

# RESIDENT IMPACT

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OHIO CAPITAL IMPACT CORPORATION  
COMMUNITY PROPERTIES OF OHIO  
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Columbus Scholar House graduate and her son

# CPO MANAGEMENT

In 2003, CPO Management began as a **\$133 million** preservation initiative, consisting of **1,033 subsidized housing units** throughout seven urban Columbus neighborhoods. Today **CPO manages 2,837 units**, comprised of the original portfolio and third-party managed properties.

## **COLUMBUS SCHOLAR HOUSE AND FUTURE SCHOLARS COMMUNITY LEARNING CENTER**

In 2016, construction was completed on phase II of Columbus Scholar House, a **38-unit unique** affordable housing community for low-income student-parents designed to improve lives, families, and communities through education. The project is a co-development of Columbus Metropolitan Housing Authority and CPO Management/OCCH, which launched as a pilot in 2012, thanks to a partnership with the Affordable Housing Trust (AHT).

Columbus Scholar House residents are **first-generation college students** who face barriers in completing their degree. The Columbus Scholar House community provides quality, affordable housing, comprehensive resident services and on-site child care to support parents and their children concurrently, applying a two-generation approach to end the cycle of poverty.



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### **(2012–2016) 6 SCHOOLS REPRESENTED**

- THE OHIO STATE UNIVERSITY*
- COLUMBUS STATE COMMUNITY COLLEGE*
- FRANKLIN UNIVERSITY*
- CENTRAL OHIO TECHNICAL COLLEGE*
- MARION TECHNICAL COLLEGE*
- CEDARVILLE UNIVERSITY*

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### **FUTURE SCHOLARS COMMUNITY LEARNING CENTER**

Future Scholars Community Learning Center, located on the Columbus Scholar House campus, opened its doors in September 2016 and operates through a partnership with the YMCA of Central Ohio. The center serves Columbus Scholar House families as well as other families living in CPO-managed communities. The center has capacity to serve 96 children ages 0-5 years, including 15 slots for after-school care.

### **GRADUATES (2012–2016)**

 **BACHELORS: 6**  
**MASTERS: 3**

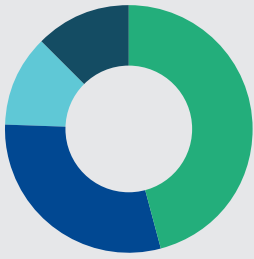


**100% GRADUATION RATE (MOVE-OUTS)**

**3 STUDENTS HAVE TRANSFERRED FROM CSCC TO OSU**

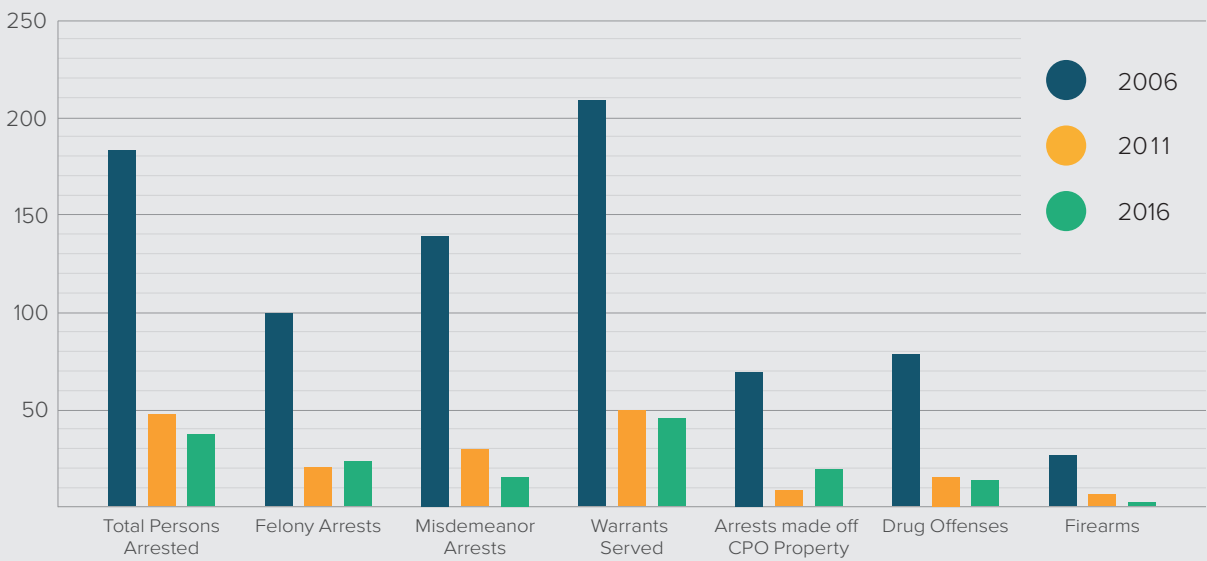
**33 CHILDREN CURRENTLY SERVED AT FUTURE SCHOLARS COMMUNITY LEARNING CENTER**

## 2015-2016 CPO MANAGED HOUSING PORTFOLIO



- **46%** Affordable & LIHTC
- **30%** Multifamily Project-Based Section 8 & LIHTC
- **12%** Senior / Disabled Project-Based Section 8
- **12%** Permanent Supportive Housing / Specialized Housing

## ELIMINATE THE ELEMENTS™ SAFETY PROGRAM IN CPO NEIGHBORHOODS



## CPO STAFF



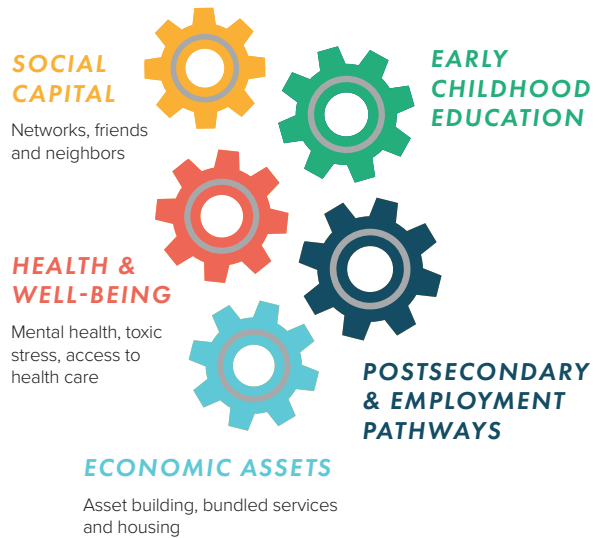
# CPO IMPACT



CPO Impact is a 501(c)(3) established in 2007 to fund initiatives, support research, and develop interventions to further the mission of Community Properties of Ohio (CPO Management) to provide quality, affordable housing; link residents with resources that stabilize their housing; and move residents beyond poverty where possible. Leveraging stable housing as a platform for future opportunity, CPO Impact applies a two-generation approach working with residents and their children to reduce barriers and facilitate growth and self-sufficiency.

## TWO-GENERATION APPROACH

Through our work with the Annie E. Casey sponsored Family-Centered Community Change (FCCC) initiative, we have gained greater appreciation of the value of taking a two generation approach to breaking the cycle of generational poverty and to using Results-Based Accountability to identify the real impact on families. Two-generation approaches to service provide opportunities for the needs of children and their parents simultaneously. Building the education, economic assets, social capital, and health and wellbeing of the family creates a legacy of economic security that passes from one generation to the next. We are now leveraging the Next Doors coaching model developed in this approach to serve residents throughout our portfolio.



## NEXT DOORS

Our Next Doors intensive coaching initiative was piloted with low-income families with children ages birth-10 in Weinland Park. The foundation of coaching is a supportive relevant relationship with families. Participants assess their own priorities, set goals, monitor progress, earn incentives, and develop new sources of peer support. In 2016 Next Doors coaching capacity was doubled.

School attendance is critical to the academic success of children. Next Doors coaches helped families increase average attendance rates from **89% to 94%** as of December 2016. Employment rates for Next Door families increased as well.

## EMPLOYMENT RATES NEXT DOORS PARTICIPANTS



**39% AT PROGRAM INTAKE**



**69% YEAR END 2016**

## RESIDENT SERVICES OFFICE RENOVATION

To create additional comfortable spaces for residents and their families to interact with staff, CPO renovated the former maintenance shop situated on the main campus creating a centralized, accessible location conducive for both families and children. The purpose of this space is focused on family outreach and resident services, rather than property management.





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## SHALISSA

Shalissa is a twenty-four year old mother and Weinland Park resident in CPO housing since 2013. Shalissa became engaged with CPO's resident services team three years ago while attending a Neighborhood Network cookout hosted by CPO in the Weinland Park community. Resident Services began to build rapport with Shalissa, and they talked with her about various goals and resources. For Shalissa, completing her GED would dramatically

impact her life goals. Despite adversity and several obstacles, she completed her GED within one year.

She then joined the AmeriCorps Building Blocks team, a program in which her children had participated. In 2017 she became a proud college freshman at Columbus State Community College. She is ecstatic about her success and her confidence continues to grow with each passing day.

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## BRITTANY

Brittany has been a CPO resident since 2012, but she was minimally involved with the services offered to CPO families. To support her daughter's academic growth, Brittany enrolled her daughter in Building Blocks, SPARK, and child care at the Schoenbaum Family Center. During that time, CPO engagement specialists continued to build relationships with her and her daughter.

As her daughter grew older, Brittany knew that she had to do some things differently so her daughter would understand the importance of getting a good education. Eventually, with a new-found determination, Brittany was ready to make some changes in her life, and she became more engaged with CPO staff on a consistent basis. She participated in CPO's Neighborhood Network, parenting sessions, the annual basketball tournament, Back to School Carnival, and the Fall Harvest Festival. Through her engagement with resident services, she became increasingly focused on setting and meeting goals for herself and for her daughter, who was Brittany's greatest cheerleader.

Throughout the last year, Brittany worked actively with CPO's resident services team on employment and education goals and took advantage of scholarship opportunities made available through CPO partnerships. She got involved with Next Doors

and took an active role in Resident Leadership Circles, through which she completed a three-month Toastmasters program. She represented the Columbus FCCC initiative in a national FCCC Convening in Minnesota and shared her experiences at the 2016 Certified Housing Asset Management Conference in Columbus.

If we can touch children in positive, consistent and supportive ways, we can often engage and encourage their parents, who may not otherwise consider their own growth potential. Applying a two-generation approach continues to help CPO families break the cycle of generational poverty and move toward self-sufficiency.



# SUPPORT OF ADULT & SENIOR RESIDENTS

## EVICITION PREVENTION

**711 incidents** of households at-risk of eviction (“priority residents”) were referred to resident services in 2016. **85% of referrals** resolved the issue prior to eviction filing.

## EMPLOYMENT OUTCOMES

We have cultivated multiple opportunities to help residents achieve employment and education goals. Our AmeriCorps program provides a one-year service opportunity for residents, including individualized coaching and intensive professional development. We partner in the Pathways to Work initiative led by Godman Guild, providing workforce readiness training and managing a transitional job work crew at Nationwide Children’s Hospital.

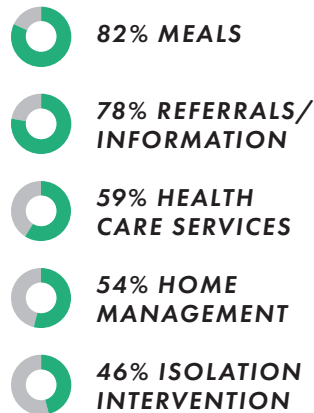
**123 PARTICIPANTS IN EMPLOYMENT SERVICES (2016)**

**41 REPORTED EMPLOYMENT (33%)**

## SENIOR SERVICE COORDINATION

**272 households** from 4 senior/disabled communities have access to senior service coordination.

In 2016, **95.6%** of these residents utilized service coordination



## BINGOCIZE™

Bingocize™ is an exercise program for residents in CPO senior housing communities. In 2016, **57 residents participated in 2,233 sessions.**

“When I moved into senior housing, I thought that I came here to die, and living here has brought new opportunities. Bingocize has helped me to where I am no longer dependent upon diabetes medication.”  
— Michigan Avenue School resident

“Participation in Bingocize has helped me go from being confined to a power chair and not able to walk, to graduating to a cane and walking.”  
— Cambridge Arms resident






# SUPPORT OF CPO CHILDREN

## CHILD CARE

In 2016 CPO renovated office space to create the first CPO-managed child care facility, as a part of the Columbus Scholar House program. The center provides priority child care for Columbus Scholar House families and all children living in CPO-managed communities. The center opened in September and by year end, it was **31% enrolled**.

## FUTURE SCHOLARS COMMUNITY LEARNING CENTER



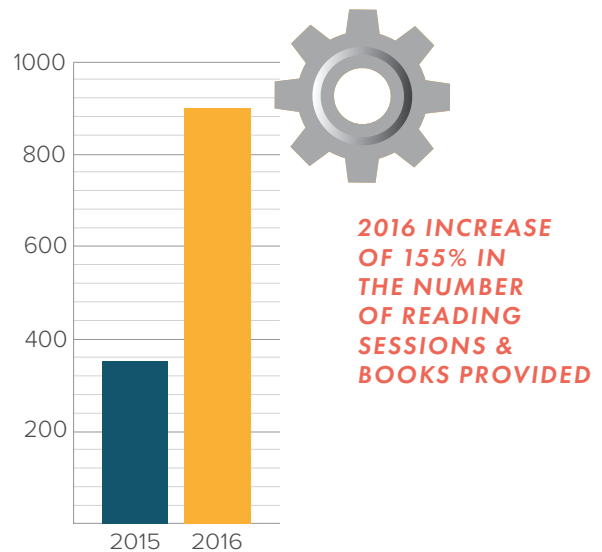
-  **21%** Early Head Start (Age 0-3)
-  **35%** Head Start (Age 3-5)
-  **45%** Publicly Funded Child Care

## EARLY HEAD START

CPO enrolled **160 children** from birth to age 3 in Early Head Start through our partnership with The Ohio State University. This partnership provides entrepreneurial opportunities for CPO residents who are home providers of child care.

## BUILDING BLOCKS

CPO Building Blocks provides resources for parents to help their young children ages birth to five develop early literacy skills. Building Blocks is based on a home-visit book program developed by the Columbus Metropolitan Library. AmeriCorps members visit CPO homes with a new book monthly. During each visit, a book is read with the child and parent, providing tips for parents to help the child learn.



## SUMMER CAMP

Funded through OCIC in partnership with YMCA of Columbus, CPO enrolled **75 children** in summer camp.





**CLOCKWISE STARTING FROM LEFT:**

Eliminate the Elements™ officer with CPO children in Weinland Park. / Making cookies at the “Harvest Gathering” event. / AmeriCorps member hosting a Building Blocks reading session with a CPO child.



Seniors of Cambridge Arms at a Bingocize™ session.



**LEFT TO RIGHT:**

A Columbus Scholar House mom receives holiday donations from HondaEngage. / CPO families receiving donated school supplies at the “Back to School” event.





# THANK YOU TO OUR FUNDERS & PARTNERS

## FUNDERS



**OCIC**  
OHIO CAPITAL  
IMPACT  
CORPORATION



**SERVE OHIO**  
Ohio Commission on Service and Volunteerism



THE ANNIE E. CASEY FOUNDATION



**ORIX foundation**  
a Texas nonprofit



THE OHIO STATE UNIVERSITY  
COLLEGE OF  
EDUCATION AND HUMAN ECOLOGY



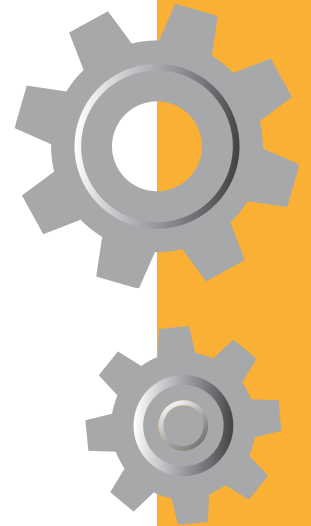
THE COLUMBUS  
FOUNDATION

United Way  
of Central Ohio  
Member Agency



**EHS-CC**  
EARLY HEAD START  
CHILD CARE

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR



## PARTNERS

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COMMUNITY RESEARCH PARTNERS

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COLUMBUS DIVISION OF POLICE

COLUMBUS EARLY LEARNING CENTERS

COLUMBUS METROPOLITAN HOUSING  
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COLUMBUS METROPOLITAN LIBRARY

COLUMBUS STATE COMMUNITY COLLEGE

DIRECTIONS FOR YOUTH AND FAMILIES

DRESS FOR SUCCESS

GODMAN GUILD ASSOCIATION

HONDAENGAGE

LEGAL AID SOCIETY OF COLUMBUS

LOWER LIGHTS CHRISTIAN HEALTH CENTERS

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NATIONWIDE CHILDREN'S HOSPITAL

THE OHIO STATE UNIVERSITY

WEINLAND PARK COLLABORATIVE

YMCA OF CENTRAL OHIO

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