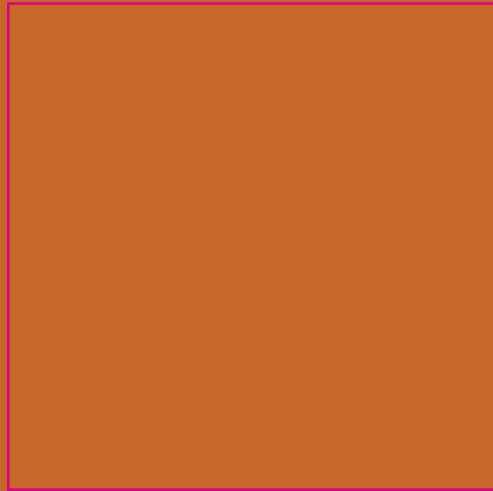
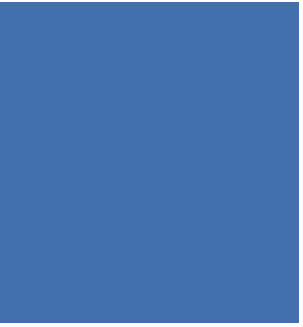
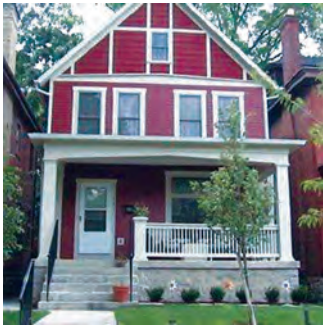
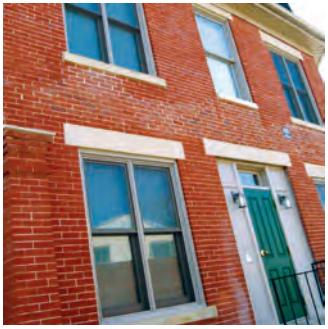
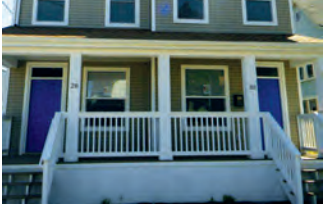


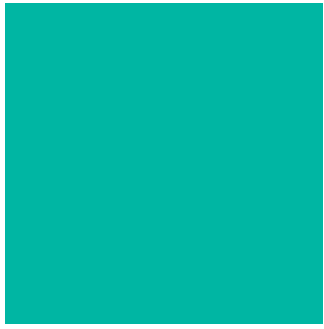
COMMUNITY PROPERTIES OF OHIO



ANNUAL **2011** REPORT



MANY
DOORS OPEN
FAMILIES HELPED
LIVES TOUCHED
FRESH STARTS



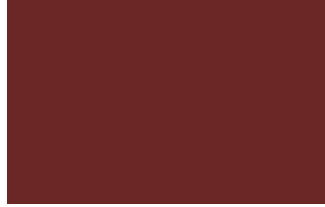
"WE ARE THRILLED TO WORK WITH CPOMS AS THE MANAGER OF OUR SINGLE FAMILY HOMES. CPOMS' DATA DRIVEN PERFORMANCE TOGETHER WITH SENSITIVITY TO OUR RESIDENTS IS A RECIPE FOR SUCCESS!"
- Amy Klaben, Columbus Housing Partnership (Homeport)



cpo  **management**
community properties of ohio

"CPOMS HAS BEEN AN EXCELLENT COLLABORATOR IN PROVIDING SUPPORTIVE SERVICES TO VOUCHER RECIPIENTS AND IN MAINTAINING HIGH-QUALITY RENTAL UNITS. WE LOOK FORWARD TO A CONTINUING AND EXPANDING RELATIONSHIP AS CMHA AND CPO WORK TOGETHER TO DELIVER THESE VALUABLE SERVICES TO OUR RESIDENTS."
- Charles Hillman, Columbus Metropolitan Housing Authority





“OUR SCATTERED SITE SINGLE-FAMILY PROJECT IN THE HILLTOP NEIGHBORHOOD REALLY PRESENTED SOME SPECIAL CHALLENGES. CPO OFFERS THE BEST PROGRAM TO PROTECT THIS INVESTMENT FOR THE OWNER.”

- Steve Boone, Buckeye Community Hope Foundation

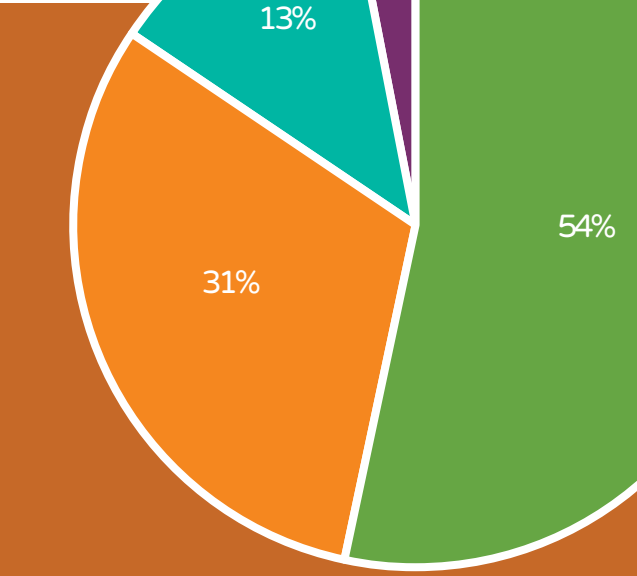
“WHEN WE SAW NEW HOUSES WERE BEING BUILT, WE HAD TO BE A PART OF IT. WE GREW UP AND WENT TO SCHOOL HERE, AND WE FEEL THAT THE HILLTOP IS OUR NEIGHBORHOOD. THIS DEVELOPMENT IS TRULY REVITALIZING THIS NEIGHBORHOOD”

- L. Perry, S. Wayne Ave. Resident



WHAT WE DO

OCCH's mission is to cause the construction, rehabilitation and preservation of affordable housing in Ohio. OCCH had the vision to further its mission in 2003 through the acquisition, renovation and stabilization of a troubled, inner-city portfolio of project-based Section 8 housing in Central Ohio. This scattered-site portfolio, the “Community Properties Initiative”, is the largest of its kind. In 2009, renovation of this initiative was completed and we continue to maintain stability within the portfolio. In addition to renovating the portfolio, OCCH had the further-reaching goal of providing value-added services to its partners in the area of property management and resident services. Today, CPO Management continues to further this mission by adding value to our partners.





HOW WE ADD VALUE

1 THIRD PARTY MANAGEMENT

- Scattered-Site, Urban
- Single-Family Homes
- Lease-Purchase Programs
- Multifamily Housing
- Senior Housing
- Resident Services
- Consulting Services
- Stabilizing Troubled Assets

2 MANAGEMENT COMPANY OF RECORD

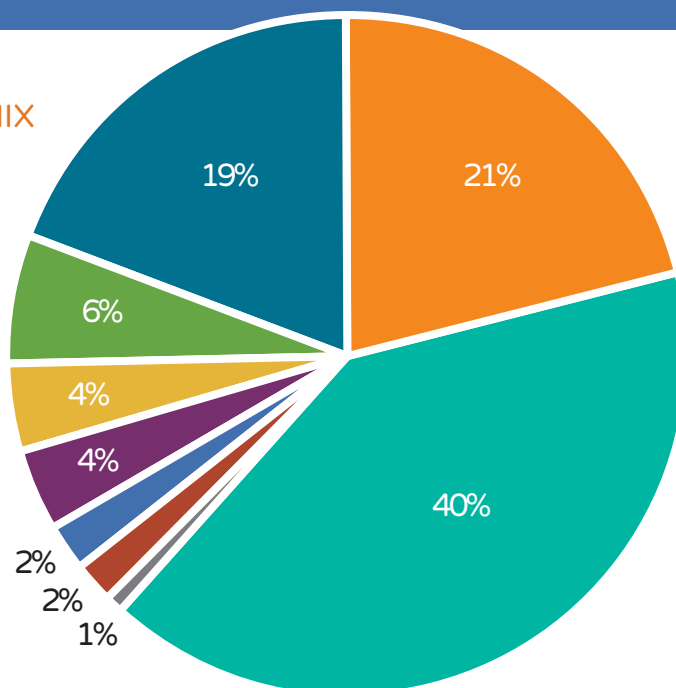
Provide property management expertise to non-profit partners and service agencies committed to providing permanent supportive housing.

These partners currently include:

- YWCA of Youngstown – 30 units of permanent supportive housing for homeless women and women with disabilities
- Daybreak of Dayton, Ohio – 54 units offering homeless prevention and transitional housing for young adults ages 18-21

2011 YEAR-END PORTFOLIO MIX (1,739 UNITS)

CPO initiative	932 units
All Third Party Management	538 units
Remote Sites	219 units
Management Company of Record	50 units



2012 PORTFOLIO MIX (1,726 UNITS)

Section 8/LIHTC & HOME
No Subsidy/LIHTC
Section 8/LIHTC
PBVP
No Subsidy/LIHTC & HOME
Limited PBVP/LIHTC & NSP
No Subsidy/NSP
PBVP/LIHTC
S+C/LIHTC

- Affordable & Tax Credit Homes
- Senior/Disabled Project-Based Section 8 Homes
- Special Needs Tax Credit Homes
- Project-Based Section 8 Tax Credit Homes



1	City View Homes	34 units	13	Southside Homes	32 units
2	Corner Stone Commons	4 units	14	Whittier Landing	40 units
3	Duxberry Landing	35 units	15	Bollinger Tower	100 units
4	Fairview Homes	32 units	16	Cambridge Arms	54 units
5	Hilltop Homes	30 units	17	Horizon House	50 units
6	Joyce Avenue Homes	31 units	18	Michigan Avenue School	34 units
7	Kingsford Homes	33 units	19	YWCA of Greater Toledo	65 units
8	Lucas Homes	7 units	20	Near East Side	425 units
9	Mapleside Homes	56 units	21	Weinland Park	273 units
10	Neighborhood House Scattered Sites	50 units	22	Near South Side	100 units
11	South East Columbus Homes	39 units	23	Harrison West	72 units
12	South of Main Homes	50 units	24	Italian Village	57 units
			25	Linden	42 units

3 SHARING MANAGEMENT BEST PRACTICES

- Property Management
- Maintenance
- Marketing & Leasing
- Compliance
- Accounting
- Training
- Safety
- Resident Services as a property and asset management strategy
- Technical Assistance



FEATURED PROJECTS

1 Corner Stone Commons is a 6-unit townhome community, thoroughly renovated in 2011 through Neighborhood Stabilization Program (NSP) funding, developed by the Affordable Housing Trust and owned by Community Development for All People. CPO proudly manages the property and is excited to offer additional affordable housing opportunities in South Columbus.

2 Homeport Rental Living (CHP), located in South Columbus, is proud to introduce Whittier Landing, 40 new and renovated single-family homes completed in 2012. This partnership was created with LIHTC and NSP funding. CPO assumed management in July 2011, as units were delivered. Final units were delivered and occupancy was 100% as of March 2012.

3 Lucas Homes, located in West Columbus, is a 7-unit partnership with 6 townhomes and 1 single-family home. This newly built development was created by Franklinton Development Corporation and funded through NSP. CPO assumed management in July 2011, and occupancy was 100% as of January 2012.

4 The Hilltop Homes partnership consists of 30 new or renovated, energy efficient, single-family homes. Located in West Columbus, this community was developed through NSP funds by Homes on the Hill and Buckeye Community Hope Foundation. CPO assumed management in July 2011, as units were delivered. Final units were delivered and occupancy was 100% as of February 2012.

MIX BY FUNDING SOURCE

Section 8 (project-based) – HUD provided rental assistance for low-income families

LIHTC – Low-Income Housing Tax Credit. An indirect Federal subsidy for the acquisition, rehabilitation or new construction of rental housing targeted to lower-income households.

HOME – HUD block grant to create affordable housing for low-income households

NSP – Neighborhood Stabilization Program. Funding for the purpose of stabilizing communities that have suffered from foreclosure and abandonment

S+C – Shelter Plus Care. HUD provided rental assistance for hard to serve homeless persons with disabilities.

PBVP – Project-Based Voucher Program. Public Housing Authority provided rental assistance for low-income families to live in specific housing developments.

CPO STAFF

ORGANIZATIONAL
DEVELOPMENT/HR/
ACCOUNTING



PROPERTY MANAGEMENT/
MARKETING/COMPLIANCE



MAINTENANCE



SUPPORTIVE SERVICES



VALUED HOUSING PARTNERS



910 East Broad Street
Columbus, Ohio 43205

P. 614.253.0984
F. 614.253.3087

www.cpoms.org
www.cpoiimpact.org



OCCH
OHIO CAPITAL
CORPORATION
FOR HOUSING

88 East Broad Street, Suite 1800
Columbus, Ohio 43215

P. 614.224.8446
F. 614.224.8452

www.occh.org





COMMUNITY PROPERTIES OF OHIO'S 501(c)3 FOUNDATION

MISSION STATEMENT

Community Properties Impact Corporation (CPO Impact) is a 501(c)3 foundation created for the purpose of helping Community Properties of Ohio (CPO Management) realize its three-fold mission: To provide quality, affordable housing; To link residents with resources that stabilize their housing; and To move residents beyond poverty where possible.

OBJECTIVES

 STABILIZE HOUSING

 SAFE NEIGHBORHOODS

 MOVE RESIDENTS BEYOND POVERTY

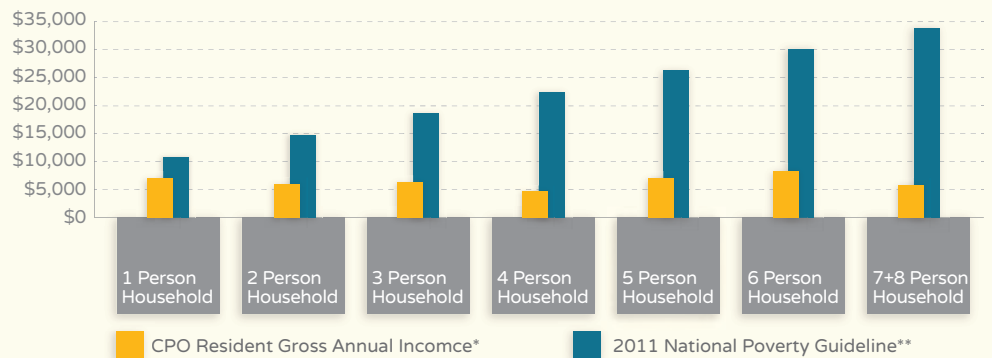
 HELP CPO CHILDREN BE SUCCESSFUL

Beginning in 2003, the Ohio Capital Corporation for Housing, parent company of CPOMS, acquired and rehabilitated over 200 buildings of scattered site project-based Section 8 housing in inner-city Columbus, Ohio. The multi-year CPO Initiative involved a number of community partners and had the active support of all levels of government and The Ohio State University. The more than 1,000 units, formerly "housing of last resort", became renovated quality affordable homes for families throughout the city. CPOMS has gone beyond traditional property management in responding to the challenges many residents face by providing an array of needed services and safety programs. Community Properties Impact Corporation (CPO Impact) was initially created to help fund CPO initiatives to support the research and development needed to find and design interventions to further the mission of CPO.

RESIDENT DEMOGRAPHICS

- 32% Households have zero income. Of households with income, average gross annual income is \$9,062
- 91% Single head of household
- 85% Female
- 86% African-American
- 51% Head of household age 18-25; median age is 25
- 1,089 children under 18
- 71% (773) are 0 - 5 years old
- 29% (316) are school age 6 - 17 years old
- 6% Seniors (62 or older)
- 17% Disabled (as reported on 50059)
- Approximately 45% face challenges that annually put them at risk of losing housing
- Approximately 40% have a high school diploma or GED

RESIDENT INCOME COMPARED TO POVERTY GUIDELINE



* SOURCE: Resident Annual Income, Community Properties of Ohio management software, October, 2011

** SOURCE: 2011 Poverty Guidelines, US Department of Health & Human Services (Federal Register, Vol. 76, No. 13, January 20, 2011, pp. 3637-3638)

VIEW COMMUNITY PROPERTIES IMPACT CORPORATION ON POWER PHILANTHROPY



2011 FUNDERS



Community Properties Impact Corporation is proud to be a United Way Member Agency.

AT-RISK RESIDENT PROGRAM

The At-Risk Program provides assistance to residents at risk of losing their housing due to rent and/or utility non-payment or housekeeping issues. The Program is designed to help resolve immediate issue and connect with resources that prevent future issues.

'11 IMPACT The At-Risk Program saved 304 households from eviction in 2011 and saved the organization approximately \$617,424. CPO experienced 413 non-payment and Electric non-compliance, 30 housekeeping, and 193 Gas non-compliance incidents. CPO offered full and limited case management services to the residents.

SENIOR/DISABLED SERVICE COORDINATION

Service coordination is provided to residents living in senior and/or disabled CPO communities, allowing this vulnerable population the opportunity to age in place. Residents of Cambridge Arms, Michigan Avenue and Horizon House are offered service coordination annually.

COMMUNITY	% OF RESIDENTS UTILIZING SERVICES
Bollinger Tower	87%
Cambridge Arms	95%
Horizon House	80%
Michigan Avenue	86%

SUMMER CAMP

CPO partners with local agencies such as YMCA of Central Ohio, Godman Guild (Camp Mary Orton) and the King Arts Complex to send children of CPO residents to camp over the summer. These residents would not otherwise be able to afford camp for their children.

'11 IMPACT CPO sent 40 children to camp, with an average 7 weeks of attendance, reflecting the annual community investment of over \$1,000 per child.

COLUMBUS KIDS: READY, SET, LEARN INITIATIVE

Provides Outreach Assistants to assist in locating and recruiting children to participate in the project. Pre-schoolers, with their parents, receive learning checkups and referrals to services which help children enter kindergarten ready to learn.

CPO EMPLOYMENT PROGRAM

Partnership with Greenlead Job Training Services to help residents with significant employment barriers (generational poverty, lack of work history and lack of skills) find jobs and build careers.

'11 IMPACT 440 hours of employment services were provided to 10 residents. Five residents were placed in a job or continued to be making progress toward a job.



SAFE NEIGHBORHOODS INITIATIVE

Designed to increase the sense of safety through engagement with community, residents of Weinland Park come together in community-driven Neighborhood Network gatherings to identify immediate concerns and resolve issues with support from other residents, social service agencies and civic leaders.

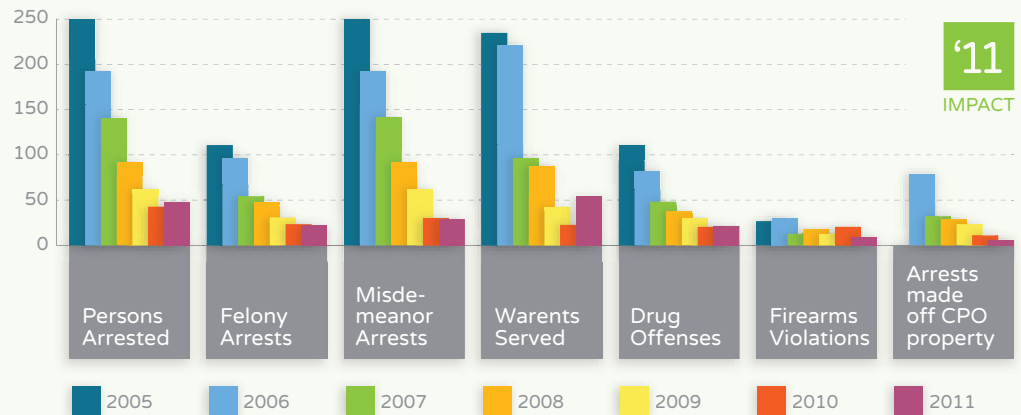
'11 IMPACT CPO continued monthly Neighborhood Network Gatherings, Satellite Gatherings and increased opportunities for residents to be involved in small initiatives to develop leadership and personal skills to be more involved in the community. Small initiatives included leadership training with OSU, the Art Mix Project, self-defense courses, and the Early Learning Initiative, CPO hosted a year-end Neighborhood Network

recognition celebration which included break-out workshops for residents on "Goals Becoming Realities," "Parent Leadership" and "Conflict Resolution." We continued to provide individuals with follow up services to problem solve issues and get connected to resources and programs. We made special efforts to reach out to CPO residents to increase their involvement. We challenged residents to be involved in at least 3 activities throughout the year. 80 residents living in Weinland Park participated in 2 or more activities in 2011.

ELIMINATE THE ELEMENTS

Eliminate the Elements is a pro-active policing and property management strategy that empowers Columbus Police Officers, working as CPO special duty officers, to address criminal activity on and near CPO properties in inner-city communities. In 2011, CPO secured additional funding and expanded this program to serve 388 additional units.

ELIMINATE THE ELEMENTS RESULTS



'11 IMPACT

EMPLOYMENT PROGRAM SUCCESS STORY

Charondalyn came to live with CPO after living in a homeless shelter. She had worked in childcare programs in the past but was without a job when she moved in. Through the Employment Program she had the opportunity to go to Greenleaf Job Training Services for job training and was placed in a job working for a day care center. Charondalyn appreciated the Employment

Program and specifically her work with Greenleaf. She states, "The staff was nice and very helpful. It made me feel good just to get up and go to a program that I knew something good was going to happen from. Going through this program helped me find a job in the day care setting and my goal is to one day open my own day care. I enjoy being able to just get up and go to work and feel productive." Charondalyn has now been employed with the same day care for six months.