



1989–2019

A LOOK BACK AT 30 YEARS OF PARTNERSHIP



OCCH
OHIO CAPITAL
CORPORATION
FOR HOUSING

PARTNERS COME FIRST



OCCH is better, stronger, and more financially resilient than any time in our 30 year history. Our mission to cause the construction, rehabilitation, and preservation of affordable housing has driven us to raise \$4.25 billion in equity investment to create more than 46,500 affordable housing units in Ohio, Kentucky, and surrounding states. Our success is built on the many long-term partnerships with our investment and development partners in the trenches, hand shake to hand shake, with a win-win approach. Without our partners, we do not exist. Our investors have the confidence that we will deliver a return, make quality investments, and protect their assets. Our developers have the confidence that we will give competitive pricing, fund when they need capital, and work through issues that inevitably occur in real estate development.

We never forget: our partners are at the core of our shared work.

Throughout the years, OCCH has become known as the creative problem solver that looks to do things better than we have before, whether it is structuring an investment fund during tax reform, developing an information management system now known as PIXUS, improving unit turns and service delivery at CPO, or processing equity disbursements. We draw inspiration from each other, our partners, and our residents in our daily work.

Creating Opportunity

OCCH is challenged every day to be innovative and our job is to bring together the right people at the right times who can meet the needs of our neighbors for quality housing in vital communities with necessary, life-enriching support. Our affiliate companies continue to be critical, successful, and state-of-the-art in delivering products and solutions that benefit residents and help create stable communities:

- CPO continues to grow and maintain its clear focus on highest quality management and resident impact with an eye toward sharing our experience with our partners;

- OCFC is expanding its products with an incredible track record of obtaining grants, leveraging capital, and executing lending;
- OCIC has significant capital to invest in the development of our residents and communities with upside opportunities for innovation and growth.

We are Going Where Our Partners Take Us

Where is OCCH going in the future? We are going where our partners take us! We look forward to continuing our tradition of providing value-added, impeccable, and innovative services and products to meet our partners' needs and capitalizing on opportunities to grow deeper partnerships. The demand for affordable housing has never been greater, the challenges more difficult, and the needs for what OCCH provides more important. We look forward to working with all of you to build on this foundation and to create a brighter, sustainable and dynamic future for our communities. Together, we are making a difference today and reaching higher for future generations.

Hal Keller
pagnorel



An augmented reality experience awaits!

1. Download the free Zappar app from the iOS App Store or Google Play Store. Zappar will open up a camera view in "scanning" mode.
2. Scan a page containing the Zappar icon to watch the magic unfold. For best viewing results, make sure the full page is in your camera view.
3. Tap the Refresh icon in the upper right corner of the app to scan a new page.



IT'S ALL ABOUT
PARTNERSHIP.

BUILDING STRONGER COMMUNITIES

THROUGH 30 YEARS OF PARTNERSHIP



1989  OCCH

OCCH OPENED

Scan to watch Joe Hagan (OCCH's first president) and Hal Keller tell the origin story.

 Funds

1990

Closed Ohio Equity Fund I at \$8.1M



1995

1990  Projects

CLOSED FIRST INVESTMENT

Blue Heron in Licking County with LEADS



1993  OCCH

HAL KELLER BECAME OCCH PRESIDENT

Held first Ohio Housing Conference

1994  Projects

Closed YWCA of Columbus – first single-family lease purchase development and invested in East Akron Homes, first single family development, with East Akron Neighborhood Development Corporation



**“It takes a lot of players
to put together a good
affordable housing
opportunity.”**

Garry Watkins
President, Wabuck Development

2003  **Affiliates**

CREATED CPO

Community Properties of
Ohio Property Management
Services

Our property management
company that acquired and
rehabilitated 1,000 dilapidated
scattered site Section 8 units

cpo  **management**
community properties of ohio



1999  **Projects**

FIRST KENTUCKY PROJECT

Closed Saratoga Place in Newport, KY developed
by the Brighton Center. Today, OCCH and our
investors have financed 94 projects in Kentucky.
Scan to watch a Kentucky partner discuss housing!

1996
OCCH raised
first \$50M

2002
Exceeded
\$500M
equity raised

2003
Closed OEF
Fund XIII
at \$110M

1997  **Projects**

Developed Rosewind HOPE VI
project – first public housing
recapitalization project, with
Columbus Metropolitan Housing



1999  **OCCH**

Held first joint OCCH and
OHFA Housing Conference

1998  **OCCH**

Carol Mount Peterson
became OCCH Board Chair

Granted first Resident
Development Fund Awards

2004 Affiliates

FOUNDED OCFC

Ohio Capital Finance Corporation

Our lending affiliate is a U.S. Treasury certified Community Development Finance Institution (CDFI) and member of the FHLB of Cincinnati.



OCFC
OHIO CAPITAL
FINANCE
CORPORATION

2007 Affiliates

Established CPO Impact to fund a variety of supportive services for CPO residents



2010 Affiliates

ESTABLISHED OHA

Ohio Homeowner Assistance, LLC

Created by OCCH to serve as fiscal agent for OHFA's \$762 million federal Hardest Hit foreclosure prevention programs. To date, 27,000 homeowners have received assistance to save their homes.



OHA

2005 Funds

\$1 BILLION

IN EQUITY INVESTMENT

Nationwide Insurance invested \$75M

2007

OEF Fund XVII raised \$223M

2008

Exceeded \$1.5B equity raised



2010

2010

Reached \$2B equity raised

2006 OCCH

Opened the Colin Dyer Training Academy offering classes, conferences, and e-learning platform to more than 2,000 partners annually

2009 Projects

Invested in first Scholar House project in Louisville with Family Scholar House, Inc. targeted to low-income student parents attending college. OCCH has invested in eight Scholar House projects in Ohio and Kentucky. Scan to watch a resident's story!

2005 Projects

Invested in Daybreak in Dayton, a project targeted at homeless youth



2008 OCCH

Closed \$75 million equity fund with Nationwide Insurance to get affordable housing under construction during the financial crisis



Nationwide
Is on your side

2009 OCCH

Created Ohio Preservation Compact with OHFA, COHHIO, and OCFC to develop financial tools for preservation of federally subsidized housing with expiring rental assistance contracts. The MacArthur Foundation awarded \$5 million to the Compact.



2010 OCCH

Dan Slane became OCCH Board Chair

2012 Affiliates

ESTABLISHED OCIC

Ohio Capital Impact Corporation

Our philanthropic affiliate that funds, through generous impact investors and OCCH retained earnings, diverse supportive services and community development activities



OCIC
OHIO CAPITAL
IMPACT
CORPORATION

Jerry Grier
Scholarship
Graduate



2017 Affiliates

OCIC awarded \$3.9 million in grants. Total raised for OCIC philanthropic grants reached \$22 million. Through OCIC, Fifth Third Bank distributed 1,000 backpacks for students returning to school in the fall.



2016 Affiliates

OCFC received two grants totaling \$5.3 million from the U.S. Treasury CDFI Fund for its lending products. To date, OCFC has received awards totaling \$32 million.

2018 Affiliates

OCFC's aggregate loan production reached \$495 million.

CPO reached 2,900 units under management.

2014

Reached \$3.25B equity raised

2017

Reached \$4B equity raised

2018 Funds

\$4.25 BILLION

IN EQUITY INVESTMENT
& GROWING!



2012

OEF Fund
XXII raised
\$286M

2015

OEF Fund
XXV raised
\$353M

2016

Record OEF
Fund XXVI
raised \$376M

2014 OCCH

Established Jerry Grier Scholarship Program to provide assistance to residents attending college and pursuing GEDs: 84 students assisted to date

2018 OCCH

Huntington National Bank's multiple large commitments of over \$450 million is fully invested.



2019 OCCH

**PEG MOERTL
BECOMES THIRD
OCCH PRESIDENT**

Scan to watch what she's excited about for the future.



2014 Projects

Closed first Rental Assistance Demonstration (RAD) public housing recapitalization projects in the states of Ohio and Kentucky with Lucas County and Lexington-Fayette public housing authorities

**“We’re going
where our partners
are taking us.”**

Peg Moertl
President, OCCH

HomeStart, Inc • Harrison MHA • Showe Management Corporation • YMCA of Central Ohio • Herman Kittle Properties • Talbert Services • Jennings Center for Older Adults • HAND, Inc. • Columbus Metropolitan Housing Authority • Warren County Community Services • Greene Metropolitan Housing Authority • Woda Cooper Development • Clermont Senior Services • Oberer Development Company • The Housing Partnership Inc. • Sieber Construction • Tender Mercies • Housing Authority of Williamstown • New Directions Housing Corporation • Colonial American Development • Homefull • Fairfield Homes • Compass Family Community Services • Alco Properties • PIRHL • Wallick Companies • YWCA of Toledo • AHEPA National Housing • Cogswell Hall • The NRP Group • McCormack Baron Salazar • RLJ Management • Millennia Housing Development Corp. • Marian Development Group • Miller Valentine Affordable Housing Partners • Ironton Lawrence County CAO • EDEN, Inc • Homeport • LEADS • Hocking-Athens-Perry CAO • Alpha Phi Alpha Homes • The Model Group • Buckeye Community Hope Foundation • Borror Management • National Housing Associates • Tober Building Company • Community Housing Network • Famicos Foundation, Inc. • Coleman Professional Services • YWCA of Columbus • Edgewood Management • Frontier Community Services • Salus Development • Springfield Metropolitan Housing Authority • A M Rodriguez • Stark MHA • YWCA of Canton • Levin Group • Daybreak • ERS Senior Living • EANDC • Nelson Associates • Louisville Metropolitan Housing Authority • Brighton Center • Omni Management Group • Community Properties of Ohio • Sawmill Road Management Company • Catholic Diocese of Columbus • Homes/Casas • Vistula Management Company • St. Mary Development Corporation • POAH Communities • Trumbull Metropolitan Housing Authority • Pickaway County Community Action Organization • ABCD • LaCasa of Goshen • Testa Enterprises • Medina Metroplitan Housing Authority • CAP of the Greater Dayton Area • Cincinnati Union Bethel • Wabuck Development • Lucas Metropolitan Housing Authority • Mid-City Financial Corporation • Kentucky River Foothills Development Council • Meridian Community Care • Common Wealth, Inc • Connect Realty • Cuyahoga Metropolitan Housing Authority • NDS Inc. • Roger Perkins Associates • CAO of Scioto County • Kno-Ho-Co CAC • Over the Rhine Community Housing • YWCA of Youngstown • Pike Metropolitan Housing Authority • Great Lakes Realty, Inc. • Integral Development • 3CDC • KMG Prestige • Muskingum Economic Opportunity Action Group • Catholic Charities Facilities Corp. • L.W. Associates • National Church Residences • Cincinnati Metropolitan Housing Authority • TWG Development • ACD Inc. • Stock Development • Audubon Area Community Services • Greater Dayton Premier Management • Spire Development • Lexington -Fayette Urban County Housing Authority • Housing Authority of Newport • Detroit Shoreway CDC • Volunteers of America of Greater Ohio • Lakewood Senior Citizens • Humility of Mary Housing • Highland County Community Action Organization • ABC Management • Burten, Bell, Carr Development • Clinton County CAP • Adams Brown CAO • Cambridge Management Corporation • Renewal Housing Associates • Ralph A. Falbo • Provident Management • Orlean Company • CHN Housing Partners • Pennrose • YWCA of Hamilton Apartments, Inc. • Lutheran Social Services of Central Ohio • Lorain MHA • Winterwood • Innovative Housing Solutions, Inc • HomeStart, Inc • Harrison MHA • Showe Management Corporation • YMCA of Central Ohio • Herman Kittle Properties • Talbert Services • Jennings Center for Older Adults • HAND, Inc. • Columbus Metropolitan Housing Authority • Warren County Community Services • Greene Metropolitan Housing Authority • Woda Cooper Development • Clermont Senior Services • Oberer Development Company • The Housing Partnership Inc. • Sieber Construction • Tender Mercies • Housing Authority of Williamstown • New Directions Housing Corporation • Colonial American Development • Homefull • Fairfield Homes • Compass Family Community Services • Alco Properties • PIRHL • Wallick Companies • YWCA of Toledo • AHEPA National Housing • Cogswell Hall • The NRP Group • McCormack Baron Salazar • RLJ Management • Millennia Housing Development Corp. • Marian Development Group • Miller Valentine Affordable Housing Partners • Ironton Lawrence County CAO • EDEN, Inc • Homeport • LEADS • Hocking-Athens-Perry CAO • Alpha Phi Alpha Homes • The Model Group • Buckeye Community Hope Foundation • Borror Management • National Housing Associates • Tober Building Company • Community Housing Network • Famicos Foundation, Inc. • Coleman Professional Services • YWCA of Columbus • Edgewood Management • Frontier Community Services • Salus Development • Springfield Metropolitan Housing Authority • A M Rodriguez • Stark MHA • YWCA of Canton • Levin Group • Daybreak • ERS Senior Living • EANDC • Nelson Associates • Louisville Metropolitan Housing Authority • Brighton Center • Omni Management Group • Community Properties of Ohio • Sawmill Road Management Company • Catholic Diocese of Columbus • Homes/Casas • Vistula Management Company • St. Mary Development Corporation • POAH Communities • Trumbull Metropolitan Housing Authority • Pickaway County Community Action Organization • ABCD • LaCasa of Goshen • Testa Enterprises • Medina Metroplitan Housing Authority • CAP of the Greater Dayton Area • Cincinnati Union Bethel • Wabuck Development • Lucas Metropolitan Housing Authority • Mid-City Financial Corporation • Kentucky River Foothills Development Council • Meridian Community Care • Common Wealth, Inc • Connect Realty • Cuyahoga Metropolitan Housing Authority • NDS Inc. • Roger Perkins Associates • CAO of Scioto County • Kno-Ho-Co CAC • Over the Rhine Community Housing • YWCA of Youngstown • Pike Metropolitan Housing Authority • Great Lakes Realty, Inc. • Integral Development • 3CDC • KMG Prestige • Muskingum Economic Opportunity Action Group • Catholic Charities Facilities Corp. • L.W. Associates • National Church Residences • Cincinnati Metropolitan Housing Authority • TWG Development • ACD Inc. • Stock Development • Audubon Area Community Services • Greater Dayton Premier Management • Spire Development • Lexington -Fayette Urban County Housing Authority • Housing Authority of Newport • Detroit Shoreway CDC • Volunteers of America of Greater Ohio • Lakewood Senior Citizens • Humility of Mary Housing • Highland County Community Action Organization • ABC Management • Burten, Bell, Carr Development • Clinton County CAP • Adams Brown CAO • Cambridge Management Corporation • Renewal Housing Associates • Ralph A. Falbo • Provident Management • Orlean Company • CHN Housing Partners • Pennrose • YWCA of Hamilton Apartments, Inc. • Lutheran Social Services of Central Ohio • Lorain MHA • Winterwood • Innovative Housing Solutions, Ltd

THANK YOU.