

INDIVIDUALS
FAMILIES
COMMUNITIES
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COMMUNITIES

IMPACT *through* HOUSING & SERVICES

WHAT IS CPO?

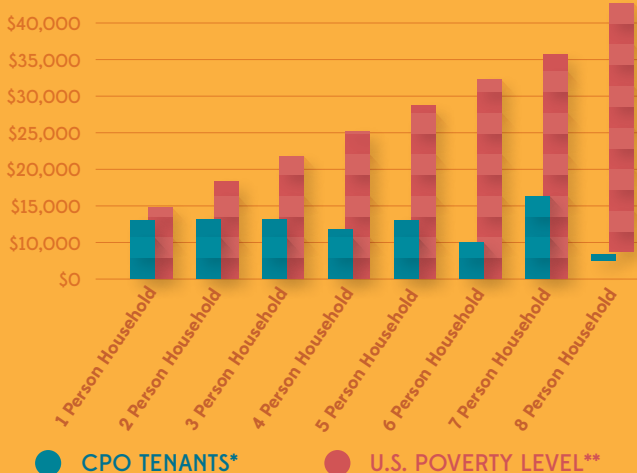
Community Properties of Ohio Management Services (CPO) is the mission-based property management affiliate of Ohio Capital Corporation for Housing. CPO was created in 2003 to undertake the Community Properties Initiative in Columbus: the rehabilitation of more than 200 buildings and 1,000 units of scattered 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).

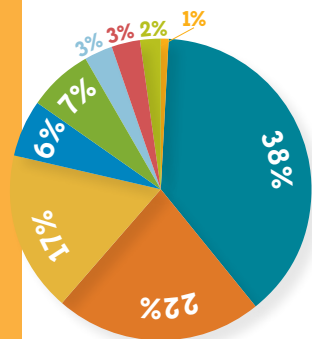
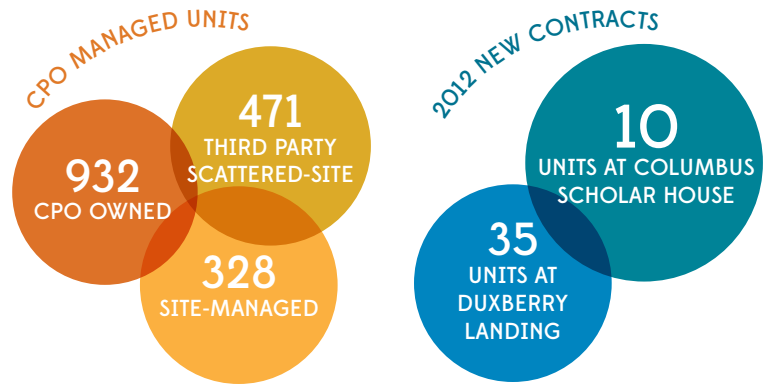
CPO PROJECT-BASED SECTION 8 RESIDENT INCOME COMPARED TO POVERTY GUIDELINE



*SOURCE: Resident Annual Income, Community Property of Ohio management software, October, 2012
 **SOURCE: 2011 Pverty Guidelines, US Department of Health & Human Services (Federal Register, Vol. 76, No. 13, January 20, 2012, pp. 3637-3638)

IMPACT THROUGH HOUSING

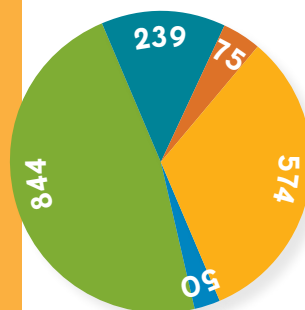
CPO is a successful, innovative, customer service oriented property management company specializing in urban revitalization and transforming troubled properties into *revitalized* communities. Recognized for its excellence in housing management, CPO also provides professional management services to third-party 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) LIHTC: HUD provided rental assistance for low-income families 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%)



COLUMBUS STATE
COMMUNITY COLLEGE
SPONSORED HOLIDAY
EVENT FOR RESIDENTS.
CSCC STUDENTS
VOLUNTEERS HOSTED
GAMES, CRAFTS AND
SERVED LUNCH



COLUMBUS SCHOLAR HOUSE

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

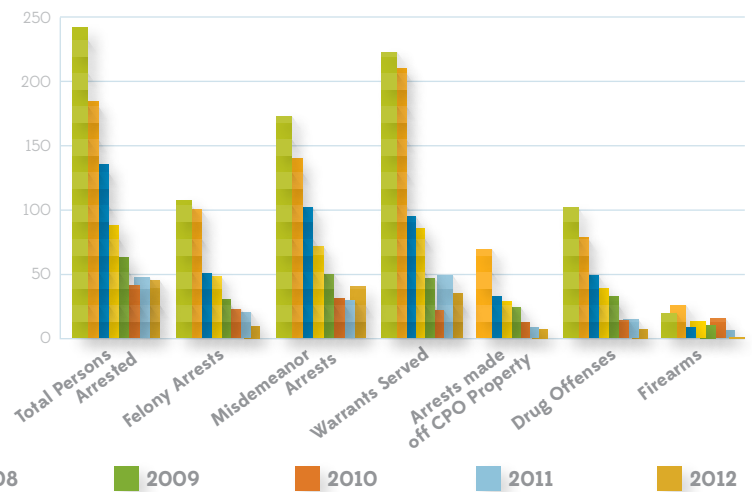
CPO actively invests in improving safety in its communities and the surrounding neighborhoods. The "Eliminate the Elements" safety initiative is a proactive policing and property management strategy that empowers Columbus police officers, working as special duty officers, to address criminal activity 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.



2012 ANNUAL TURNOVER	# UNIT TURNS	TOTAL UNITS	AVERAGE TURNOVER
CPO INITIATIVE	205	932	22%
3RD PARTY SCATTERED-SITES	73	469	16%
SITE MANAGED	76	328	23%
TOTAL PORTFOLIO (AVG.)	354	1729	20%



ARRESTS BY OFFICERS ON CPO PROPERTIES ANNUALLY



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 Weinland 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.

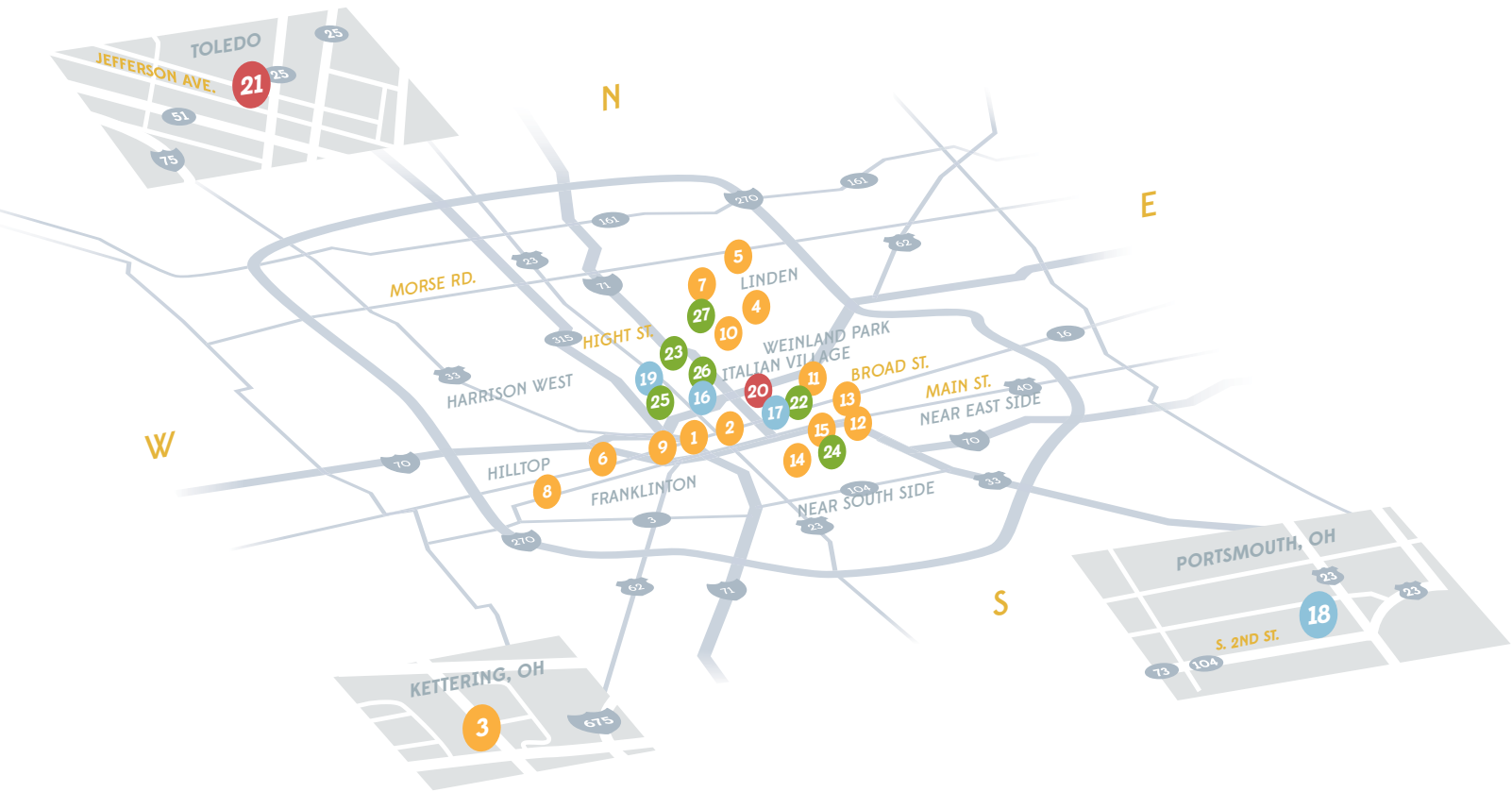
2012 OCCUPANCY

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



CPO STAFF

VALUED HOUSING PARTNERS



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