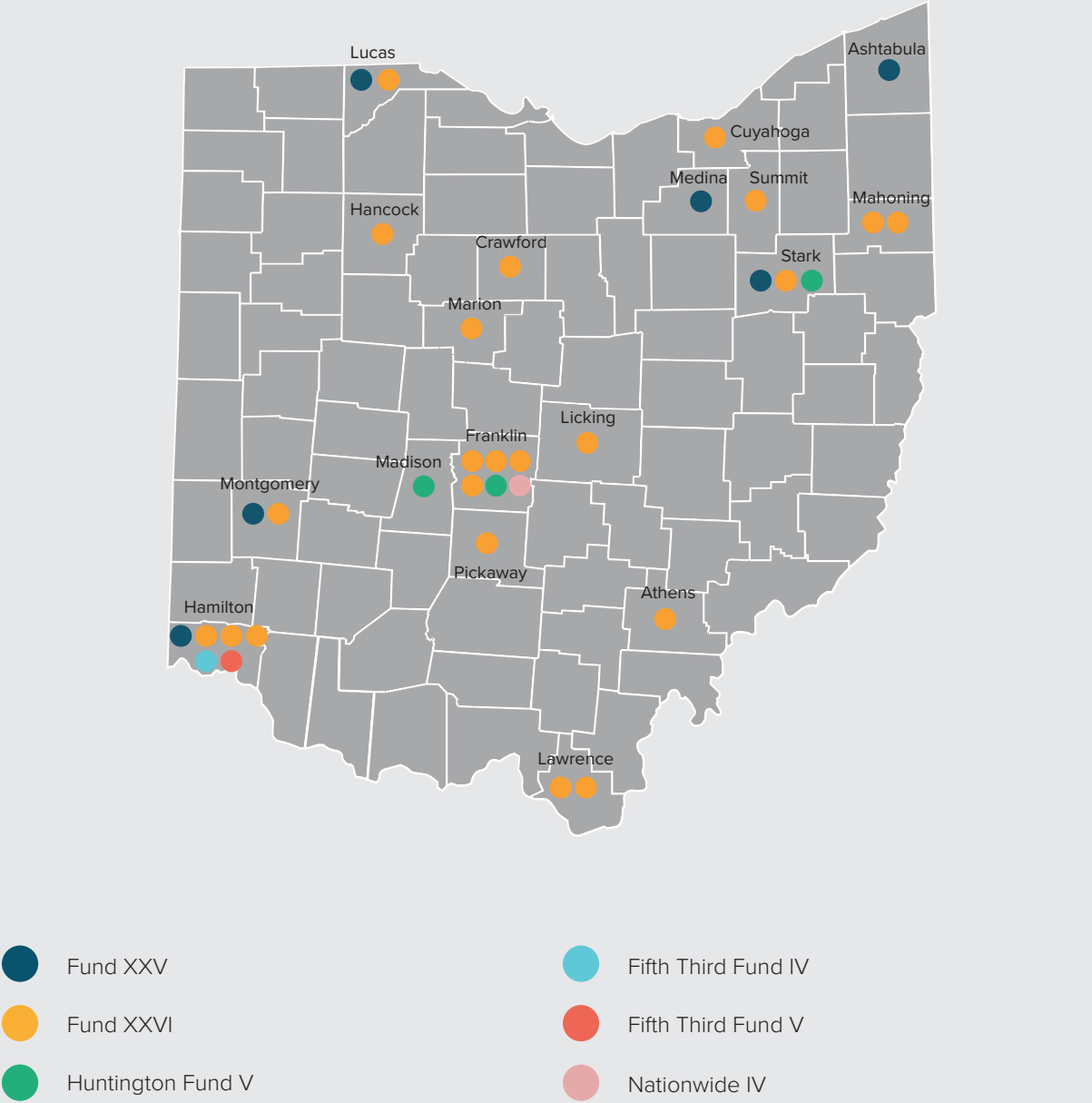
ROWAN COUNTY

- Morehead
- Horizon Village

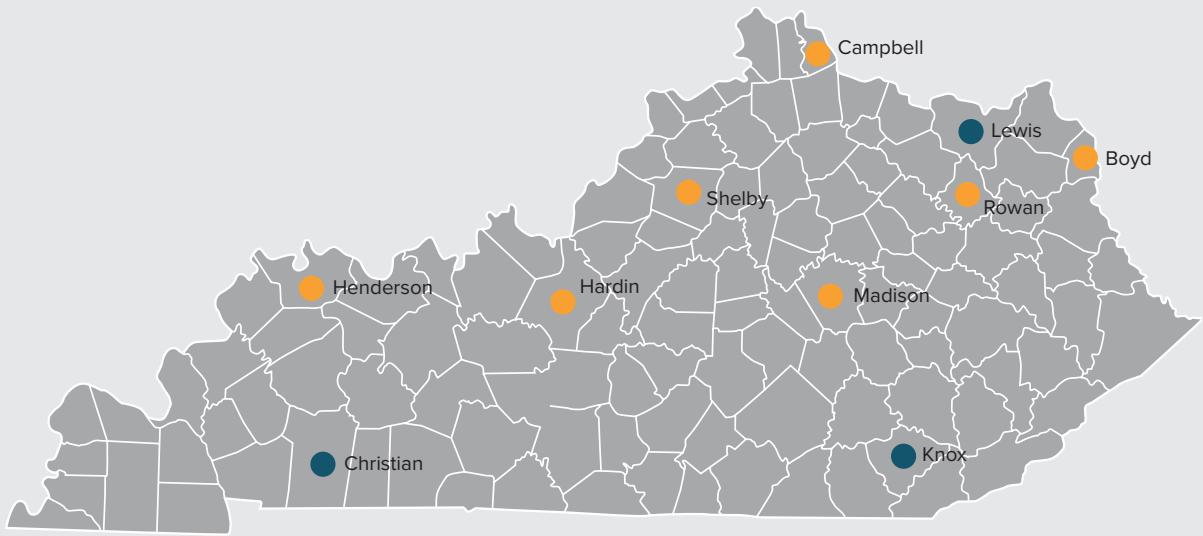
SHELBY COUNTY

- Shelbyville
- Breas Crossing

2016 OHIO INVESTMENTS



2016 KENTUCKY INVESTMENTS





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

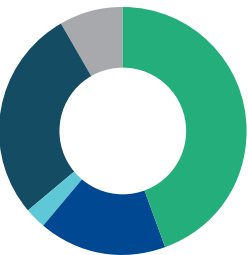
OCFC received a **\$4,800,000 CDFI Capital Magnet Fund Award** that will be utilized to establish the \$22,000,000 OCFC CMF Loan Pool which will provide below market rate financing for affordable housing developers in Ohio.

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.



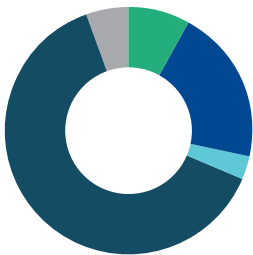
2002-2016 PRODUCT:
10,782 UNITS FINANCED
(42% OF WHICH WERE PRESERVATION)
526 LOANS CLOSED
\$406,981,273 TOTAL LOAN PRODUCTION
LOANS HAVE BEEN MADE IN 77% OF OHIO COUNTIES

LOAN PRODUCTION DISTRIBUTION



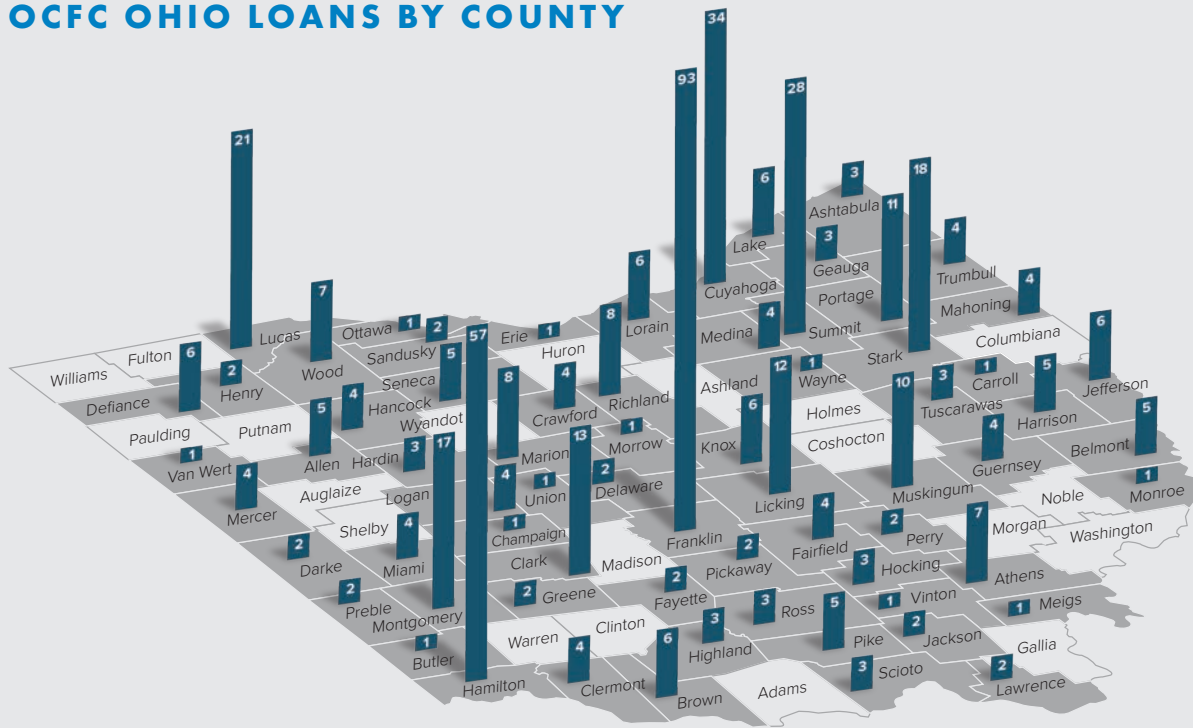
Number of loans

- 16 Predevelopment \$3,532,750
- 6 Acquisition \$8,880,728
- 1 Y15 \$1,326,000
- 10 Equity Bridge/Construction \$27,354,159
- 3 Permanent \$2,304,000



Amount of loans

OCFC OHIO LOANS BY COUNTY



OCFC INVESTORS AND PARTICIPANTS

Fifth Third Bank	\$34,000,000
PNC Community Development Co.	\$9,000,000
First Federal Lakewood	\$7,000,000
Huntington Community Development Corporation	\$5,000,000
KeyCorp Community Development Corporation	\$4,000,000
Ohio Housing Finance Agency	\$4,000,000
MacArthur Foundation	\$4,000,000
Nationwide Bank	\$4,000,000
US Bank Community Development Corporation	\$3,500,000
WesBanco	\$2,500,000
PNC Bank	\$2,000,000
National Cooperative Bank	\$5,000,000
RiverHills Bank	\$1,000,000
CF Bank	\$250,000
TOTAL	\$85,250,000

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



MEMBER OF:



INVESTMENT & LENDING

DEVELOPMENT



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

DEVELOPMENT

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.



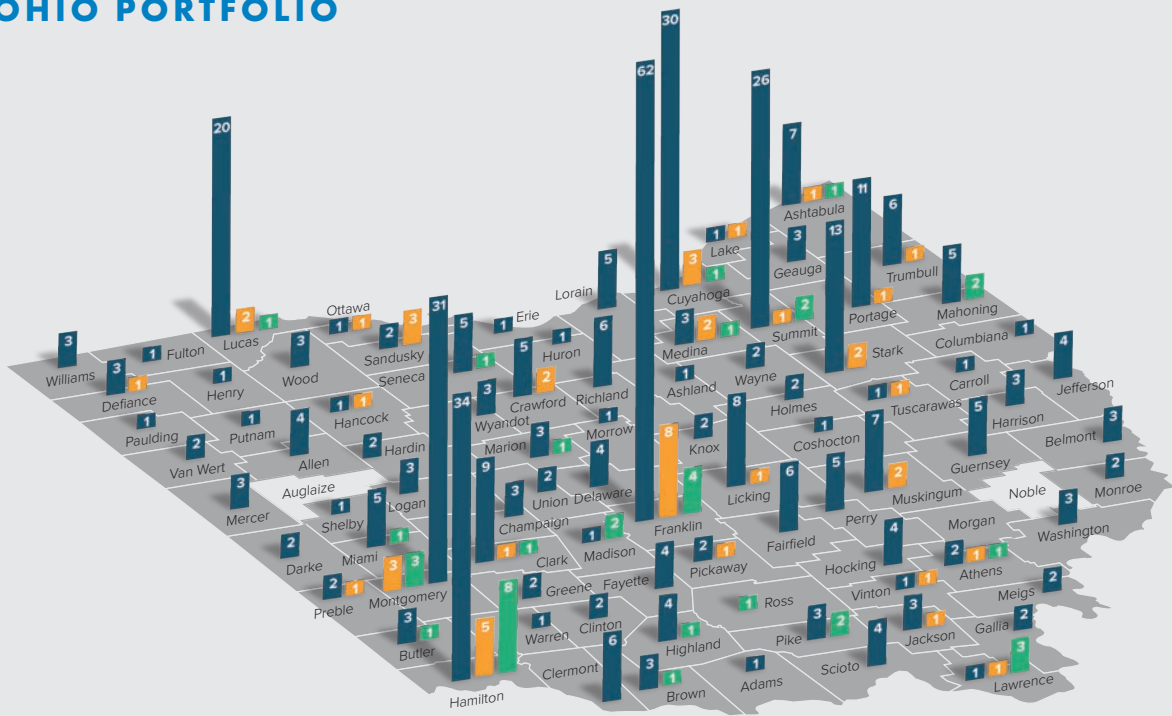
**CLOSED \$358 MILLION
OF INVESTMENT INTO
45 PROJECTS**

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

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.

OHIO PORTFOLIO



KENTUCKY PORTFOLIO



FEATURED PROJECTS



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

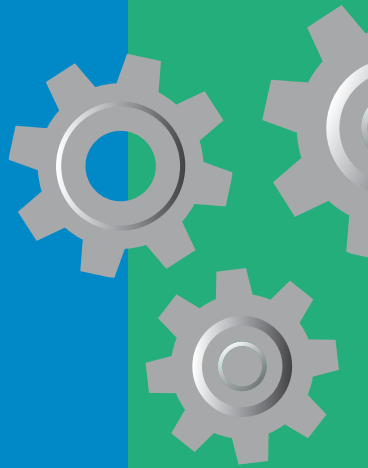
Developers: McCormack Baron Salazar, Inc.;
Columbus Metropolitan Housing Authority

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.



DEVELOPMENT



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.



529 GRANTS
TOTALING \$10,080,046
HAVE BEEN AWARDED
TO PARTNERS SINCE
THE INCEPTION
OF THE RESIDENT
DEVELOPMENT FUND
IN 1997

RDF CUMULATIVE TOTAL
AS OF 12/31/16

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

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.



(2012–2016) 6 SCHOOLS REPRESENTED

THE OHIO STATE UNIVERSITY
COLUMBUS STATE COMMUNITY COLLEGE
FRANKLIN UNIVERSITY
CENTRAL OHIO TECHNICAL COLLEGE
MARION TECHNICAL COLLEGE
CEDARVILLE UNIVERSITY

GRADUATES (2012–2016)

 **BACHELORS: 6**
MASTERS: 3

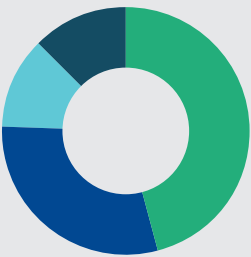


100% GRADUATION RATE (MOVE-OUTS)
3 STUDENTS HAVE TRANSFERRED FROM CSCC TO OSU
33 CHILDREN CURRENTLY SERVED AT FUTURE SCHOLARS COMMUNITY LEARNING CENTER

FUTURE SCHOLARS COMMUNITY LEARNING CENTER

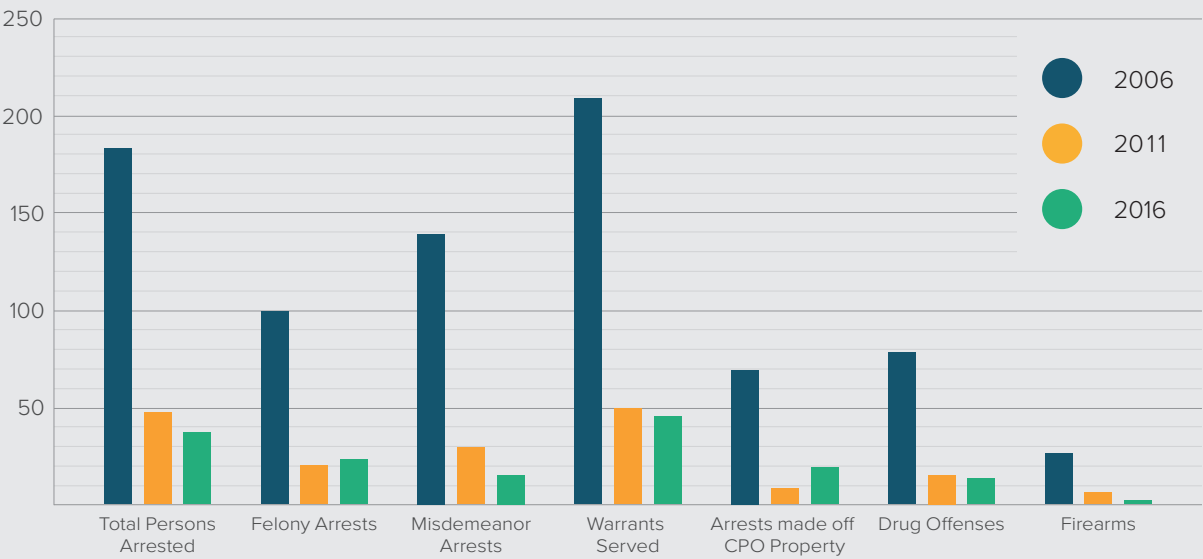
Future Scholars Community Learning Center, located on the Columbus Scholar House campus, opened its doors in September 2016 and operates through a partnership with the YMCA of Central Ohio. The center serves Columbus Scholar House families as well as other families living in CPO-managed communities. 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



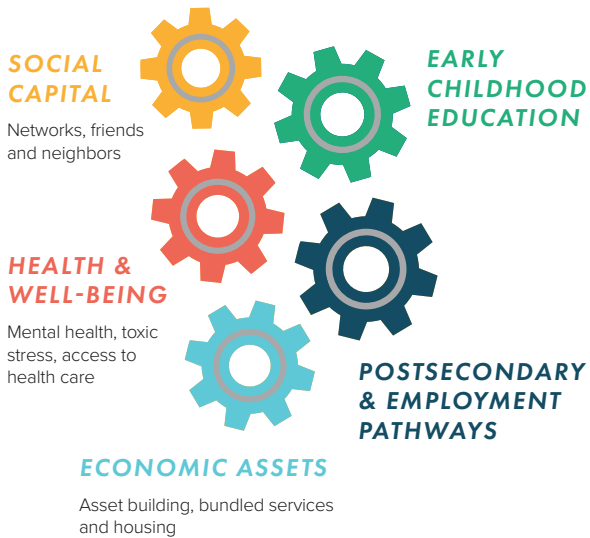
CPO STAFF



CPO Impact 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



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.





SHALISSA

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.

BRITTANY

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.



SUPPORT OF ADULT & SENIOR RESIDENTS

EVICITION 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**.

FUTURE SCHOLARS COMMUNITY LEARNING CENTER



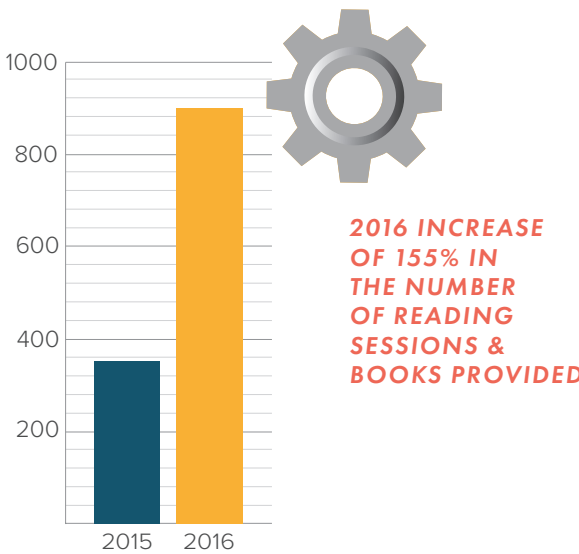
-  **21%** Early Head Start (Age 0-3)
-  **35%** Head Start (Age 3-5)
-  **45%** Publicly Funded Child Care

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.

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.



SUMMER CAMP

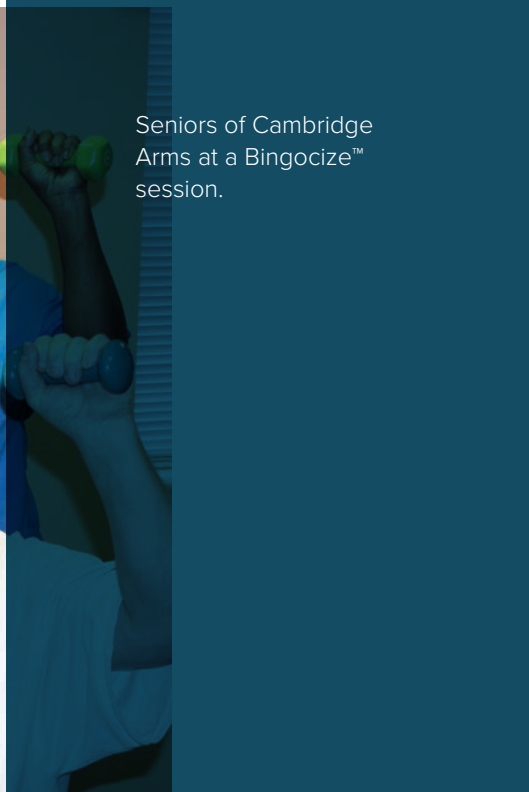
Funded through OCIC in partnership with YMCA of Columbus, CPO enrolled **75 children** in summer camp.





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.



Seniors of Cambridge Arms at a Bingocize™ session.



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.



THANK YOU TO OUR FUNDERS & PARTNERS

FUNDERS



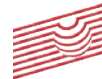
OCIC
OHIO CAPITAL
IMPACT
CORPORATION



SERVE OHIO
Ohio Commission on Service and Volunteerism



THE ANNIE E. CASEY FOUNDATION



ORIX foundation
a Texas nonprofit



THE OHIO STATE UNIVERSITY
COLLEGE OF
EDUCATION AND HUMAN ECOLOGY

CHASE



THE COLUMBUS
FOUNDATION

United Way
of Central Ohio
Member Agency



EHS-CC
EARLY HEAD START
CHILD CARE

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR



PARTNERS

AHA! PROCESS

**AMERICAN ASSOCIATION OF SERVICE
COORDINATORS**

APPRISEN

COMMUNITY RESEARCH PARTNERS

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COLUMBUS DIVISION OF POLICE

COLUMBUS EARLY LEARNING CENTERS

**COLUMBUS METROPOLITAN HOUSING
AUTHORITY**

COLUMBUS METROPOLITAN LIBRARY

COLUMBUS STATE COMMUNITY COLLEGE

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DRESS FOR SUCCESS

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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

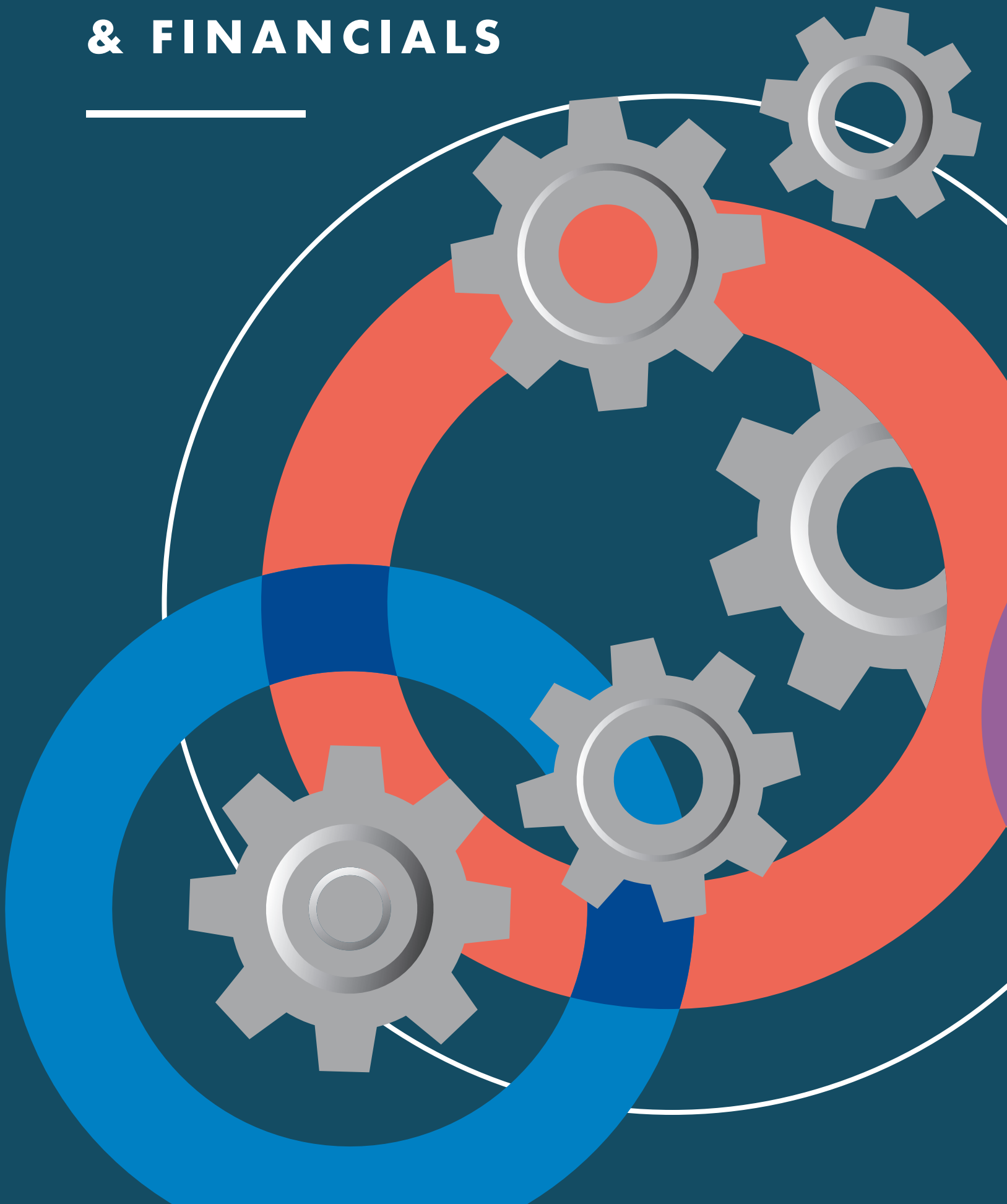
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  @cpoiimpact

RESIDENT IMPACT

OCCH STAFF, BOARD & FINANCIALS



805

YEARS OF REAL ESTATE
EXPERIENCE

769

YEARS OF AFFORDABLE
HOUSING EXPERIENCE





OCCH STAFF



Hal Keller



Sharon Alban



Sharon Anderson



Nick Balow



Myia Batie



Simon Dallas



Millie Davis



Tony DiBlasi



Joe Erdeljac



Bob Fisher



Tom Kindron



John Kircher



Doug Klingensmith



Jack Kukura



Brian Langmeyer



Sarah Malone



Stephanie May



Jimmy McCune



Lori McMillan



Mary Kay Meagher



Annie Ross



Tamara Samuel



Ken Schaefer



Melanie Shapiro



Will Shelby



Wolfgang Teran



Tamara Thelen



Lori Tillis



Isabel Toth



Jan Trego





Kathie Bowen



Buddy Butler



Brad Carman



Danielle Carman



Lori Conrad



Susan Goss



Brian Graney



Jay Hartranft



Mike Hennessee



Casey Hinkle



Chris Ledwin



Kip Lewis



Tina Limo



Lynn Logan



Beth Long



Chris Miller



Jennifer Mullaney



Joe Pimmel



Janice Rausch



Nancy Rodgers



Shirlene Smith



Rhonda Snyder



Becky Stanley



Cindy Strawser



Casey Swemba



Anthony Tynan



Jon Welty



Laura Winstel



Christy Wiseman



Sue Ziegler



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Community Relations Director
Nationwide Children's Hospital

MICHAEL D. SAAD

Partner
Squire Patton Boggs (US) LLP

FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION

PARENT COMPANY

December 31, 2016 (unaudited)
2015 (audited)

ASSETS	2016	2015
Unrestricted Cash	34,126,283	32,854,608
Restricted Cash	22,993,110	21,872,896
Accounts Receivable (net of allowance)	2,044,856	4,628,653
Office Furniture and Equipment (net of accumulated depreciation)	311,055	96,950
Other Assets	8,799,878	1,845,340
Investment in Operating Entities	27,854,554	23,736,926
	\$96,129,736	\$85,035,373
LIABILITIES AND NET ASSETS		
Accounts Payable	1,808,295	150,429
Other Accrued Expenses and Liabilities	5,098,424	6,710,702
Deferred Income	13,587,301	12,639,789
Project Partnership Cash Reserves	1,937,405	1,968,752
Mortgage and Other Notes Payable	22,899	22,899
Grants Payable-Resident Development Fund	-	7,637
	\$22,454,324	\$21,500,208
NET ASSETS	\$73,675,412	\$63,535,165
	\$96,129,736	\$85,035,373

STATEMENT OF ACTIVITIES

PARENT COMPANY

December 31, 2016 (unaudited)
2015 (audited)

REVENUES	2016	2015
Acquisition and Consulting Fees	23,700,245	21,001,569
Other	8,506,018	7,846,211
	\$32,206,263	\$28,847,780
EXPENSES		
Program Services	25,078,723	26,103,514
General and Administrative	1,044,947	784,368
Loss (Gain) from Investment in Affiliated Entities*	(4,057,654)	(5,668,377)
	\$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.



OCCH
OHIO CAPITAL
CORPORATION
FOR HOUSING

88 East Broad Street, Suite 1800
Columbus, Ohio 43215

614.224.8446

OCCH.ORG