WHAT IS CPO?

Community Properties of Ohio Management Services (CPO) is the mission-based property management affiliate of Ohio Capital Corporation for Housing. CPO was created in 2003 to undertake the Community Properties Initiative in Columbus: the rehabilitation of more than 200 buildings and 1,000 units of scattered site, affordable housing in seven inner-city Columbus neighborhoods, with a focus around the Ohio State University and near east side. The once “housing of last resort” is now renovated, quality housing serving families and individuals throughout the city. CPO has moved beyond traditional property management in responding to the challenges facing residents by providing needed services and safety programs. CPO has become a premier “best practices” property management company specializing in management and maintenance, marketing, compliance, safety, and supportive service initiatives.

WHAT DOES CPO DO?

CPO has a three-fold mission to provide quality, affordable housing; link residents with resources that stabilize their housing; and assist residents to move beyond poverty where possible. Most of the housing developments managed by CPO serve very low income residents, making less than $10,000 per year. Approximately 85 percent of the residents are single females between the ages of 19-24 with children. In addition, the CPO portfolio also contains single family and multi-family homes managed for third-party owners, and developments financed through the Low Income Housing Tax Credit program (LIHTC).

CPO PROJECT-BASED SECTION 8 RESIDENT INCOME COMPARED TO POVERTY GUIDELINE

IMPACT THROUGH HOUSING

CPO is a successful, innovative, customer service oriented property management company specializing in urban revitalization and transforming troubled properties into revitalized communities. Recognized for its excellence in housing management, CPO also provides professional management services to third-party owners and has a growing focus on managing multi-family apartment communities with management and maintenance staff located onsite.

2012 PORTFOLIO MIX BY SUBSIDY/FUNDING SOURCE (1782 units)

- **SECTION 8/LIHTC & HOME**
- **NO SUBSIDY/LIHTC**
- **SECTION 8/LIHTC**
- **PBVP**
- **NO SUBSIDY/LIHTC & HOME**
- **LIMITED PBVP/LIHTC & NSP**
- **NO SUBSIDY/NSP OR HOME**
- **PBVP/LIHTC**
- **S+C/LIHTC**

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/HOME Neighborhood Stabilization Program. Funding for the purpose of stabilizing communities that have suffered from foreclosure or 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.

2012 PORTFOLIO BY HOUSING TYPE

- **MANAGEMENT COMPANY OF RECORD (3%)**
- **FAMILY PROJECT-BASED SECTION 8 (48%)**
- **SENIOR/DISABLED PROJECT-BASED SECTION 8 (13%)**
- **SPECIAL NEEDS (4%)**
- **LOW INCOME HOUSING TAX/CREDIT/ HOME/NSP (32%)**


In August 2012, Community Properties of Ohio Management Services (CPO Management) launched Columbus Scholar House, an affordable housing Program inspired by multiple successful Scholar House concepts operating throughout Kentucky, with the support of Kentucky Housing Corporation (KHC). The Columbus Scholar House Program, developed in partnership with Columbus Metropolitan Housing Authority (CMHA), is an apartment community offering project-based rental assistance to low-income parents attending a State of Ohio accredited institution of higher education. The pilot program is located in the newly renovated and historic “Charles” building at the corner of North 17th Street and East Long Street, which was commemorated with a dedication event on November 7th, 2012. This community consists of a ten (10) 2 & 3 bedroom apartments, with the intent to develop an additional twenty eight apartments and townhomes along N. 17th Street in the future.

The Columbus Scholar House Program is the first of its kind in Ohio and is directly aligned with CPO’s mission and community initiatives. The Program is designed to improve lives, families and communities through education by serving at-risk students facing barriers to completing their degree. Columbus Scholar House facilitates targeted investment of resources that maximize individual, family and community impact. Specifically Columbus Scholar House targets capable and motivated parent students, many of whom come from economically disadvantaged backgrounds, who are at risk of dropping out of school or sub optimizing their educational opportunity due to a lack of resources. The children in these families are likewise at risk of not getting essential early childhood development experiences needed to lay the foundation for normal development and future academic achievement.

The housing and education programs are administered as one Program, as housing depends on the client’s successful participation and continuation in the education component. Participants are full-time student parents with primary custody of at least one child and must be enrolled as full-time students at a State of Ohio accredited university. The student must have at least one year remaining to complete their degree and maintain a GPA of 2.5 or higher throughout the Program. Program objectives include: increasing academic and career success of low-income, at-risk parent students; ensure that children of at-risk parent students receive critical early childhood developmental experiences necessary for continued academic achievement; increasing the quality of family life experience within the home; increasing social and life skills of participant families; and building social capital by integrating students into the Scholar House community as well as the surrounding community and campus life.
STABLE HOUSING LEADS TO SUCCESS

Creating housing stability is vital to a family’s success. With affordable housing in place, families have opportunities to become financially, educationally, and socially successful. CPO continues to work with residents at risk of losing their housing due to rent and/or non-payment or housekeeping issues. CPO provides a foundation for creating communities where families and individuals can thrive.

CPO IMPACT

The Community Properties Impact Corporation, a 501 (c) 3 foundation, was created to fund CPO initiatives that support the research, development, and implementation of programs that support residents and further the mission of CPO. These programs enhance the lives of residents and provide critical life skills to help create stability and independence.

ELIMINATE THE ELEMENTS

CPO actively invests in improving safety in its communities and the surrounding neighborhoods. The “Eliminate the Elements” safety initiative is a proactive policing and property management strategy that empowers Columbus police officers, working as special duty officers, to address criminal activity on and near CPO properties. With the assistance from an anonymous hotline where residents and neighbors can report criminal activity and the developing relationships between the officers and the community, the program has been tremendously successful in reducing crime.

WEINLAND PARK COMMUNITY PARTNERSHIPS

Community Properties of Ohio has developed many partnerships with community, local, state, and national organizations. CPO has been an active partner in the Weinland Park Collaborative, an organization formed in 2010 focused on neighborhood revitalization and resident programs in the Weinland Park neighborhood of Columbus, an area near The Ohio State University. Community Properties of Ohio has 273 units of affordable housing in Weinland Park.

In 2012, the Annie E. Casey Foundation announced that Weinand Park will be part of the Family Centered Community Change Initiative to improve the well-being of children and their families. In partnership with The Ohio State University, Columbus Public Schools, and the Godman Guild, the Casey Foundation will work with CPO and its partners to design programs and strategies geared toward families with young children within the communities they serve.

The Columbus Foundation also awarded a $194,000 grant to the Weinland Park Collaborative to launch the Neighborhood Options for Youth initiative, which will also involve CPO residents.

### 2012 ANNUAL TURNOVER

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<thead>
<tr>
<th></th>
<th># UNIT TURNS</th>
<th>TOTAL UNITS</th>
<th>AVERAGE TURNOVER</th>
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<tr>
<td>CPO INITIATIVE</td>
<td>205</td>
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<tr>
<td>3RD PARTY</td>
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<tr>
<td>SCATTERED-SITES</td>
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<td>TOTAL PORTFOLIO (AVG.)</td>
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<td>20%</td>
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### ARRESTS BY OFFICERS ON CPO PROPERTIES ANNUALLY
2012 OCCUPANCY

With newly renovated units, safety programs in place in neighborhoods, better opportunities for community involvement, and numerous programs supporting resident’s needs, CPO has experienced an occupancy increase across all partnerships in 2012.

CPO OWNED PROPERTIES

99% OCCUPANCY

SITE-MANAGED PROPERTIES

98% OCCUPANCY

THIRD PARTY SCATTERED SITES

97% OCCUPANCY

AFFORDABLE & TAX CREDIT MULTI AND SINGLE FAMILY COMMUNITIES

SENIOR/DISABLED PROJECT-BASED SECTION 8 & MULTI-FAMILY COMMUNITIES

SPECIAL NEEDS MULTI-FAMILY COMMUNITIES

PROJECT-BASED SECTION 8 MULTI-FAMILY COMMUNITIES

1. CITY VIEW HOMES 34 UNITS
2. CORNER STONE COMMONS 4 UNITS
3. COURTYARDS OF KETTERING 103 UNITS
4. DUXBERRY LANDING 35 UNITS
5. FAIRVIEW HOMES 32 UNITS
6. HILLTOP HOMES 30 UNITS
7. JOYCE AVENUE HOMES 31 UNITS
8. KINGSFORD HOMES 33 UNITS
9. LUCAS HOMES 7 UNITS
10. MAPLESIDE HOMES 56 UNITS
11. NEIGHBORHOOD HOUSE SCATTERED SITES 50 UNITS
12. SOUTH EAST COLUMBUS HOMES 39 UNITS
13. SOUTH OF MAIN HOMES 50 UNITS
14. SOUTHSIDE HOMES 32 UNITS
15. WHITTIER LANDING 40 UNITS
16. BOLLINGER TOWER 100 UNITS
17. CAMBRIDGE ARMS 54 UNITS
18. HORIZON HOUSE 50 UNITS
19. MICHIGAN AVENUE SCHOOL 34 UNITS
20. COLUMBUS SCHOLAR HOUSE 10 UNITS
21. YWCA OF NORTHEAST OHIO 65 UNITS
22. NEAR EAST SIDE 425 UNITS
23. WEINLAND PARK 273 UNITS
24. NEAR SOUTH SIDE 100 UNITS
25. HARRISON WEST 72 UNITS
26. ITALIAN VILLAGE 57 UNITS
27. LINDEN 42 UNITS