This year marks the completion of the rehabilitation for the CPO Initiative that began in April 2003. Substantial rehab of 1,033 units and returning families to new apartments is a significant milestone. We are pleased to report that the first units rehabbed still look like newly rehabbed units.

It may be easier to see the dramatic changes in the physical portfolio, but sustaining this level of quality over time also involves transformation of the management team as well. Our property management, maintenance, supportive services, and accounting staff have cultivated the skill and dedication needed to make this happen.

In addition to a strong in-house team, the work of CPO would not be possible without our community partners. We are grateful to join our efforts with strong and committed partners—individuals as well as organizations—who bring crucial knowledge, skills, relationships, and influence to the pursuit of our common objectives.

HIGHLIGHTS FROM 2009

- Occupancy has consistently averaged 99%
- Resident turnover continues to decrease, even with continued lease enforcement
- Unit Turn Times—from keys in to signed lease—6 days
- Delinquency, Bad Debt each < 1% of total revenue
- 99% of resident rent is collected by the end of the month
- 100% of Section 8 annual/interim recertifications completed timely
- Expanded capacity of our in-house maintenance team – i.e. exterminating, welding, HVAC, etc.
- Proudly expanded our management to include:
  - Community Housing Partnership – 357 units single family homes
  - YWCA of Greater Toledo – 65 units Permanent Supportive Housing

STABILITY AND SUSTAINABILITY

REDUCING TURNOVER AND MAINTAINING OCCUPANCY

<table>
<thead>
<tr>
<th>YEAR-END OCCUPANCY (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>UNITS</td>
</tr>
<tr>
<td>331</td>
</tr>
<tr>
<td>110</td>
</tr>
<tr>
<td>120</td>
</tr>
<tr>
<td>110</td>
</tr>
<tr>
<td>150</td>
</tr>
<tr>
<td>107</td>
</tr>
</tbody>
</table>

Note: over 50% of resident turnover is still manager-initiated, due to non-compliance of lease.

* Rehab not complete.
“Over the past six years I have had the privilege to work with an outstanding group of people dedicated to preserving some of the best affordable housing on the market. The success of The Community Properties Initiative was due to the expertise and vision we and our partners were committed to – that this affordable housing portfolio should be and could be renovated, preserved, and maintained at the highest standard possible while revitalizing neighborhoods with no distinction between “affordable housing” and market rate housing.

This initiative began with the vision of Ohio Capital Corporation for Housing in structuring these complicated deals in a way that allowed sufficient funds to do the job right. It then fell to the architects at Moody Nolan to build a scope using the valuable input from residents, staff, consultants and many others. From this specification, the Albert M. Higley Co/Baker Henning Productions project management team was able to select the best sub-contractors and vendors available and manage them through completion of the project.

As I look back over the past six years, I am grateful that I have had the opportunity to work with visionary people to enhance the lives of the people they have chosen to serve.”

Harry Post
Director of Construction, CPO

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“The CONSTRUCTION TEAM COMPLETES A MILESTONE

“When our Partnership started work on the project in 2003, we were convinced that it was so much more than a construction opportunity. It was an opportunity to help low income families live in quality, comfortable housing, while receiving support to help them become self sufficient. Its impacts can be seen, felt and measured in many ways. The project managers, superintendents, engineers and trades people could see the Vision that OCCH and CPO had for this endeavor and were brought into the same vision. I believe this is why the project was such a success.”

Gareth Vaughan
The Albert M. Higley Co/Baker Henning Productions

“Upon completion of the rehabilitation work, the exteriors of the buildings have been restored to their original appearance, landscaping has been added and decorative fencing installed to create attractive courtyard enclosures that also enhance the security for the residents. The end result is that the properties now contribute to the neighborhood and enhance a sense of community.”

Rex Hagerling
Senior Associate, Moody Nolan, Inc.

“I have literally seen these buildings go from being “branded” as low-income housing because of their condition and appearance, to being buildings that once again contribute to their neighborhoods in a very positive way. The historic character of each building was thoughtfully considered in the rehab plans – and that makes a difference. Careful masonry repair, historically-appropriate new windows and doors, rehabilitated porches, new color schemes, and attention to landscaping helped to transform these buildings and create neighborhood pride where it had been lacking.”

Judy Williams
Historic Preservation Consultant
BEYOND REHAB...

OUR SAFETY INITIATIVE HAS SIGNIFICANTLY REDUCED CRIME IN OUR COMMUNITY

Eliminate the Elements is our proactive policing and property management strategy that empowers off-duty Columbus Police Officers to address criminal activity on and near CPO properties. Essential components of the program are:

- Strategic selection of police officers based on familiarity of our neighborhoods
- Daily, real-time communication and accountability between law enforcement and property management
- An anonymous tip line to residents and community to report criminal activity (614 545 SAFE)
- A leased City of Columbus Police Cruiser identified for, and dedicated to CPO properties
- Encouragement of “knock and talk” by officers to build positive relationships with residents and our youth
- A committed partnership and shared vision between Management and Columbus Police Department

“The total number of arrests by CPO officers has decreased 78% between 2005 and 2009. The consistent presence of our officers and accountability of our management team help to maintain lease compliance and sustain the growing improvement of safety at our properties.”

Josh Martin
Director of Property Management, CPO

ELIMINATE THE ELEMENTS RESULTS 2005 - 2009

<table>
<thead>
<tr>
<th>YEAR</th>
<th>TOTAL PERSONS ARRESTED</th>
<th>FELONY ARRESTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>241</td>
<td>107</td>
</tr>
<tr>
<td>2006</td>
<td>183</td>
<td>99</td>
</tr>
<tr>
<td>2007</td>
<td>135</td>
<td>50</td>
</tr>
<tr>
<td>2008</td>
<td>88</td>
<td>48</td>
</tr>
<tr>
<td>2009</td>
<td>63</td>
<td>30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YEAR</th>
<th>MISDEMEANOR ARRESTS</th>
<th>DRUG OFFENSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>172</td>
<td>101</td>
</tr>
<tr>
<td>2006</td>
<td>139</td>
<td>78</td>
</tr>
<tr>
<td>2007</td>
<td>101</td>
<td>49</td>
</tr>
<tr>
<td>2008</td>
<td>71</td>
<td>39</td>
</tr>
<tr>
<td>2009</td>
<td>50</td>
<td>32</td>
</tr>
</tbody>
</table>

“...When CPO renovated their properties, they carefully considered the creation of defensible space and additional lighting. The redesign of landscaping and strategically placed decorative fencing serve to prevent unnecessary foot traffic and eliminate areas that formerly invited criminal activity. The use of building signage with specific language supports the enforcement of no trespassing and identification of CPO buildings.

The CPO Eliminate the Elements Program is the most rewarding and successful crime reduction program I have ever been involved with in my 15 years with CPD.”

Sergeant Glenn Branam
Columbus Police Department

Rehab Features such as, Fencing, Signage, Lighting, and Landscaping

MAINTENANCE
AT-RISK RESIDENT PROGRAM

In 2009, CPO improved its focus on residents at risk of losing their housing due to poor housekeeping, or failure to pay rent, or maintain utilities. Over 300 residents a year risk losing their housing through these violations. Both staff and residents were educated about the importance of residents maintaining housing and building housing credibility. The Supportive Services staff intervenes to help residents resolve immediate issues, as well as plan to avoid future problems that could jeopardize their housing. CPO’s goal is to help residents recognize how their future is connected to their housing.

UTILITY MANAGEMENT PLAN

Working in partnership with the Office of Ohio Consumers’ Counsel, IMPACT, and Ohio Department of Development, the Utility Management Plan was implemented to link at-risk residents with a utility management class and emergency utility assistance to avoid evictions. Of 91 households served notice, 81 successfully resolved the issue. 50 households directly benefitted from the program allowing them to preserve their housing, also saving the company approximately $86,550 in vacancy loss, unit turn costs and legal fees.

COMMUNITY PROPERTIES

IMPACT CORPORATION

Training in the Bridges Out of Poverty and Getting Ahead Curricula, innovative anti-poverty programs, have been a major focus of CPIC in 2009. Currently, 79 persons have graduated from the Getting Ahead Class and many of our community partners and agencies have been trained in the hidden rules of economic class. This commitment has provided the opportunity to build a Bridges Community in which all economic classes are gathered to co-investigate the barriers of poverty. A common language and framework for understanding poverty continues to emerge and has created a learning laboratory of relationships with the scope and reach to facilitate community, system and policy level change.

CPO housing began with the revitalization of property. To continue the transformation, it must be about relationships—impacting housing stability, employment, service delivery and community cohesiveness.

SUMMER CAMP

Since 2004, CPO has provided safe, engaging and enriching summer camp experiences to the children living in the CPO portfolio. This programming has provided children with fundamental social skills, educational readiness, and nurturing adult role models.
THANK YOU TO OUR DONORS

JP Morgan Chase Foundation
Columbus Foundation
Crane Group
Home Depot
JF Painting Company
Grange Insurance
FirstMerit Bank
OCCH Resident Development Fund
WesBanco
Young Presidents Organization

Susan Loebs
Tony DiBlasi
Columbus Metropolitan Housing Authority

If you are interested in learning how you can participate in our mission either through volunteer opportunities or financial gifts, please contact:
Louise Seipel
614-545-3028

OUR DEVELOPMENT TEAM

COMMUNITY PROPERTIES
FUND INVESTORS
Commerce National Bank
Fifth Third Community Development Corporation
Huntington Community Development Corporation
JP Morgan Chase Bank, NA
Key Community Development Corporation
National City Community Development Corporation
Nationwide Life Insurance Company
Park National Bank
Sky Financial Group
WesBanco Bank

CONSTRUCTION TEAM
Community Properties of Ohio Management Services
Judy Williams, Historic Preservation Consultant
Moody Nolan, Inc.
The Albert M. Higley Co. / Baker Henning Productions

DEVELOPMENT PARTNERS
Ohio Capital Corporation for Housing
Campus Partners
Columbus Housing Partnership
Columbus Metropolitan Housing Authority
Community Housing Network
City of Columbus
Columbus Office of HUD
Franklin County Commissioners
HUD OMLHAR
Ohio Housing Finance Agency
Red Capital Group, LLC.

FINANCING TEAM
City of Columbus
Columbus Office of HUD
Franklin County Commissioners
HUD OMLHAR
Ohio Housing Finance Agency
Red Capital Group, LLC.

LEGAL ASSISTANCE
Squire, Sanders & Dempsey

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* Daniel Slane, Acting Chairperson, OCCH Board
Colin Dyer, Vice Chairperson, Ohio Equity Fund Board
Susan Weaver, Secretary/Treasurer
Grady Appleton

Jerry Grier
John Lee
Thomas Loos
Robert Weiler, Sr.

*Daniel Slane became the Acting Board Chair in March 2010

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Our Development Team

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Huntington Community Development Corporation
JP Morgan Chase Bank, NA
Key Community Development Corporation
National City Community Development Corporation
Nationwide Life Insurance Company
Park National Bank
Sky Financial Group
WesBanco Bank

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