

2013

*Annual Report*

OHIO CAPITAL CORPORATION  
FOR HOUSING



*Celebrating Twenty-five Years  
of Partnerships*

▶ IMPACTING LIVES AND COMMUNITIES ◀



Abigail Apartments  
Cincinnati, Ohio



## TABLE OF CONTENTS

<b>2013 HIGHLIGHTS</b>	2
2013 Kentucky Investments Map	3
2013 Ohio Investments Map	4
<b>INVESTMENT: OEF</b>	6
Investment	6
Acquisition & Development	8
Ohio & Kentucky Portfolio Maps	9
Financials	10
Featured Projects	11
Board & Staff	12
<b>PROPERTY MANAGEMENT: CPO</b>	16
Property Management	16
Supportive Services	17
<b>LENDING: OCFC</b>	18
<b>PHILANTHROPY: OCIC</b>	20
<b>FORECLOSURE MITIGATION: OHA</b>	22

# 25 YEARS of PARTNERSHIP



Dan Slane, *OCCH Board Chair*

Hal Keller, *OCCH President*

## CELEBRATING 25 YEARS WITH OUR PARTNERS

This year, we celebrate the 25th anniversary of Ohio Capital Corporation for Housing. In 1989, OCCH was created with the assistance of the Ohio Housing Finance Agency and became one of the first local, independent syndicators of Low Income Housing Tax Credits. Our focus was to raise capital from investors and provide technical assistance to developers for this new federal affordable housing program, only three years old at that time. Our stated mission was: “to cause the construction, rehabilitation and preservation of affordable housing in Ohio.”

Since that time OCCH has raised over \$3 billion in private capital and invested in over 33,500 units of affordable housing in over 650 developments. Through the development of important relationships in Kentucky, we have become the most active syndicator in that state and followed some of our Ohio-based developers to West Virginia, Indiana and Pennsylvania. Our primary focus, however, is on Ohio and now Kentucky.

To be clear, our success is based on our relationships with the investors in and developers of affordable housing. It is gratifying that over 90% of our investors and developers each year are repeat partners. Our investors expect and have received the projected financial return and know we have strong underwriting, asset management and fiscal management systems in place to protect their investment. Our developers expect and have received competitive pricing on their tax credits, needed technical assistance, streamlined closing and reporting systems and creative problem solving as issues arise, as they always do. We continue to work hard to meet the needs and add value to these essential relationships.

And over the years our approach to our mission has expanded and been enhanced as we, with our partners, have looked beyond the capital and the construction to ways to enrich the lives of our residents and strengthen the communities in which we invest.

To meet this expanded mission and to grow the ways we provide services to our partners, OCCH has created important affiliates and initiatives:

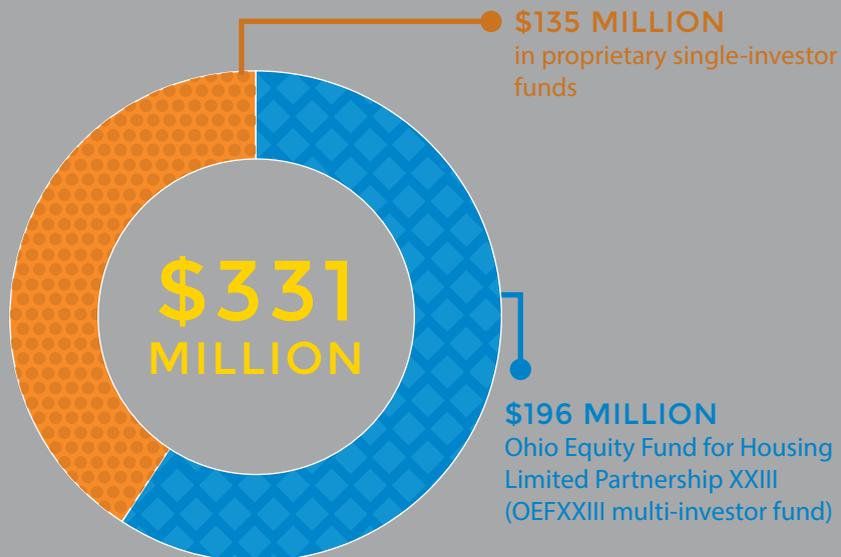
- Ohio Capital Finance Corporation— Our Community Development Financial Institution (CDFI) lending arm providing predevelopment funding, acquisition financing, equity bridge financing and permanent financing to our partners
- Community Properties of Ohio (CPO)—Property management affiliate specializing in supportive services and moving residents beyond poverty
- Ohio Capital Impact Corporation— Nonprofit affiliate to administer our philanthropic activities, specifically targeted to benefit residents and neighborhoods where OCCH has investments
- OCCH Training Academy—Provides educational and training opportunities for managers and partners on property management issues
- Ohio Homeowners Assistance, LLC—Fiscal agent for foreclosure mitigation programs administered through the Ohio Housing Finance Agency

Our 25th year is well under way and we are excited to face the next quarter century as a leader in affordable housing investment. We are well positioned to meet the future challenges and opportunities facing our industry and are proud to work alongside our local and national partners. We will continue to raise record capital, increase lending, expand loan products, and provide cutting-edge solutions to assist our partners.

Thank you to the OCCH Board of Directors, the wonderful OCCH staff, our partners, and all those individuals and organizations that have given us their friendship, loyalty and support over the past twenty-five years. We look forward to expanding our work together in the future, starting now!

# 2013 HIGHLIGHTS

## CAPITAL RAISED



## INVESTMENTS/PORTFOLIO

CLOSED  
**\$320**  
MILLION

IN **46**  
PROJECTS

PORTFOLIO INCREASED  
TO MORE THAN  
**650 DEVELOPMENTS**

## TECHNICAL ASSISTANCE TO PARTNERS

### THE OCCH TRAINING ACADEMY

HELD  
**27**  
EVENTS

WITH  
**1,098**  
ATTENDEES

- ◆ 22 public classes including 2 online courses and 3 webinars with 582 attendees
- ◆ 1 permanent supportive housing training for 32 people
- ◆ Management and Maintenance Conference (Mcon) for 246 attendees
- ◆ Five private trainings for 170 attendees at management companies

### COMPLIANCE

Held 38 orientation meetings for new projects completing construction and entering lease up

### THE OHIO HOUSING CONFERENCE

Cosponsored with the Ohio Housing Finance Agency, reached record attendance of 1,650

MORE THAN **200**  
PARTNERS ATTENDED

THE ANNUAL  
DEVELOPMENT  
SYMPOSIUM



MORE THAN **100**  
PARTNERS ATTENDED

ARCHITECT  
SYMPOSIUMS  
IN COLUMBUS  
& KENTUCKY



MORE THAN **700**  
PARTNERS ATTENDED

THE OCCH  
PARTNER  
LUNCHEON

# 2013 KENTUCKY INVESTMENTS



**DAVIESS COUNTY, KY**  
Cottages of Mechanicsville

**FAYETTE COUNTY, KY**  
Centre Meadows

**JEFFERSON COUNTY, KY**  
Most Blessed Sacrament School  
Sheppard Square B

**WARREN COUNTY, KY**  
Men's Addiction Recovery Center

Sheppard Square B  
*Louisville, Kentucky*



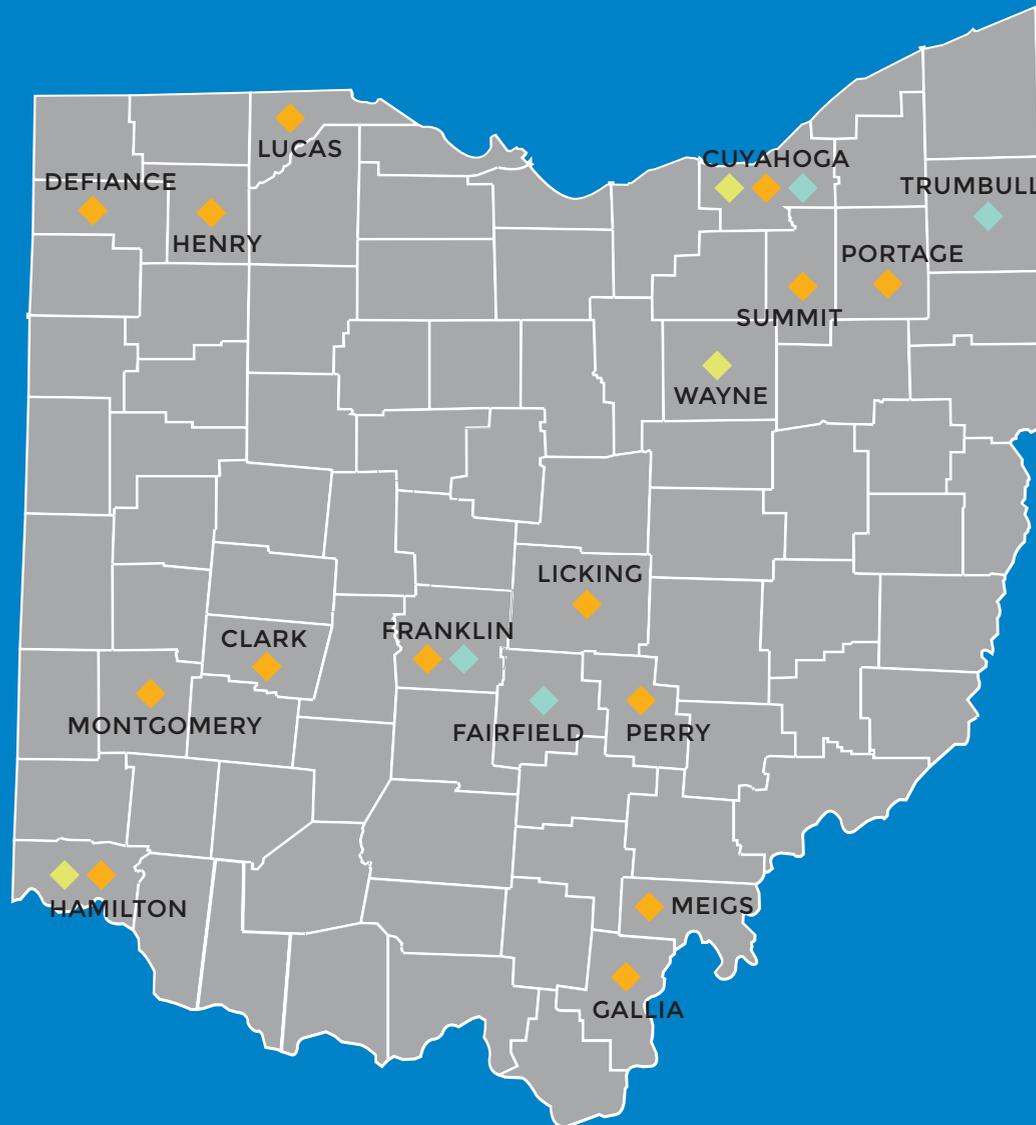
Sheppard Square B  
*Louisville, Kentucky*



Raceland Meadows  
*Raceland, Kentucky*



# 2013 OHIO INVESTMENTS



- ◆ HUNTINGTON FUND IV
- ◆ FUND XXII
- ◆ FUND XXIII
- ◆ FIFTH THIRD FUND IV

## CLARK COUNTY, OH

Hayden House  
Laynecrest Manor of Medway  
Mulberry Terrace

## CUYAHOGA COUNTY, OH

Maple Heights  
Kingsbury Tower  
Magnolia on Detroit Apartments  
Helen S. Brown Tower

## DEFIANCE COUNTY, OH

Ralston Square Apartments

## FAIRFIELD COUNTY, OH

Pearl House

## FRANKLIN COUNTY, OH

CHN Far North  
CHN University  
Eastway 202  
Duxberry Landing  
Lincoln Green Apartments  
Trabue Crossing

## GALLIA COUNTY, OH

Heatly Crossing

## HAMILTON COUNTY, OH

Oak Park Apartments  
Losantiville Apartments

## HENRY COUNTY, OH

Oakwood Village Apartments

## LICKING COUNTY, OH

Newark Village

## LUCAS COUNTY, OH

Legacy Homes

## MEIGS COUNTY, OH

Pomery Cliffs

## MONTGOMERY COUNTY, OH

Lyons Place II  
Meadows of Martindale Union  
Village Park

## PERRY COUNTY, OH

Village Green Apartments

## PORTAGE COUNTY, OH

Harvest Rose

## SUMMIT COUNTY, OH

Robinson Homes

## TRUMBULL COUNTY, OH

Eagle Creek

## WAYNE COUNTY, OH

Palm House Apartments

## OCCH MISSION-RELATED ACTIVITIES

# 53 GRANTS

TOTALING  
**\$1,009,034**

were awarded to OCCH nonprofit partners through the Carol Mount Peterson Resident Development Fund

# 373 GRANTS

TOTALING  
**6,395,401**

have been awarded to nonprofit partners affiliated with a property in which Ohio Capital Corporation for Housing (OCCH) has an equity investment since the inception of the fund in 1997

## OCCH AFFILIATES

**cpo**  **management**  
community properties of ohio

**COMMUNITY PROPERTIES OF OHIO**



**OHIO CAPITAL IMPACT CORPORATION**

**CELEBRATED**  
10th anniversary

- ◆ Expanded CPO's reach and impact
- ◆ Managing Scholar House project in Columbus, Ohio
- ◆ New management contracts executed: Managing 2,198 units
- ◆ Increased CPO Impact supportive services programs

- ◆ Capitalized with \$6 million
- ◆ Donations of over \$1 million to nonprofit partners through Capital for Partners program

**CAROL MOUNT PETERSON RESIDENT DEVELOPMENT FUND & PLACE-BASED STRATEGIES AWARDS IN DECEMBER**

Awards for summer camp made earlier in Spring 2013

Key, Huntington and Chase funding activities



**OHIO CAPITAL FINANCE CORPORATION**



**OHIO HOMEOWNER ASSISTANCE**

**\$67.7 MILLION IN LOAN PRODUCTION**

- ◆ Developed new permanent loan product
- ◆ Received new CDFI award of \$1.37 million
- ◆ Closed 45 loans with 1,461 units



**OVER \$224 MILLION DISTRIBUTED IN HOMEOWNER ASSISTANCE**

- ◆ 15,914 homeowners received assistance
- ◆ \$13,520 average homeowner assistance

## ASSET MANAGEMENT HIGHLIGHTS

**PROCESSED 7,400 TENANT FILES!**

- ◆ Monitored & organized 1,000+ insurance policies
- ◆ Inspected 4,500 units of housing
- ◆ Produced 50+ Critical Notebook Binders (and Orientation meetings)
- ◆ Held Manager & Maintenance Conference
- ◆ Processed 2,000 Quarterly Reports

# 25 YEARS of INVESTMENT

*Without the well-earned confidence of our investors and their commitment to affordable housing, we would not be celebrating our 25th anniversary this year.*

OCCH has a proud history of forging partnerships that make a difference in affordable housing communities. Our investment partners year after year dedicate financial resources to support our shared vision for affordable housing in Ohio. Many of these relationships began in 1989 and are still prospering. These loyal investors are repeat partners who continue to invest with OCCH; receiving value-added services, strong returns, efficient operations, and ethical best practices from an experienced company.

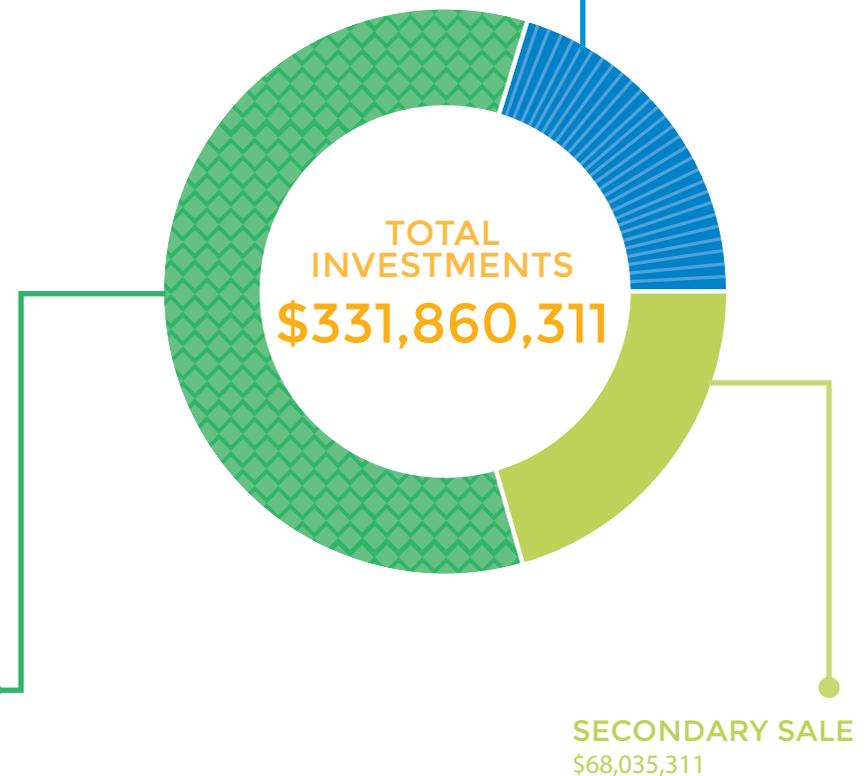
## OHIO EQUITY FUND XIII INVESTORS

JPMorgan Capital Corporation	\$40,000,000
Key CDC	\$30,000,000
Northwestern Mutual Life Insurance	\$24,625,000
Huntington CDC	\$20,000,000
Fifth Third CDC	\$15,000,000
BB&T	\$15,000,000
US Bancorp CDC	\$15,000,000
FirstMerit Bank NA	\$10,000,000
Park National Bank	\$7,000,000
Charter One Bank	\$5,000,000
Westfield Bank	\$5,000,000
First Federal of Lakewood	\$3,000,000
☀ Cortland Bank	\$2,000,000
Citizens Bank	\$1,000,000
☀ First Financial Bank	\$1,000,000
WesBanco Bank	\$1,000,000
☀ First Merchants Bank	\$500,000
☀ RiverHills	\$500,000
Waterford Bank	\$500,000
<b>TOTAL</b>	<b>\$196,125,000</b>

☀ New Investor

## PROPRIETARY FUND INVESTORS

Huntington CDC	\$40,300,000
Fifth Third CDC	\$27,400,000
<b>TOTAL</b>	<b>\$67,700,000</b>



**SECONDARY SALE**  
\$68,035,311

## AFFORDABLE HOUSING INVESTMENT

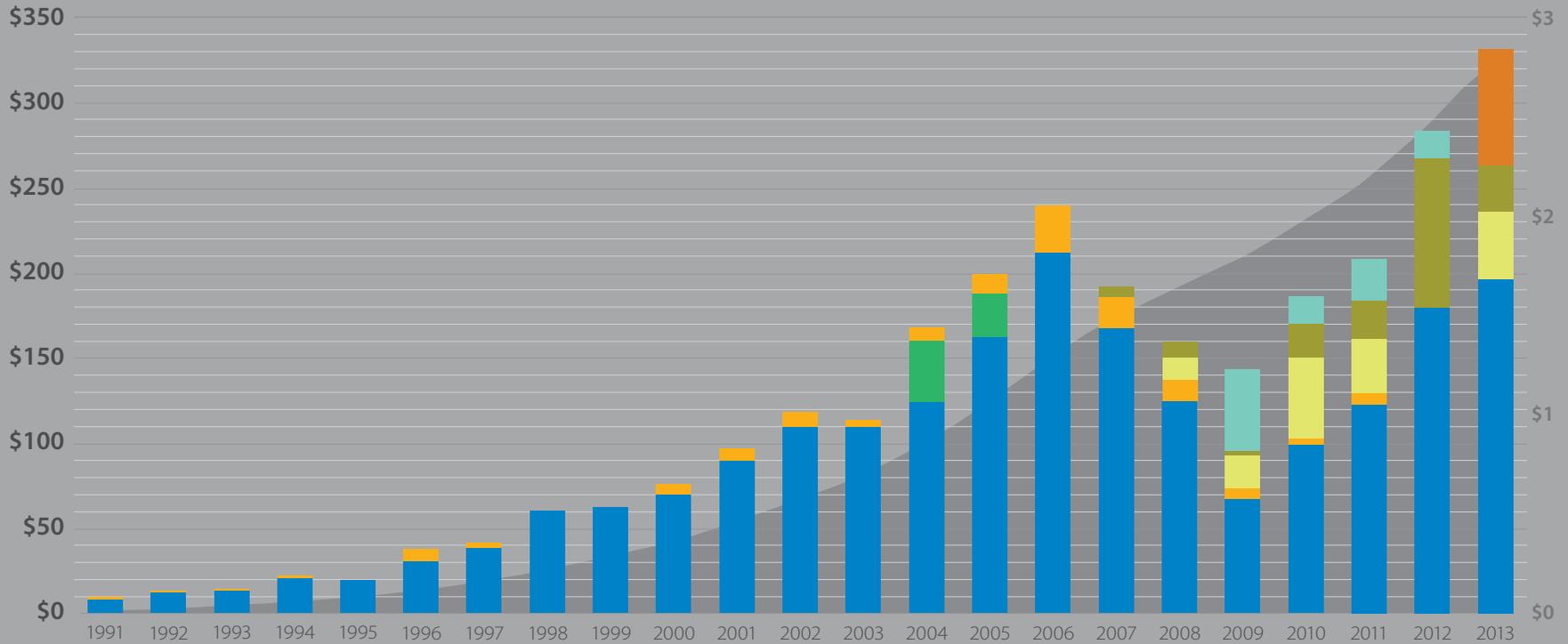
TOTAL EQUITY RAISED  
 SECONDARY SALE  
 NATIONWIDE INVESTMENT

FIFTH-THIRD INVESTMENT  
 HUNTINGTON INVESTMENT  
 SIDE-BY-SIDE INVESTMENTS

CPO FUNDS  
 MULTI-INVESTOR FUNDS

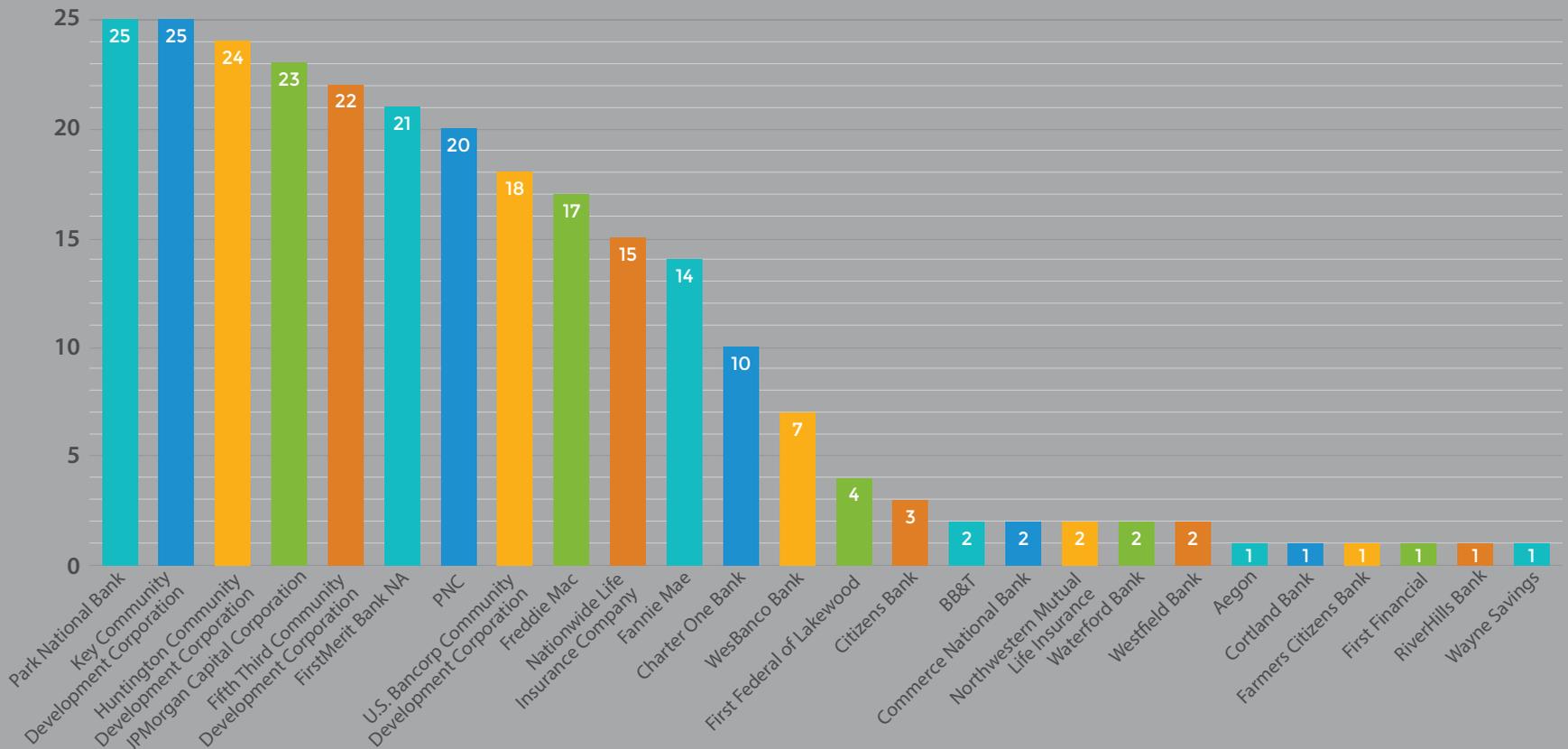
Annual Dollars Raised  
 in Millions

Cumulative Dollars Raised  
 in Billions



## INVESTORS

NUMBER OF FUNDS INVESTED The Ohio Equity Funds for Housing Limited Partnerships and/or Community Properties Funds for Housing I and II



Property Management: CPO

Lending: OCFC

Philanthropy: OCIC

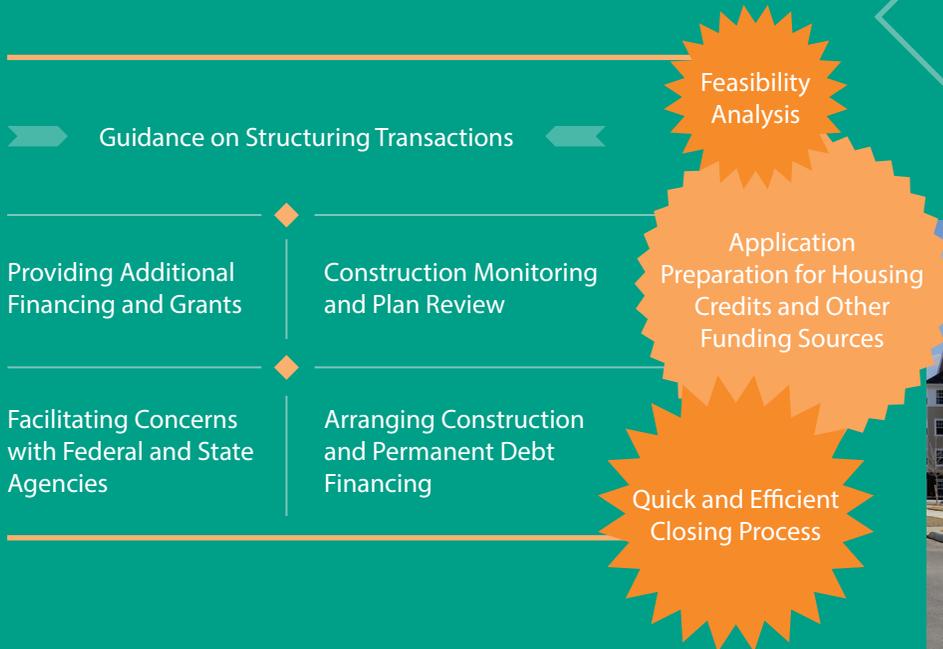
Foreclosure Mitigation: OHA

# 25 YEARS of CONSTRUCTION, REHABILITATION, & DEVELOPMENT

For the past two and a half decades, OCCH has provided technical support to both non-profit and for-profit developers of affordable housing with the structuring and financing of their projects. Our partners have sought assistance from OCCH over the years to work with their project teams, secure low-income housing tax credits, apply for state and local grants and loans, and obtain construction, first mortgage, bridge financing, and gap financing.

The OCCH staff has developed critical and valued relationships within the housing community: the Ohio Housing Finance Agency, the U.S. Department of Housing and Urban Development, the Kentucky Housing Corporation, local government agencies, and key new partnerships.

*OCCH assists partners in structuring strong deals & delivering performing projects with:*



Delaware Place  
Delaware, Ohio



Collingwood Green  
Toledo, Ohio



Delaware Place  
Delaware, Ohio





## FINANCIAL STATEMENTS

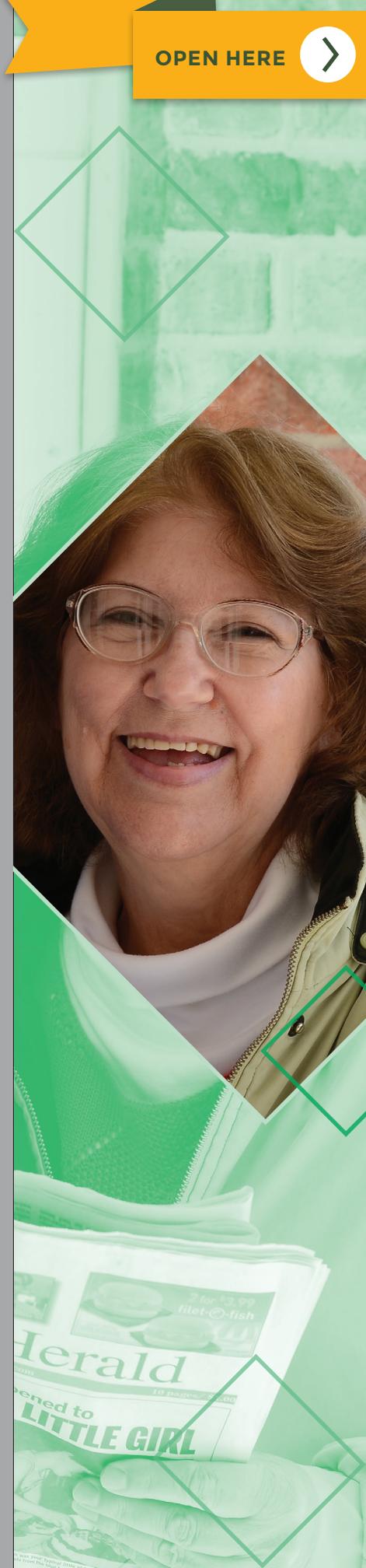
December 31, 2013 (unaudited), 2012 (audited)

## STATEMENT OF FINANCIAL POSITION - PARENT COMPANY

ASSETS	2013	2012
Unrestricted Cash	27,495,211	25,725,847
Restricted Cash	18,899,118	17,609,697
Accounts Receivable (net of allowance)	1,443,989	887,679
Office Furniture and Equipment, net of accumulated depreciation	120,568	100,978
Other Assets	2,148,728	527,829
Investment in Operating Entities	14,027,240	13,020,208
	<b>\$64,134,854</b>	<b>\$57,872,238</b>
LIABILITIES AND NET ASSETS		
Accounts Payable	169,265	253,559
Other Accrued Expenses and Liabilities	3,658,145	3,526,714
Deferred Income	9,634,191	7,973,868
Project Partnership Cash Reserves	2,074,616	2,293,613
Mortgage and other notes payable	25,199	26,299
Grants Payable-Resident Development Fund	215,079	539,573
	<b>\$15,776,495</b>	<b>\$14,613,626</b>
NET ASSETS	48,358,359	43,258,612
	<b>\$64,134,854</b>	<b>\$57,872,238</b>

## STATEMENT OF ACTIVITIES - PARENT COMPANY

REVENUES	2013	2012
Acquisition and Consulting Fee	19,158,702	16,860,863
Other	5,934,959	5,364,548
	<b>\$25,093,661</b>	<b>\$22,225,411</b>
EXPENSES		
Program Services	19,044,303	19,915,896
General and Administrative	1,002,332	945,863
Gain from Investment in Affiliated Entities	(52,721)	(5,760,726)
	<b>\$19,993,914</b>	<b>\$15,101,033</b>
CHANGE IN NET ASSETS	<b>\$5,099,747</b>	<b>\$7,124,378</b>



FEATURED PROJECTS IN THIS ANNUAL REPORT

**University Tower Apartments**

**Developer:** Famicos Foundation, Inc.  
**Management Company:** Famicos Foundation, Inc.  
**Contractor:** Marous Brothers Construction  
**General Partner:** Famicos Foundation, Inc.

**St. Lucy Senior Housing**

**Developer:** Catholic Charities Housing Corporation  
**Management Company:** Wallick Properties Midwest, LLC  
**Contractor:** Testa Builders  
**General Partner:** Catholic Charities Housing Corporation

**Delaware Place**

**Developer:** MV Residential Construction, Inc.  
**Management Company:** MV Residential Property Management, Inc.  
**Contractor:** MV Residential Construction, Inc.  
**General Partner:** MV Residential Development, LLC

**Inglewood Court**

**Developer:** Community Housing Network, Inc.  
**Management Company:** Community Housing Network, Inc.  
**Contractor:** Rockford Construction, Inc.  
**General Partner:** Community Housing Network, Inc.

**Collingwood Green**

**Developer:** Lucas Metropolitan Housing Authority  
**Management Company:** MV Residential Property Management, Inc.  
**Contractor:** Rudolph/Libbe  
**General Partner:** Lucas Metropolitan Housing Authority

**Abigail Apartments**

**Developer:** Model Property Development, Inc.  
**Management Company:** Brickstone Properties, LLC  
**Contractor:** Model Construction LLC  
**General Partner:** Model Property Development, Inc.

**Sheppard Square B**

**Developer:** Louisville Metropolitan Housing Authority  
**Management Company:** CT Associates  
**Contractor:** Howell Howell  
**General Partner:** Louisville Metropolitan Housing Authority

**Washington Court Apartments**

**Developer:** Wallick-Hendy Development  
**Management Company:** Wallick Properties Midwest, LLC  
**Contractor:** Wallick Construction Company  
**General Partners:** Wallick-Hendy Development, CAC of Fayette County

**Raceland Meadows**

**Developer:** Woda Development of Kentucky, LLC  
**Management Company:** Woda Management and Real Estate, LLC  
**Contractor:** Woda Construction, Inc.  
**General Partners:** Woda Group, Inc., Housing Services Alliance

**Cottages of Mechanicsville**

**Developer:** Housing Assistance & Development Services, Inc. (HANDS), Wabuck Development Company, Inc.  
**Management Company:** Homeland, Inc.  
**Contractor:** Clayton Watkins Construction Company  
**General Partners:** Housing Assistance & Development Services, Inc. (HANDS), Wabuck Development Company, Inc.

Washington Court Apartments  
 Washington Court House, Ohio



Washington Court Apartments  
 Washington Court House, Ohio









## OCCH STAFF

Sharon Alban	John Kircher	Nancy Rodgers
Nick Balow	Doug Klingensmith	Tamara Samuel
Kathie Bowen	Janice Klingensmith	Melanie Shapiro
John Buchholz	John "Jack" Kukura III	Will Shelby
Buddy (Raymond) Butler	Brian Langmeyer	Rhonda Snyder
Brad Carman	Chris Ledwin	Becky Stanley
Danielle Carman	Kip Lewis	Rebecca Stockdale
Lori Conrad	Tina Limo	Cindy Strawser
Todd Cromwell	Lynn Logan	Casey Swemba
Nikki Delgado	Elizabeth Long	Tamara Thelen
Tony DiBlasi	Sarah Malone	Lori Tillis
Joe Erdeljac	Lori McMillan	Isabel Toth
Bob Fisher	Mary Kay Meagher	Jan Trego
Jay Hartranft	Chris Miller	Anthony Tynan
Susan Heston	Jennifer Mullaney	Jonathan Welty
Hal Keller	Roland Osborn III	Laura Winstel
Tom Kindron	Lisa Patt-McDaniel	Sue Ziegler
	Joe Pimmel	

## OCCH BOARD OF DIRECTORS

**Daniel M. Slane**, Chairperson  
President, The Slane Company, Ltd.

**Susan E. Weaver**, Vice Chair  
Executive Director, Community Housing Network, Inc.

**Robert J. Weiler, Sr.**, Secretary  
Chairman of the Board, The Robert Weiler Company

**Thomas T. Loos**, Treasurer  
Retired CPA, Formerly with RSM McGladrey

**Grady P. Appleton**  
Executive Director, East Akron Neighborhood  
Development Corporation

**Jeanne M. Gollither**  
President & CEO, Cincinnati Development Fund

**Dennis S. Guest**  
Retired, Former Executive Director,  
Columbus Metropolitan Housing Authority

**Jerry Grier**  
Attorney, Formerly HUD Area Counsel

**John Lee**  
Senior Vice President, FirstSouthwest

**Michael D. Saad**  
Partner, Squire Sanders (US) LLP

### *Board members in photo:*

#### **Seated, Left to Right**

Tom Loos, Dan Slane,  
Bob Weiler

#### **Standing, Left to Right**

Grady Appleton, Mike Saad,  
John Lee, Susan Weaver,  
Dennis Guest, Hal Keller,  
Jeanne Gollither, Jerry Grier

# 10<sup>th</sup> Anniversary cpo management

community properties of ohio

FOUNDED IN  
2003

*Community Properties of Ohio, OCCH's property management affiliate, celebrates a decade of transforming communities.*

With more than \$133 million in renovation to the portfolio we developed in partnership with The Ohio State University, CPO has provided safe, decent housing and impacted communities. Resident turnover has decreased from 60 percent in 2003 to 14 percent in 2013.

"CPO has been a tremendous partner to the City of Columbus. As a result of their efforts, we are now seeing more commercial and residential investment and greater caring for our city's urban core, which is the lifeblood of Columbus," said Columbus Mayor Michael B. Coleman.

Jeff Lyttle, Senior Vice President for JPMorgan Chase Foundation and a key funder, primarily in the Weinland Park area, notes "CPO, in collaboration with JPMorgan Chase and other investors, has turned entire neighborhoods around and created safe, livable, and respectable properties. They have given hope to residents that their lives and their children's lives will be better."



CPO Management 10th anniversary event, May 22, 2013 at the historic Lincoln Theater

## CPO EXPANDS HOUSING PORTFOLIO & MANAGEMENT EXPERTISE

In 2013, CPO continued to expand its management portfolio to include 473 additional third party properties, including scattered-site and site-managed communities. CPO also secured an additional 200 units of permanent supportive housing.

Marsh Run Apartments, 184 units in Columbus, OH



Greater Linden Homes, 39 units in Columbus, OH

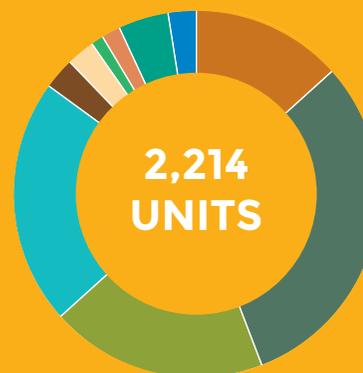
Emerald Glen, 130 units in Columbus, OH



George's Creek, 120 units in Canal Winchester, OH



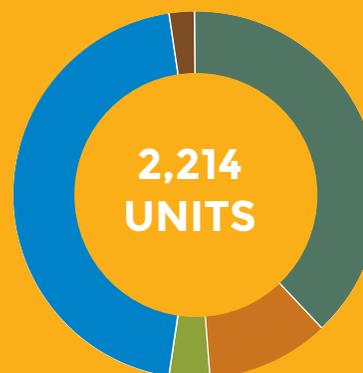
## 2013 PORTFOLIO BY SUBSIDY/FUNDING SOURCE



LIHTC - Low-Income Housing Tax Credit  
NSP - Neighborhood Stabilization Program  
S+C - Shelter Plus Care  
PBVP - Project-Based Voucher Program

- SECTION 8/LIHTC 299 units
- SECTION 8/LIHTC & HOME 683 units
- NO SUBSIDY/LIHTC 424 units
- NO SUBSIDY/LIHTC & HOME 477 units
- LIMITED PBRA/LIHTC & NSP 62 units
- NO SUBSIDY/NSP 54 units
- S+C/LIHTC 25 units
- PBVP/LIHTC 40 units
- PBVP 100 units
- MARKET RATE 50 units

## 2013 PORTFOLIO BY HOUSING TYPE



- MULTIFAMILY, PROJECT-BASED SECTION 8 843 units
- SENIOR/DISABLED, PROJECT-BASED SECTION 8 239 units
- SPECIAL NEEDS 75 units
- AFFORDABLE, LIHTC & MARKET RATE 1007 units
- MANAGEMENT COMPANY OF RECORD 50 units

VALUED HOUSING PARTNERS



Community Properties Impact Corporation (CPO Impact) is a 501(c)3 non-profit created for the purpose of helping CPO Management realize its three-fold mission: to provide quality affordable housing; link residents to resources that stabilize their housing; and move residents beyond poverty where possible.

CPO Impact's five organizational objectives and 2013 strategies and activities are below.



## FIVE KEY CPO IMPACT OBJECTIVES

### STABLE HOUSING

Support and referrals for residents who are at-risk of losing their housing or who proactively request help. Service coordination to help senior/disabled residents successfully age in place.

### EVICITION PREVENTION

**47%** of 377 residents who were at risk of losing their housing engaged with CPO Supportive Services at least once. Only 3% of those who engaged were evicted within three months.

### COMMUNITY LEARNING

Pivotal community change initiatives such as the Family-Centered Community Change initiative in Weinland Park and the Partners Achieving Community Transformation (PACT) initiative in the Near East Side.

### SAFE NEIGHBORHOODS

Community policing to prevent and address criminal activity. Positive opportunities for residents to engage in community activities.

### SAFE NEIGHBORHOOD INITIATIVE (SNI)

SNI staff engaged **298** Weinland Park residents in positive activities such as cookouts, activities with neighbors, or leadership workshops. This included 114 CPO residents, representing more than one-third of CPO residents in the neighborhood.

### SUCCESSFUL CHILDREN

Physical, cognitive, and social-emotional developmental assessments of preschool-aged children. Summer camp for school-aged children.

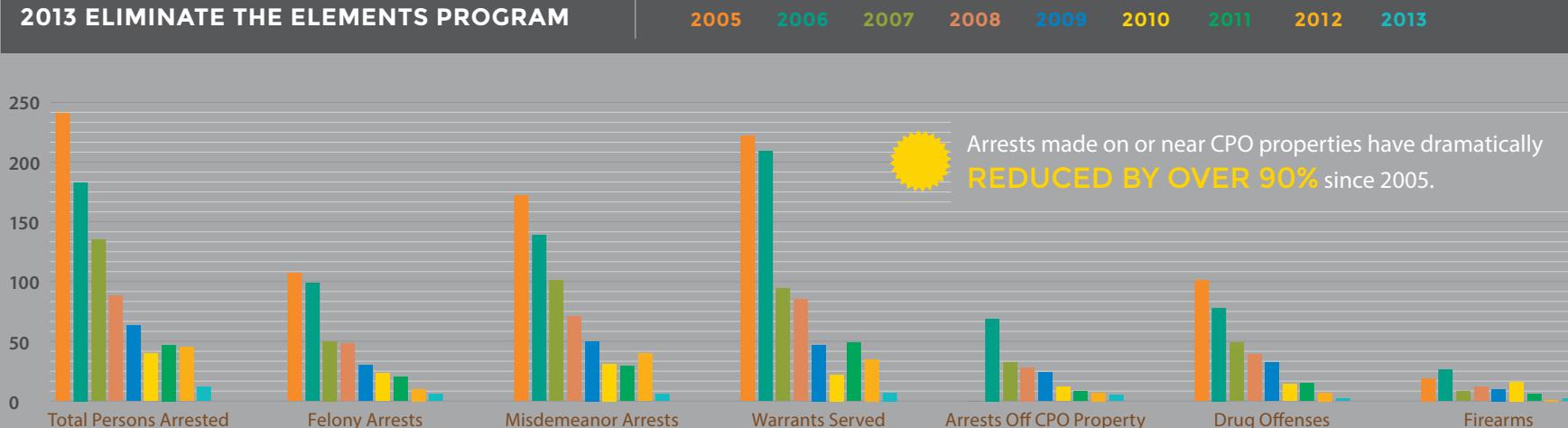
### RESIDENT GROWTH

Intensive individualized support, barrier removal, and incentives for residents to take positive steps towards self-sufficiency, including employment and education.

### cpoWORKS

**130** CPO residents engaged in cpoWORKS, a job-readiness program. 75% of participants had positive outcomes in 2013, including a new job, job retention, or continued progress in the program.

## 2013 ELIMINATE THE ELEMENTS PROGRAM





FOUNDED IN  
**2002**

Recognizing that predevelopment lending is necessary for an affordable housing project's success but not always available, Ohio Capital Corporation for Housing created the Ohio Capital Finance Corporation (OCFC) in 2002 to meet this need. Since that time, OCFC's mission of "providing a flexible source of capital to increase and improve the supply of affordable rental housing across Ohio" has remained steadfast. OCFC's product line has continued to expand to meet the needs of affordable housing developers and now provides a full range of services including predevelopment financing, acquisition financing, equity bridge/construction loan financing, and permanent financing.

### OPERATES THREE REVOLVING LOAN FUNDS

- Ohio Affordable Housing Loan Fund
- Ohio Preservation Loan Fund
- OCFC PNC Affordable Housing Loan Fund

## OCFC ACCOMPLISHMENTS 2002 - 2013

**16,190**  
UNITS FINANCED

45% of which were preservation

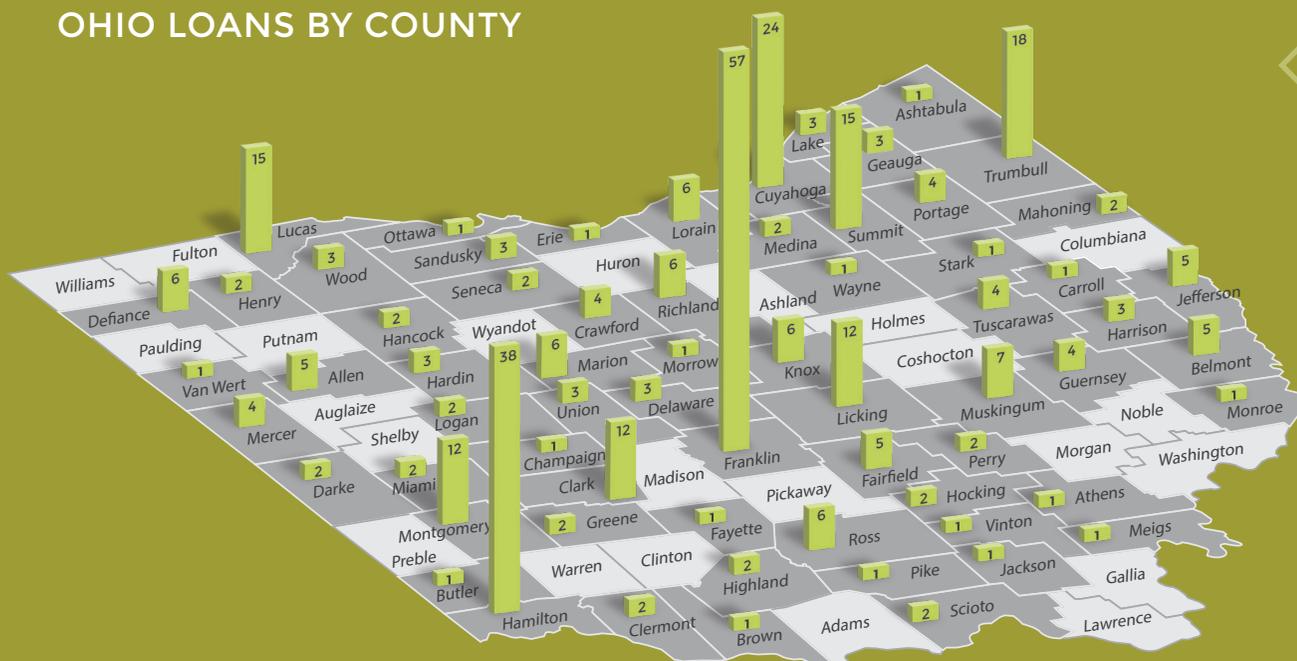
OCFC received a **\$1,347,000**  
2013 CDFI FINANCIAL ASSISTANCE AWARD

that will be utilized to provide additional resources for nontraditional loans

**\$187,577,263**  
TOTAL LOAN PRODUCTION

● Loans have been made in **73%** of Ohio counties

## OHIO LOANS BY COUNTY



Collingwood Green  
Toledo, Ohio



## OCFC ANNOUNCED PERMANENT LOAN PRODUCTION

After several years of piloting and market research, Ohio Capital Finance Corporation added an additional financing tool to its product mix in 2013, the permanent loan. This long-term, fixed-rate product is designed to meet the needs of affordable housing developers looking to obtain loans of less than \$1,000,000. To date, OCFC has closed 7 permanent loans and looks forward to expanding this product throughout 2014.

### 2002-2013 LOAN PRODUCTION BY TRANSACTION



### PARTICIPANTS & INVESTORS IN OCFC SPONSORED LOAN FUNDS

PNC Community Development Company, LLC	\$11,000,000
Community Development Financial Institution (CDFI) Fund	\$6,000,000
Huntington Community Development Corporation	\$5,000,000
Fifth Third Bank	\$4,000,000
Key Community Development Corporation	\$4,000,000
Nationwide Bank	\$4,000,000
Ohio Housing Finance Agency	\$4,000,000
The John T. and Catherine D. MacArthur Foundation	\$4,000,000
U.S. Bancorp Community Development Corporation	\$3,500,000
WesBanco Bank Inc.	\$2,500,000
National Cooperative Bank	\$1,000,000
RiverHills Bank	\$500,000
<b>TOTAL FUNDS AVAILABLE FOR LENDING</b>	<b>\$49,500,000</b>

Lending: OCFC

Philanthropy: OCIC

Foreclosure Mitigation: OHA

Member of:



OCFC is a Community Development Financial Institution (CDFI) Entity, as certified by the United States Department of the Treasury.



**OCIC**  
OHIO CAPITAL  
IMPACT  
CORPORATION

FOUNDED IN  
**2012**

Ohio Capital Corporation for Housing created the Ohio Capital Impact Corporation (OCIC), a new 501(c) 3 nonprofit affiliate to administer its philanthropic activities, specifically targeted to benefit neighborhoods and residents where OCCH has investments in affordable housing.

Since the fund's inception in 2013, OCIC has awarded more than \$1.5 million in grants to partners for activities and programs that seek to assist residents in reaching their full potential by developing programs that enhance their educational and economic opportunities and initiatives that focus on neighborhood development. The OCIC has been capitalized with more than \$6 million and funded through OCCH's retained earnings with support from several of OCCH's corporate investors, most notably KeyBank, Chase, and Huntington Bank.

The OCIC targets four areas of impact: Residents, through the Carol Mount Peterson Resident Development Fund; Neighborhoods, through the Place-Based Strategies Fund; Partners, through the Capital for Partners Program; and CPO residents through the Community Properties Impact Fund.

## PLACE BASED STRATEGIES FUND

Through the Place Based Strategies Fund (PBS), more than \$500,000 was awarded to organizations that sought to impact their neighborhoods and communities through projects such as: the creation of walking trails in communities; public art projects; community gardens and urban agriculture; commercial revitalization projects, and much more. These grants averaging \$30,000 or less assist local partners in their efforts to improve neighborhoods and revitalize communities.

### NEIGHBORHOOD & COMMERCIAL REVITALIZATION

Athens County/ The Plains  
East End Community Services  
Youngstown Neighborhood Development Corporation  
Village of Straitsville  
Price Hill Will  
New Directions Housing Corporation  
Homeport  
WSOS Community Action  
Oberlin Underground Railroad Society  
Tender Mercies  
Detroit Shoreway Community Development Organization

### PARKS & RECREATION

City of Alliance  
Ironton Lawrence County Community Action  
Famicos Foundation  
DMU Community Action Organization  
Village of Pleasantville  
Buckeye Community Hope Foundation

### PUBLIC ART

Downtown Painesville Inc.  
Slavic Village Development  
Arts Commission of Greater Toledo

*Inglewood Court  
Columbus, Ohio*

*St. Lucy Senior Housing  
Middlefield Township, Ohio*





University Tower Apartments  
Cleveland, Ohio



## CAROL MOUNT PETERSON RESIDENT DEVELOPMENT FUND

Last year, the OCIC awarded 53 grants totaling more than \$1 million in competitive funding through the Carol Mount Peterson Resident Development Fund, providing grants up to \$30,000 to partners for the development of programs such as: summer camp for residents' children, health services, financial literacy training, job readiness training, after school activities, and much more.

### CUMULATIVE TOTAL (AS OF 12/31/13)

<b>TRAINING / EDUCATIONAL</b>	\$906,481
Job Readiness	\$688,085
Homeownership Readiness	\$218,396
<b>HEALTH</b>	\$492,494
<b>SOCIAL</b>	\$2,112,208
Afterschool Programs	\$422,159
Community Centers	\$191,785
Kids to Camp	\$1,498,264
<b>FINANCIAL</b>	\$338,103
<b>SERVICES</b>	\$2,424,359
Transportation	\$278,425
Service Coordination	\$1,145,230
Access to Computers	\$746,674
Outdoor Amenities	\$254,030
<b>MISCELLANEOUS</b>	\$121,756
<b>TOTAL</b>	<b>\$6,395,401</b>

373 GRANTS

TOTALING  
**\$6,395,401**

HAVE BEEN AWARDED TO PARTNERS SINCE  
THE INCEPTION OF THE FUND IN 1997



OHA

OHIO HOMEOWNER ASSISTANCE LLC

FOUNDED IN  
2010

*The OHFA Administered Restoring Stability Program Assists 15,914 Homeowners with Over \$224 million in assistance.*

The Ohio Homeowner Assistance LLC, an OCCH affiliate, serves as the fiscal agent for The Ohio Housing Finance Agency's Restoring Stability program, part of The Hardest Hit Fund (HHF) program established by the Federal Government in February 2010 which provides targeted aid to families hit hard by the economic and housing market downturn. The State of Ohio received \$570 million of HHF to help address the foreclosure crisis.

This seven-year program, at the end of 2013, has assisted 15,914 homeowners with over \$224 million in assistance.

**\$224 MILLION +**  
DISTRIBUTED IN HOMEOWNER ASSISTANCE

**TOTAL DISBURSED AT 12/31/13**

Rescue Payment Assistance Program	\$108,539,763.89
Mortgage Payment Assistance Program	\$74,007,803.31
Modification with Contribution Assistance Program	\$11,884,437.76
Lien Elimination Assistance	\$10,947,746.43
Transition Assistance Program	\$165,000.00
Homeownership Retention Assistance	\$3,632,649.73
Homeowner Stabilization Assistance Program	\$15,000,000.00
<b>TOTAL</b>	<b>\$224,177,401.12</b>

Cottages of Mechanicsville



**REASONS FOR ASSISTANCE**

**7,395**  
UNEMPLOYMENT

**2,551**  
UNDEREMPLOYMENT

**274**  
MEDICAL CONDITION

**1,187**  
DIVORCE

Investment: OEF

Lending: OCFC

Philanthropy: OCIC

Foreclosure Mitigation: OHA

→ 15,914

## HOMEOWNERS ASSISTED TO DATE

15,842 promissory notes received and entered into application. OHA prepares all lien releases for these notes.

\$7M+ returned by servicers causing 4,484 adjustments to homeowner accounts

10,000+ 1098s issued for 2013

1,264 loan modifications processed

528 servicers/taxing agencies /HOAs paid

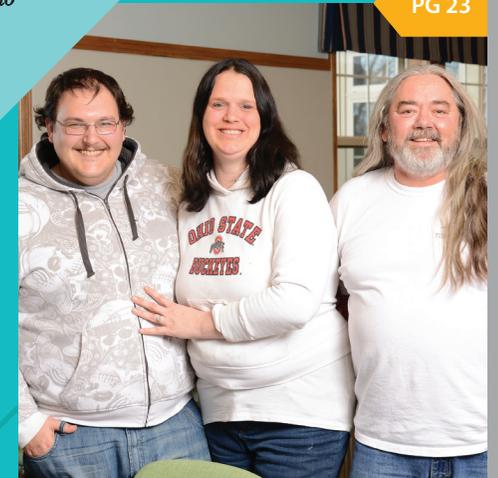
724 lien releases and subordinations completed

### AVERAGE HOMEOWNER ASSISTANCE:

\$13,520

### LIMIT PER HOMEOWNER:

\$35,000



## NUMBER OF HOMEOWNERS ASSISTED IN 2013

6,815 TO ALL 88 COUNTIES IN OHIO

Collingwood Green  
Toledo, Ohio



Abigail Apartments  
Cincinnati, Ohio



## MISSION

The mission of Ohio Capital Corporation for Housing is to cause the construction, rehabilitation, and preservation of affordable housing in Ohio.



**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING

88 East Broad Street, Suite 1800  
Columbus, Ohio 43215

**P:** 614.224.8446  
**F:** 614.224.8452

[www.occh.org](http://www.occh.org)