



2015 Report to Stakeholders

BUILDING ON EXCELLENCE.

**OHIO CAPITAL CORPORATION
FOR HOUSING**

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NOTE: THE FOLLOWING PAGES HAVE BEEN EXCEPTED FROM THE OHIO CAPITAL CORPORATION FOR HOUSING (OCCH) 2015 ANNUAL REPORT. OCCH IS THE PARENT ORGANIZATION OF COMMUNITY PROPERTIES OF OHIO AND COMMUNITY PROPERTIES IMPACT CORPORATION. FOR THE FULL OCCH REPORT VISIT: <http://www.occh.org/about/publications.html>



ANNA LOUISE INN CINCINNATI, OHIO

Originally built in downtown Cincinnati in 1909 as a facility that offered young working women secure and affordable housing, the Anna Louise Inn now offers housing to those who are chronically homeless or are at risk of homelessness and have disabilities or substance abuse problems. The new \$14 million facility features 85 efficiency apartments--32 units operate with a Section 8 HAP contract, and 53 units provide Shelter Plus Care. Each furnished apartment features air-conditioning, kitchen appliances, private bathroom, sleeping area, and living space. Anna Louise Inn was developed using a combination of Low Income Housing Tax Credits administered through the Ohio Housing Finance Agency, a construction loan through US Bank, the City of Cincinnati in partnership with the U.S. Department of Housing and Urban Development, the Federal Home Loan Bank of Cincinnati, and Cincinnati Union Bethel. OCCH provided equity through the Ohio Equity Cincinnati Fund LLC.

Developer:
Cincinnati Union Bethel;
Over-the-Rhine Community
Housing; Model Property
Development, Inc.

General Partner:
Cincinnati Union Bethel

Contractor:
Model Construction, LLC

Management Company:
Brickstone Properties, LLC

EXTRAORDINARY PARTNERSHIPS

Our mission as a financial intermediary is to leverage private capital from corporate investors and provide that capital, along with other services and resources, to affordable housing developers, communities, and residents. In 2015, Ohio Capital Corporation for Housing raised a record \$353 million in equity investment to fund over 50 developments throughout Ohio and Kentucky. To date, our many partnerships have allowed us to raise more than \$3.5 billion in private capital and invest in more than 40,000 units of affordable housing in more than 725 developments, creating healthy, vibrant, sustainable communities for all. We are grateful to our many extraordinary partners who share our heartfelt mission to impact the lives of our residents by providing quality affordable housing, creating economic opportunities, and empowering those most in need.

EXCEPTIONAL PERFORMANCE IN 2015

We are proud to mark another successful year for OCCH. In addition to raising \$353 million through our equity and proprietary funds, the Ohio Capital Finance Corporation loaned a record \$93 million for acquisition, predevelopment, and permanent lending. The Ohio Capital Impact Corporation granted more than \$2.5 million to partners for resident development, education, and community impact activities. Community Properties of Ohio Management Services broke ground on the second phase of the successful Columbus Scholar House, a unique program that combines housing with education for full-time student parents. CPO Impact Corporation continued to raise funds for various programs that impact residents and their children while assisting them to move beyond poverty.

OCCH advanced key strategic initiatives in 2015 with the formation of HIPK (Housing Investment Partnership of Kentucky)—a partnership with HOPE Kentucky, the Federation of Appalachian Housing Enterprises (FAHE), and the Kentucky Bankers Association to raise and invest corporate equity into quality, sustainable affordable rental housing funded through the Low Income Housing Tax Credit Program administered by our friends at Kentucky Housing Corporation.

The OCCH staff continually seek innovative, flexible ways to engage and assist partners to ensure the long-term performance of their assets. Our property management portfolio continues to excel, maintaining a 3.3% average vacancy rate and 1.28 median debt coverage ratio. The OCCH Training Academy offered 64 courses to more than 1,800 property management partners, and an eLearning platform will be implemented through the Academy this year.

OCCH had an exceptional year, but we are well aware of the many challenges communities and low-income residents of Ohio and Kentucky face. Our job is to strengthen the ability of our partners to impact the lives of our residents and the quality of life in the neighborhoods we serve.

Hal Keller, OCCH President
Dan Slane, OCCH Board Chair

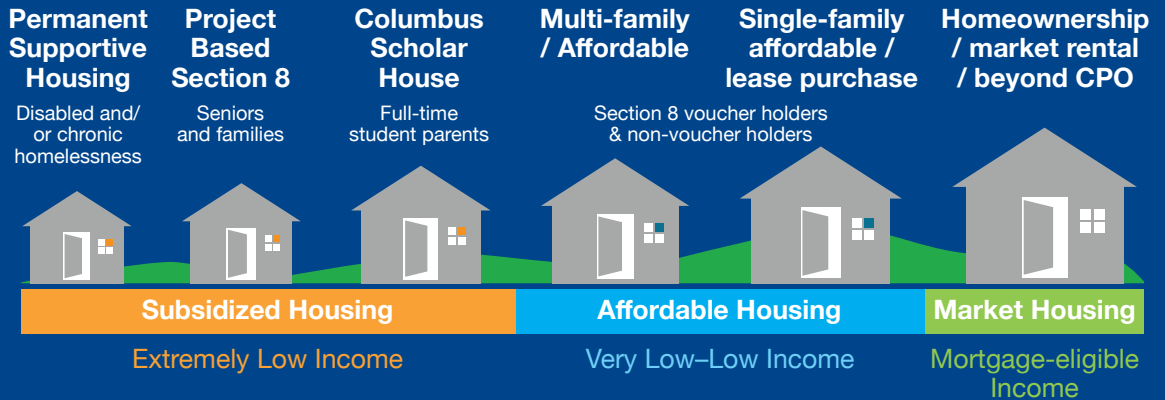


EXTRAORDINARY

cpo management
community properties of ohio

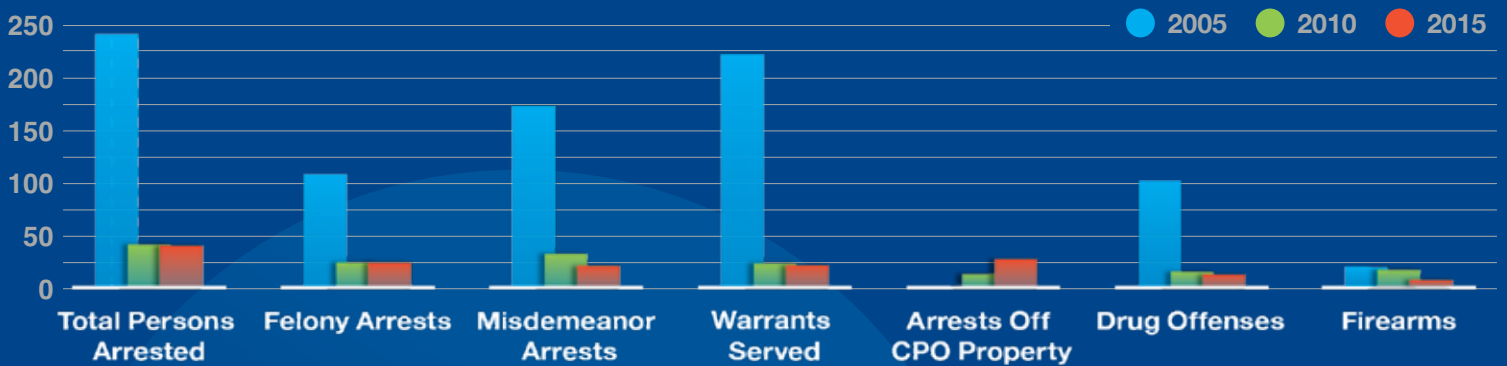
CPO Management began as a \$133 million preservation initiative, consisting of the acquisition and rehabilitation of 1,033 subsidized housing units throughout seven urban Columbus neighborhoods. CPO is committed to increased neighborhood safety and stability, while promoting resident growth through effective management and resident services. Today CPO manages 2,787 units, comprised of the original portfolio, third-party managed properties and management-company of record.

CPO AFFORDABLE HOUSING CONTINUUM



SAFETY PROGRAM—ELIMINATE THE ELEMENTS™

In addition to managing and investing in renovating properties, CPO has also been investing in improving safety within its communities. The safety program, 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. Officers are strategically chosen for their knowledge of neighborhoods, focus on current “hotspots” and commitment to CPO’s mission to provide neighborhood safety and stability.



2014-15 CPO MANAGED HOUSING PORTFOLIO

43%

Affordable & LIHTC



36%

Multifamily Project-Based Section 8

9%

Senior/Disabled Project-Based Section 8

10%

Permanent Supportive Housing / Columbus Scholar House



COLUMBUS SCHOLAR HOUSE GROUNDBREAKING

\$8.7 MILLION 38 UNITS

In October 2015, CPO Management and development partner Columbus Metropolitan Housing Authority (CMHA) celebrated the groundbreaking of phase II of Columbus Scholar House, an \$8.7 million, 38-unit affordable housing community designed to serve low-income student parents who are enrolled full-time and maintain a 2.5+ GPA throughout the program. Columbus Scholar House, located along N. 17th Street in Columbus, will provide affordable housing for very-low and extremely-low income households within four miles of ten local universities. Current and future Columbus Scholar House residents are highly motivated but were formerly at-risk of dropping out of college due to a lack of resources, including affordable housing. The children of these families often lacked essential early childhood development experiences needed for age-appropriate development, school readiness, and future academic success. To address these risks, Columbus Scholar House will support student parents to complete their post-secondary education. The program will also provide resident services and child

care opportunities to support parents and their children concurrently, applying a two-generation approach to address generational poverty.

The groundbreaking event included remarks from the project partners, Ohio Capital Corporation for Housing (OCCH), Ohio Housing Finance Agency, Affordable Housing Trust of Columbus and Franklin County, U.S. Department of HUD, The Ohio State University and Columbus State Community College. Columbus City Council President, now mayor, Andrew Ginther, was also in attendance. The Columbus Scholar House development contributes to and supports the revitalization efforts of the Near East Side neighborhood and P.A.C.T. initiative. Construction began in October and is scheduled for completion in the fall of 2016. CPO has and will continue to develop partnerships with all State of Ohio accredited schools to recruit residents who will succeed in the program.

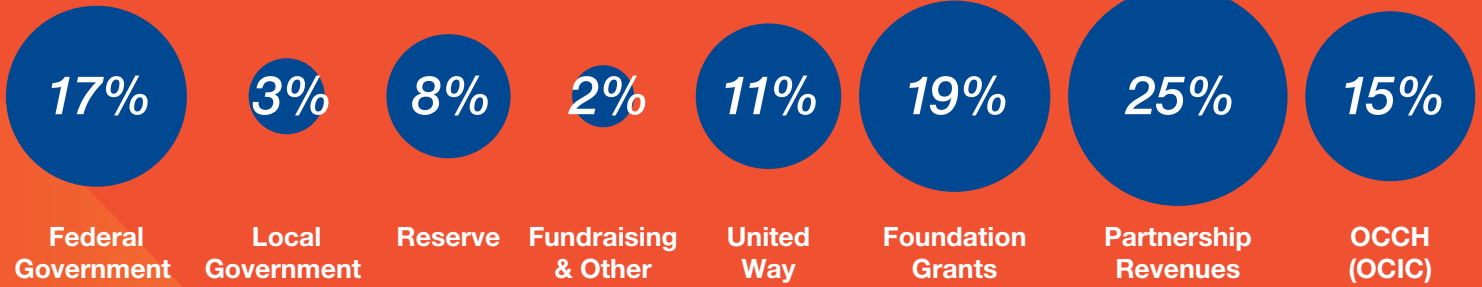
CPO STAFF





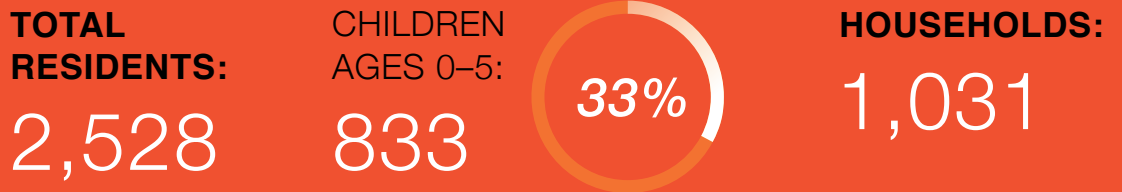
CPO Impact is a 501(c)3 established in 2007 to fund initiatives, support research, and develop interventions to further the mission of Community Properties of Ohio (CPO Management) to provide quality, affordable housing; link residents with resources that stabilize their housing; and move residents beyond 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.

FUNDING SOURCES

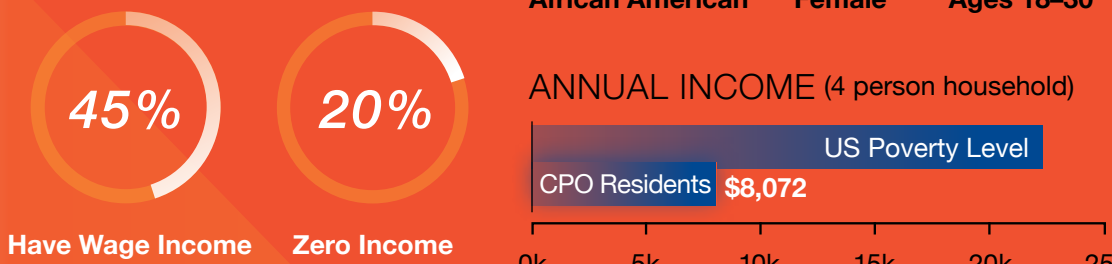


WHO WE SERVE

We serve individuals and families living in subsidized housing units owned and managed by CPO (the "CPO Initiative") as well as other low-income families living in CPO-managed affordable housing or similar communities.



HEAD OF HOUSEHOLD



2015 HIGHLIGHTS

Family-Centered Community Change (FCCC) initiative

Since 2012, CPO has been a key partner of the Annie E. Casey Foundation FCCC initiative in the Weinland Park neighborhood. This initiative seeks to address poverty by providing accessible, coordinated, and empowering resources and support for children and adults in each family. Other key FCCC partners include Columbus City Schools, Ohio State University, and Godman Guild Settlement House.

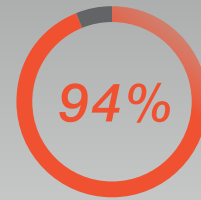
PARTNER AGENCIES:

- | | | | | | |
|-------------------------|-------------------------------|-------------------|---|--|-------------------------------|
| Apprisen | Columbus Kids | Moms2B | The Ohio State University & Schoenbaum Center | Furniture Bank of Central Ohio | Godman Guild Settlement House |
| YMCA of Central Ohio | Columbus City Schools | Dress for Success | Letting Kids Succeed | OSU Extension | |
| IMPACT Community Action | Columbus Metropolitan Library | | | Corporation for Enterprise Development | |

SENIOR SERVICES

275 RESIDENTS IN 4 BUILDINGS

designated for seniors & people with disabilities



Utilized Senior Service Coordination

BINGOCIZE™

73 residents participated in 352 Bingocize™ sessions

(average 6.4 sessions per resident)

FAMILY SERVICES

COMMUNITY & ENGAGEMENT

Multiple strategies to meet residents where they are and build relationships. These services do not require residents to sign up in advance or commit to anything.

- New move-in visits
- Cookouts
- Evening gatherings with dinner and child care
- Organized activities with neighbors
- Reading circles with young children
- Ready to Read bookmobile
- Drop-in computer lab

Community & Engagement

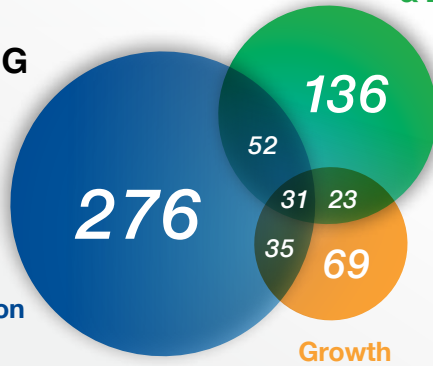
242 RESIDENTS

participated in community-building/engagement activities. Most were in the Weinland Park neighborhood. 149 were CPO residents, including about one-third of CPO residents in Weinland Park.

RESIDENTS PARTICIPATING IN FAMILY SERVICES:

622

Stabilization



Growth

GROWTH

More intensive programs and services to support children and adults in moving toward self-sufficiency. Residents select which services they want and when.

CHILDREN

CPO Building Blocks 79 CPO children had at least one new book session Averaged 3.5 new book sessions per child

OSU Early Head Start Partnership 16 were CPO or CPO-affiliated 169 children enrolled

Summer Camp 61 enrolled 53 (87%) completed at least six weeks

ADULTS

Americorps 25 AmeriCorps members 17 were CPO residents; 23 completed and/or continued service

cpoWORKS 92 active members 40% obtained employment

Next Doors 21 member families 110 goals set since August 2014; 32% achieved

Financial Coaching 34 adults had at least one coaching session 29% of participants achieved at least one financial goal

Pathways to Work Work crew located in Nutrition Services at Nationwide Children's Hospital Hired first two work crew members in November 2015

GED & College Scholarships 18 GED scholarships 3 college scholarships

STABILIZATION

Support and referrals to help residents stay stable in CPO housing. We proactively engage residents who receive eviction notices and receive additional referrals from property managers or resident themselves.

- Physical and mental health services
- Domestic violence
- Budgeting
- Emergency assistance for rent or utilities
- Housekeeping



290 individual residents were at-risk of losing their housing at least once due to non payment of rent, utilities, or damages

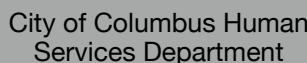


101 of these residents engaged with Supportive Services



94% of these residents avoided eviction

FUNDERS:



THE MISSION OF OHIO CAPITAL CORPORATION FOR HOUSING
IS TO CAUSE THE CONSTRUCTION, REHABILITATION,
AND PRESERVATION OF AFFORDABLE HOUSING.



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