



# Changing communities from within...

COMMUNITY PROPERTIES  
2005 ANNUAL REPORT



**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING





## Building Strong Foundations: A Message From the President

It has been an amazing and busy year at CPO Management Services. 2005 has been all about building strong foundations, literally from the ground up, as we renovated nearly 240 units and moved many families back into their homes. This relocation of families and renovation of units is all a part of the Community Properties Initiative—an ambitious goal of renovating over 1,000 units of housing in seven urban Columbus neighborhoods—a goal that is over 30% complete and will be totally completed by 2008.

This Initiative truly is a community effort—involving numerous organizations, including the City of Columbus, Campus Partners for Urban Redevelopment, Ohio State University, Community Housing Network, Inc., Columbus Housing Partnership, Columbus Metropolitan Housing Authority, several corporate investors, HUD, and many other government and local organizations.

Of special recognition is our parent, Ohio Capital Corporation for Housing, who launched the acquisition and rehabilitation project in April 2003 and formed Community Properties of Ohio Management Services as the non-profit management company. Without their commitment to the Initiative, and those partners listed above, CPO would not be where it is today.

And where are we? The initiative included a nine-phase development plan that would include upgrades/additions to all major mechanical and functional systems in each unit,

such as air conditioners, new appliances, new doors and windows, showers, security lighting, landscaping and hardscaping. I am proud to say that each renovated unit is now equipped with all these amenities and work continues on renovating the remaining units in the portfolio. By the time you receive this report, we will have completed the first three phases involving 554 units and will be closing on the next two phases with over 200 units.

CPO has developed a highly responsive customer service model of management to help meet the needs of the residents and the community. CPO is able to assist residents where it matters the most—with economic, social, and educational support for their families. Community Properties is not just about providing quality housing, but also providing services to the residents that can nurture and improve their lives. CPO is able to link residents to a number of social, economic, and educational assistance programs through a lengthy network of partnerships with local service providers. This year, CPO began a Neighborhood Advocate Program that employs CPO residents to work within their communities to empower their neighbors to take charge of their lives and make positive changes that produce healthy and successful outcomes. CPO is proud that many residents are now Neighborhood Advocates.

The Eliminate the Elements safety program continues to help deter the criminal element in our neighborhoods. Working with the Columbus Police Department and various neighborhood organizations, this program is getting results in our communities.

What can I say about the CPO staff? Though our management company has seen many changes in the past years and will see many more in the future, the CPO staff remains committed to the vision of CPO as the national model for quality affordable supportive housing. I am proud of this staff that works diligently to help residents keep their housing, works supportively to link residents to local service providers, and works industriously to maintain and improve their housing and neighborhoods.

Our unique campus environment consists of the CPO management office, a senior residence building, and the maintenance facility and training facility. This campus concept helps reinforce the changes that CPO is making from within to create strong supportive neighborhoods, opportunities for educational training, and a greater sense of community and good neighbors. CPO will continue to find ways to strengthen the community and remain a strong presence in affordable housing in Columbus.



Isabel Toth,  
President Community Properties of Ohio

### The CPO Staff:



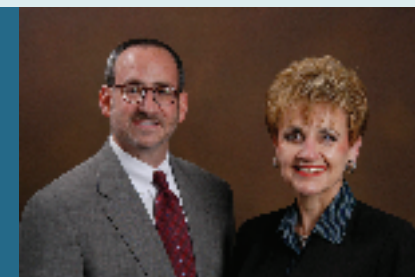
The CPO Staff works diligently to fulfill our commitment to become a national model for quality affordable supportive housing.

### Mission:

Community Properties of Ohio is a great place to call home. CPO is a tenant-endorsed, community based property management company committed to stabilizing families by providing quality affordable housing, encouraging residents to be good neighbors, and linking residents to community services.

### Vision:

Working in partnership with residents and other key stakeholders in our communities, we will establish a national model for quality affordable supportive housing.



Hal Keller,  
Ohio Capitol Corporation for Housing President

Carol Mount Peterson,  
Ohio Capitol Corporation for Housing Board Chairperson



## Changing Affordable Housing Communities from the Inside Out

Community Properties of Ohio provides supportive services for the residents by linking residents to a number of social, economic, and educational assistance programs through a network of partnerships with local service providers. Community Properties has partnered with the United Way to develop a unique HUB model of supportive services in which Community Properties is the HUB, providing referrals to partner agencies. These agencies provide services to the resident and then report to the HUB the resident's progress, barriers to success, and outcomes. Instrumental to this model is the assistance the resident receives with basic needs, such as food, clothing, and furniture. The Supportive Services department provides linkage and tracking to extensive services including: healthy pregnancy, dental care, behavioral health, early learning for children, and workforce development.

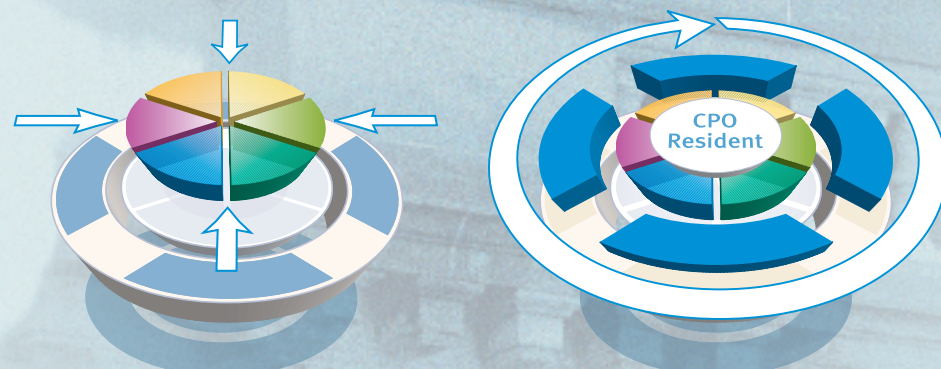
CPO's management approach is committed to building a strong foundation in life for each of the Residents. This foundation can be described as four legs of a table, as shown in the graph below. Each leg supports the structure and makes it strong and viable.



## Assistance Where it Matters Most

In addition to the support that the HUB Model offers, CPO further stabilizes residents through its neighborhood Improvement Initiatives. CPO has empowered Neighborhood Advocates to act as a link between Property Management and residents to work toward safer neighborhoods, conduct Block Watch Programs, participate in Civic Associations and build relationships to support the community. It's CPO's goal to capitalize on existing strengths within the community while addressing the problems that exist enabling our residents to find our properties a great place to call home.

Guided by a vision to become a national model of affordable housing management, CPO fosters relationships with the residents and the community. By implementing a highly responsive customer service management model, CPO is able to assist residents where it matters the most—with economic, social, and educational support for families. By meeting these needs, CPO is helping families, strengthening communities, and empowering residents to lead stable, successful lives.



## Advocates of Change: Eliminating Criminal Elements in Our Neighborhoods

Concerned about the criminal elements in its neighborhoods, Community Properties of Ohio partnered with the Columbus Police Department and the Department of Safety in June 2003 to implement the Eliminate the Elements safety program. This program was funded through an effort involving Congresswoman Deborah Pryce and Campus Partners. Through Congressional Appropriations, a \$250,000 grant enabled Community Properties to lease a police cruiser from the city and hire twenty four officers to work special duty on the CPO properties. In addition, CPO was also given a state of the art computer system to equip the cruiser to allow the officers real time access to information they need allowing them to do their job more effectively. Currently, CPO is partnering with the City of Columbus to focus on various Target Zones, (areas with high criminal activity) as identified by the City of Columbus.

To complement the efforts of the program, CPO implemented an anonymous Tip Line in August 2004 to assist the residents and other neighborhood advocates in relaying information about any criminal activity or any other concern in the neighborhood. The partnership created between the property managers and the special duty officers is resulting in a significant reduction in the criminal activity in the CPO portfolio. But the real success of the program is the impact it has made on the CPO residents. Encouraged by the proactive response of the management company to address safety issues, many residents are becoming actively involved in their neighborhoods again, attending block watches, encouraging community involvement, and being good neighbors.

## Investing in the Commitment to Change Lives, Neighborhoods, and Communities

Through the partnership and commitment of our investors, Community Properties Fund for Housing I (CPFH I) and Community Properties Fund for Housing II (CPFH II) were established to begin rebuilding homes and reshaping lives. The \$33,000,000 CPHF I was used for the rehabilitation of 544 units in 87 buildings. The \$25,000,000 CPHF II will work in conjunction CPHF I and be used to rehabilitate over 775 apartments and townhouses in the portfolio.

CPO is grateful to the investors and funders of the Community Properties Initiative who have helped realize the dream of quality affordable inner-city housing for Columbus residents by investing in the commitment to change lives, neighborhoods, and communities.

### The investors for CPHF I and/or CPHF II include:

- JPMorgan Chase Bank, NA
- Fifth Third Community Development Corporation
- Key Community Development Corporation
- National City Community Development Corporation
- Huntington Community Development Corporation
- Nationwide Life Insurance Company
- Commerce National Bank
- Park National Bank
- Sky Financial Group
- WesBanco Bank

### The Four Legs of CPO's Table:

1. Renovation
2. Supportive Services
3. Community Safety
4. Property Management

### Wellness Approach:

- ▶ Basic needs
- ▶ Social Support Systems
- ▶ Children and Youth
- ▶ Physical Health
- ▶ Educational and Vocational
- ▶ Behavioral Health

### A New Focus and Management Style:

- Focus on the residents needs
- Help tenants to build a strong sense of self
- Create a safe home
- Empower residents to lead a stable, successful life
- Foster a productive future for residents

### Partnering With Our Community: A Key to Our Success



The CPO police cruiser patrols the portfolio's neighborhood, helping to increase the safety of residents.



Congresswoman Deborah Pryce is an instrumental supporter of the Community Properties Initiative.



Congressman Pat Tiberi is an advocate of change for the Community Properties.



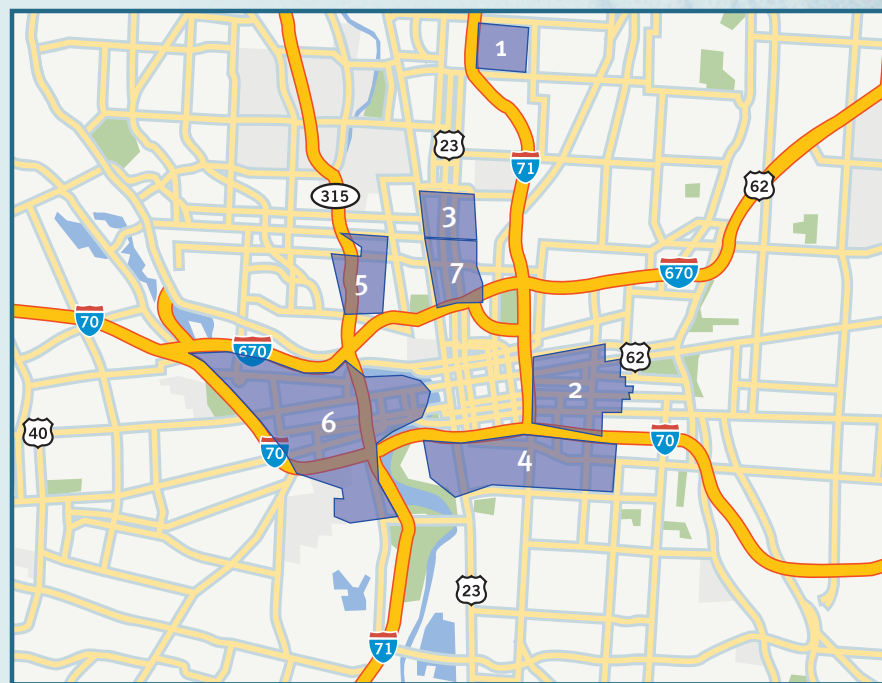
Hal Keller, OCCH President; Columbus Mayor Michael Coleman; and Karen Holbrook, The Ohio State University President.



## Roots of Cultural Diversity: CPO Neighborhoods

The Community Properties' units are in ethnically diverse vital communities that have been thriving from revitalization efforts in the city. These neighborhoods are rich in history and rich with community groups who are dedicated to enriching the lives of those residents living in the neighborhood. Community Properties has partnered with many of these local organizations in the revitalization efforts of the Initiative. All historic building that have been rehabbed were brought to approved historical standards, maintaining the history and original architecture of the buildings.

### A Map of Our Neighborhood Boundaries



#### 1. Linden

The Linden area is considered to be Central Ohio's first suburb. It was developed with a grant from President Adams for Revolutionary Soldiers. Over the past decade, several initiatives have been undertaken to improve the Greater Linden Area including the \$10 million reconstruction of Cleveland Avenue. In addition, several businesses have moved into the area such as Columbus Metropolitan Housing Authority (CMHA) and the Central Ohio Transit Authority (COTA).



#### 2. Near East Side (Olde Town East)

The Near East Side is located in the center of the city. In the area known as Olde Towne East, a few large family estates and homes from the past blend with apartments and town homes. Community organizations are implementing training programs to create new jobs and job retention for the residents and the city is encouraging new commercial development in this area.



#### 3. Weinland Park

Weinland Park borders the Ohio State University area east of High Street between Chittenden and 5th Avenue and is home to many CPO residents. The Community Properties Initiative is a collaboration that includes the City of Columbus and Campus Partners, an OSU affiliate. Great strides have been made to redevelopment efforts in this populous neighborhood.



#### 4. Near South Side (Driving Park)

The South Side of Columbus area (Driving Park) is home to 6,500 residents, many of whom are CPO residents. This historic area, The Old Oaks Historical District, features many turn-of-the-century historical architecture homes, including two homes that were part of the Underground Railroad.



#### 5. Harrison West

Harrison West is an historic area that borders Victorian Village, Grandview, The Ohio State University and the Arena District in Columbus. It is home to Community Properties Michigan Avenue senior residence, an elementary school that was part of the renovation project. A number of CPO families also call Harrison West home as many apartments and townhouses are located in this beautiful tree-lined neighborhood.



#### 6. Franklinton

Franklinton was the first community settled in Central Ohio during the turn of the nineteenth century and is home to quite a few CPO residents. This historic neighborhood suffered when State Route 315 eliminated the main road in Franklinton and devastated much of its historical landscape. CPO is proud to help revitalize this once-vibrant area with its rehabilitation of affordable housing in the neighborhood.



#### 7. Italian Village

Nearly 1300 people call Italian Village home. Almost half of the homes located in Italian Village were built prior to 1939. Italian Village features older homes that have been renovated or are in the process of being renovated. CPO has over 30 units in this historic area. We have recently remodeled units on Kerr Street and Russell Street. Housing options here are quite diverse - ranging from single units to multi-unit dwellings.

### Roots of Cultural Diversity: CPO Neighborhoods

The Community Properties initiative is a \$100 million, low income housing preservation project to rehabilitate scattered site, section 8 affordable housing units in 7 urban Columbus neighborhoods.



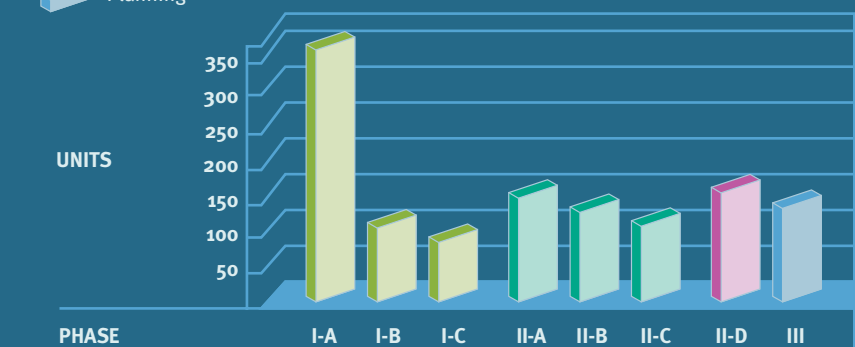
### Construction: Before & After

#### 249 Scattered Site Buildings:

- 50,000 per Unit
- Upgrades and Additions Include:
- HVAC
  - Electrical Systems
  - Showers
  - Central Air
  - New Appliances
  - New Fixtures
  - New Doors and Windows
  - New Flooring
  - Security Lighting
  - Landscaping
  - Hardscaping
- 240 Completed

### Community Properties Portfolio : Status of Construction

- Under Construction / Complete Spring 2006
- Construction Starting In 2006
- Arranging Financing
- Planning





### Community Properties Fund Investors:

JPMorgan Chase Bank, NA  
Fifth Third Community Development Corporation  
Key Community Development Corporation  
National City Community Development Corporation  
Huntington Community Development Corporation  
Nationwide Life Insurance Company  
Commerce National Bank  
Park National Bank  
Sky Financial Group  
WeBanco Bank

### Development Partners:

Ohio Capital Corporation for Housing  
Campus Partners  
Community Housing Network  
Columbus Housing Partnership  
Columbus Metropolitan Housing Authority

### Construction Team:

Community Properties of Ohio Management Services  
The Albert M. Higley Co / Baker Henning Productions  
Moody Nolan, Inc.

### Financing Team:

Red Capital Group, LLC.  
Ohio Housing Finance Agency  
City of Columbus  
Franklin County Commissioners  
Fannie Mae  
Columbus Office of HUD  
HUD OMHAR

### Legal Assistance:

Squire, Sanders & Dempsey

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Written by Mary K. Meagher



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