

Community Properties
2004 Annual Report



A great place to call
home





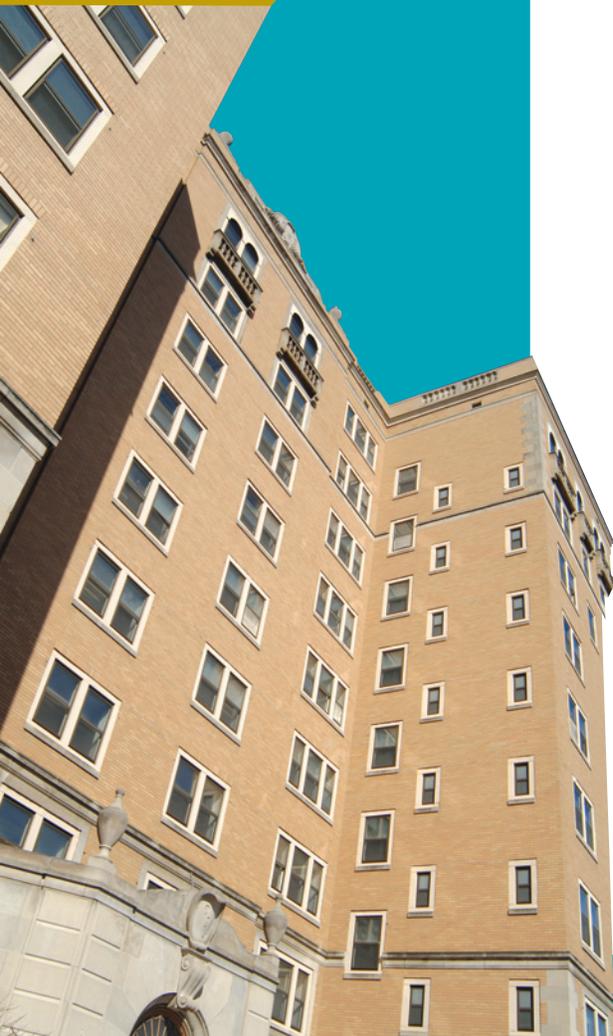
*Carol Mount Peterson, OCCH Board Chairperson
Hal Keller, OCCH President*

“The Community Properties Initiative is already making a significant impact on the physical and social landscape of the neighborhoods which it affects,” stated Hal Keller, president of Ohio Capital Corporation for Housing.

“We are working with area neighborhood organizations to ensure that the needs of residents are balanced with neighbors who are concerned about neighborhood revitalization. We are deeply committed to all of the investors and funders of the initiative—without them and their confidence this would have never been realized.”

Hal Keller, President OCCH

Cambridge Arms, senior apartment community, listed on the National Register of Historic Places. Located on East Broad Street, Columbus.



The First Chapter of Community Properties: The Vision

In early 2003, Ohio Capital Corporation for Housing (OCCH) opened a door to affordable housing that had been hanging on rusty hinges for a long time. That opening began a \$100 million low-income housing preservation initiative known as the Community Properties Initiative. This initiative is renovating apartments and townhouses in seven urban Columbus neighborhoods, focused primarily around the Ohio State University and near east side areas. OCCH became involved in this effort at the encouragement of Campus Partners for Urban Redevelopment, Inc., a nonprofit affiliate of the Ohio State University. OCCH launched the acquisition and rehabilitation project in April 2003 and expects completion of the project in 2007. Community Properties is the largest low-income housing initiative of its type in the nation.

The Community Properties Initiative began in partnership with Campus Partners, Community Housing Network, Columbus Housing Partnership, and Columbus Metropolitan Housing Authority.

The new non-profit management corporation, Community Properties of Ohio Management Services (CPO), an OCCH affiliate, opened its doors in April 2003. The first task of business was the rehabilitation of the portfolio and the implementation of supportive services for the residents.



A CPO townhouse located in the Weinland Park neighborhood in Columbus adjacent to The Ohio State University

The Plan

The nine-phase development plan includes 1,335 Section 8 apartments and townhouses in 249 buildings. Up to nearly 300 existing, neglected units in the portfolio will be sold or demolished. Once complete, Community Properties will house 3,000 people in safer, more attractive residences. The residents, 89% of whom are single females between the ages of 19-24 with children, earn a median annual income of between \$5,000-\$7,000.

The rehabilitation of each housing unit will include upgrades/additions to all major mechanical and functional systems such as: heating and cooling, electrical, new baths, showers, kitchens, flooring, doors and windows. In addition, security lighting, landscaping and hardscaping will also be completed. Approximately \$50,000 is committed for hard construction costs.

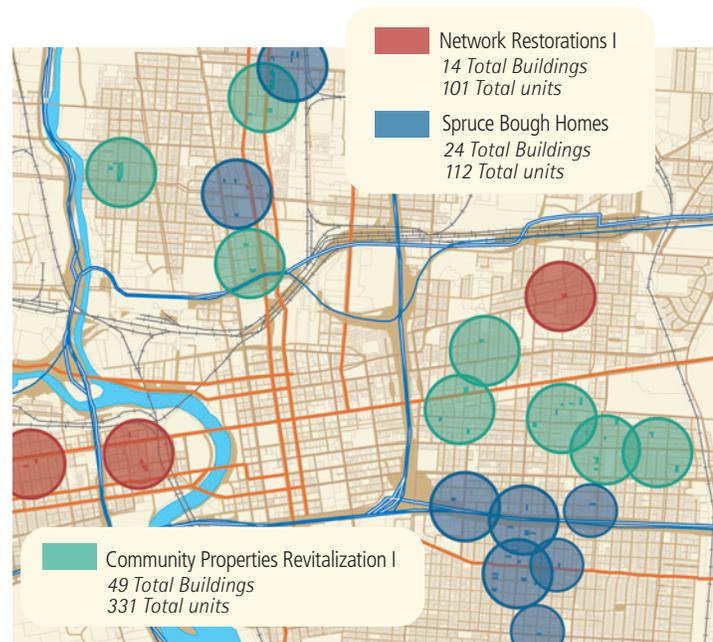
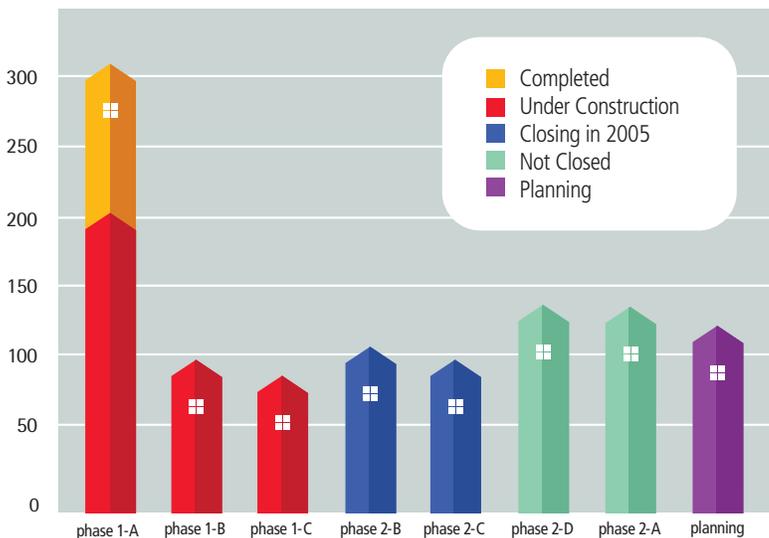
The Second Chapter of Community Properties: Investing in The Vision

Through the partnership and commitment of our investors, the Community Properties Fund for Housing I (CPFH I) was established to begin rebuilding homes and reshaping lives. This fund provides \$33,000,000 of equity to be used for the rehabilitation of 544 affordable housing units in 87 buildings. CPFH I investors include:

- JPMorgan Capital Corporation
- Fifth-Third CDC
- Key CDC
- National City Bank CDC
- Huntington National Bank CDC
- Nationwide Insurance
- Commerce National Bank
- Park National Bank

There are three projects that comprise the CDFH I and the first phase of development. In 2004, Community Properties Revitalization I (CPRI), Network Restoration I (NRI), and Spruce Bough Homes began construction. The construction includes:

- CPRI: 331 units and 49 buildings in the Harrison West, Weinland Park and Old Towne East neighborhoods
- NRI: 101 units and 14 buildings in the Franklinton, near east and University neighborhoods
- Spruce Bough Homes: 112 units and 24 buildings in the Italian Village, and near south neighborhoods.



Greater Columbus, Franklin County

"When I opened my apartment door, the first thing I noticed was color. My rooms are now a soft yellow. My favorite room is my kitchen. Everything is new and clean; the counters, the stove and refrigerator, the tile floor, and the fixtures in the sink. I have new carpeting, which is beautiful, venetian blinds, and even new molding around the doors and floorboards. This is my home and this is where I should be."

The Third Chapter of Community Properties: The Residents

The new non-profit management corporation, Community Properties of Ohio Management Services (CPO), is a tenant-endorsed, community based management company owned by Ohio Capital Corporation for Housing. CPO has a strong desire to connect residents to an integrated network of social services to give support where needed. To improve the quality of life for residents, CPO is connecting its residents to economic and social assistance, including education and after school programs, job training, daycare, health access, recreation and safety services.

The Supportive Services Department provided the following in 2004:

- Monthly Resident Newsletter
- In-depth Resident Orientation
- Helping Hands Holiday Program: served 70 families and 107 seniors
- Summer Camp Program: through our partnership with the YMCA, sent 30 CPO kids to the YMCA summer day camps and week camp in 2004
- Monthly Lobby Events for residents and children (health screening, Santa visit, Senior Prom, etc)
- The Neighborhood Services Inc. (food pantry) delivers two weeks worth of groceries once a month to our residents.
- ArtSafe is serving 20 seniors and 30 children ages 6 to 13
- MAPS (Material Assistance Providers) continues to provide furniture to the residents, serving 100 families per year
- Tech Bridge
 - > Partnership with Henkels & McCoy and the Tech Bridge Program

- > Computer literacy, job readiness, and placement program
- > Participants build a computer and keep it; youth ages 14-17; out of school youth ages 18-21
- > Currently 25 of the 76 youth in the CPO portfolio are participating in the program.
- Neighborhood Advocate
 - > Residents hired through Americorp Vista Program
 - > Coordinate Block Watch, Civic Associations and Community Events
 - > Link residents to community events
 - > Communication link between residents and management
 - > Currently 3 Advocates serve the Weinland Park, OTENA, Harrison West areas.
- Development of Community Hub to provide Care Management
- Developing a Faith Based Initiative
 - > King Avenue United Methodist Church has adopted the Michigan Avenue elderly building and provides meals, transportation, and programs to the residents
 - > St. Paul's AME has adopted Cambridge Arms for participation in elder programs
- Community Health Access Project (CHAP)
 - > 6 Community Care Coordinators Provide full Case Management services
 - > Serve any resident that is referred
 - > 40 residents have been referred since September 2004 and they have completed 160 pathways

"I have always believed that the outside of something reflects what is inside. My new home, when complete, will reflect the pride and dignity I feel as a resident of CPO and renew my commitment to being a good neighbor to my community."

The Fourth Chapter of Community Properties: Eliminating the Elements

CPO has partnered with the Columbus Police Dept., and the Dept. of Safety to implement a program to eliminate criminal activity and empower residents to build a sense of community.

The Eliminate the Elements program was funded through an effort involving Congresswoman Deborah Pryce and Campus Partners. Through a special Congressional Appropriation, a \$250,000 grant enabled Community Properties to lease a police cruiser from the city and hire twenty-four officers to work special duty on the CPO properties 56 hours per week. Currently, we are partnering with the City of Columbus to focus on the Target Zone (South of 70 to Whittier, and Parsons to Driving Park,) where one-third of our properties are located.

CPO implemented an anonymous Tip Line in August 2004 to assist the residents and other neighborhood advocates in relaying information about any criminal activity or any other concern in the neighborhood. The tip line is an automated system that is checked daily by management. The information retrieved is distributed to the proper department for resolution or to the special duty officers for investigation and follow up. The number for the Tip Line is 722-SAFE.

The program has been very successful in helping CPO identify criminal activity on or around the properties.

It is CPO's mission not only to eliminate the criminal element, but also to provide the residents of the community with the tools to take ownership of their neighborhood and not allow criminal activity to saturate these areas as in the past.



The CPO police cruiser patrols the portfolio's neighborhoods, helping to increase the safety of residents.

"JPMorgan is proud to be the lead investor in the Community Properties Initiative. As these projects are rehabilitated, it is not only the buildings that will change but the people who live in them. We are committed to helping Community Properties provide a higher standard of affordable housing to Columbus, Ohio while investing in the social, economic, and physical well being of the residents."



Hal Keller accepts a check from Nationwide Insurance on behalf of children of CPO to attend summer camp at the YMCA.

From left to right: Congressman Pat Tiberi, Lorraine Brock - Nationwide Mutual Insurance Company, Charleta Tavares - Columbus City Council, Hal Keller - OCCH President, Isabel Toth - CPO President, Carol Mount Peterson - Sr. Vice President Federal Home Loan Bank of Cincinnati



Congresswoman Deborah Pryce and Hal Keller get ready to tour a unit that is slated for rehabilitation.

The Fifth Chapter of Community Properties: Continuing The Vision

As we continue our mission to support and redefine affordable housing in 2005, we look to the communities and neighborhoods we serve and the families and seniors we house to help make Community Properties of Ohio Management Services a great place to call home..

"I have always been an advocate for change and The Community Properties Initiative is my passion.

As I watch these homes being rehabilitated, see neighborhoods beginning to take on new and better dynamics, know that our Eliminate the Elements crime program is working, and see how residents lives are changing, I know we have made Community Properties a great place to call home."

Isabel Toth,
President Community Properties of Ohio Management Services and a visionary leader of affordable housing in Columbus.



Hal Keller, OCCH President; Columbus Mayor Michael Coleman; and Karen Holbrook, The Ohio State University President receive a brick from the N. 4th Street construction site.



This "before and after" multi-family renovation photo was taken at the property located on the corner of 7th Avenue and Summit St. in Columbus, Ohio.

Community Properties Initiative **one brick at a time**

Community Properties Fund Investors:

JPMorgan Capital Corporation
Fifth-Third Community Development Corporation
Key Community Development Corporation
National City Bank Community Development Corporation
Huntington National Bank Community Development Corporation
Nationwide Life Insurance Company
Commerce National Bank
Park National Bank

Development Partners:

Ohio Capital Corporation for Housing
Campus Partners
Community Housing Network
Columbus Housing Partnership
Columbus Metropolitan Housing Authority

Construction Team:

Community Properties of Ohio
Management Services
The Albert M. Higley Co/Baker
Henning Productions
Moody Nolan, Inc.

Financing Team:

Red Capital Group, LLC
Ohio Housing Finance Agency
City of Columbus
Franklin County Commissioners
Fannie Mae
Columbus Office of HUD
HUD OMHAR

Legal Assistance:

Squire, Sanders & Dempsey