



OCCH

2020 Annual Report



This is a consolidated version of the 2020 Annual Report. View the full report online: annual-report.occh.org

MOVING FORWARD TOGETHER

The year 2020 was historic: unrelenting, unchoreographed, and unrecognizable from our “normal” way of life. Living within an extraordinary economic and global health crisis affected each of us and deeply impacted those we serve. OCCH remained focused on our mission to advance the preservation, production, and management of affordable housing while increasing support, programs, and solutions to the residents and communities facing challenges within our footprint.

While the global pandemic and ensuing economic crisis may have altered the way the world will do business moving forward, it has also provided opportunities for innovation, improvement, and advancement of equity and growth within our industry. OCCH is proud to be a trusted partner of choice, well-capitalized, knowledgeable and mission focused. Providing affordable housing opportunities, enhanced by supportive services, that provide greater opportunities and empowerment in the lives of our residents moves us forward together.



A LETTER TO OUR PARTNERS

The year 2020 will be forever etched in our minds as a year of challenges for our nation, impacting us on seemingly every aspect of our lives. Health, work, schools, politics, and family relationships all were strained as we faced so many uncertainties during that tough year. And as I write this letter, we continue to face uncertainties as we slowly emerge from the global nightmare of COVID-19.

OCCH, our partners and residents experienced our own set of challenges. Our partners instituted new safety protocols including remote work where possible, dealt with staffing issues caused by illness or childcare availability, experienced supply chain disruptions on construction materials and slowed government approvals, and addressed rent collection issues amidst constantly evolving sets of federal mandates and availability of rent assistance dollars. Residents losing their jobs struggled to make ends meet while others juggled work, childcare and school schedules for their children.

At OCCH we faced our own set of challenges as we worked to assist partners and residents. We mourned the passing of our long term and beloved Board Chair, Dan Slane. We saw changes in executive leadership as we thanked Peg Moertl for her contributions, welcomed back Hal Keller as Interim President and onboarded our new CEO and longtime friend of OCCH's, Catherine Cawthon.

However, despite all the uncertainties and obstacles, I am pleased to report that OCCH had a very strong year of performance and pursuit of our mission. As an intermediary, this is evidence of the hard work, resiliency, and commitment of our investors, developers, property managers, public sector partners and OCCH staff. In a snapshot:

- OCCH raised \$302M in investor capital and closed 48 projects with 3,710 units of affordable housing.
- Our portfolio continued to perform with an occupancy rate of 96.6%.
- With philanthropic support from investors, as well as OCCH dollars, we capitalized a \$1.8 million Resident Emergency Impact Fund to assist residents unable to pay rent and to provide relief to partners and tenants affected by the pandemic. In addition, along with OHFA and others, we supported the work of COHHIO in addressing homelessness and providing rent assistance.
- As detailed in this report, our affiliates, OCFC, OCIC and CPO continued to grow and support our mission through lending, philanthropic, property management and resident services work.

Throughout 2020 we were continually inspired by the dedication and loyalty of our investors and development partners in keeping the flow of capital moving, getting deals under construction and leased up and meeting the needs of residents going through tough times.

On behalf of the OCCH Board and Staff, thank you for your past, present and future partnership with us!

Best,

Susan Weaver, Chair
OCCH Board of Directors



Catherine Cawthon
President and CEO



BOARD OF DIRECTORS

OCCH is governed by a passionate team of respected, diverse community leaders dedicated to establishing affordable, healthy, vibrant communities. Our Board's vast knowledge and experience in affordable housing, finance, business, and real estate, leads OCCH's visionary direction and philosophy in fulfilling its mission.



Susan E. Weaver,
Chair



Angela M. Mingo,
Vice-Chair



Jeanne M. Golliher,
Secretary



Thomas T. Loos,
Treasurer



Grady P. Appleton
*Ohio Equity Fund, Inc.,
Board only*



Dennis S. Guest



Hal Keller



John Lee



Richard McQuady



Jeanne Schroer

OCCH FINANCIALS

STATEMENT OF FINANCIAL POSITION

ASSETS	2020	2019
Unrestricted Cash	45,920,749	49,804,763
Restricted Cash	26,478,960	23,697,622
Accounts Receivable (net of allowance)	3,269,656	3,053,145
Office Furniture and Equipment (net of accumulated depreciation)	99,199	172,730
Other Assets	1,502,218	1,205,127
Investment in Operating Entities	68,666,579	56,662,856
Total	\$145,937,361	\$134,596,243
LIABILITIES AND NET ASSETS		
Accounts Payable	1,212,957	3,102,266
Other Accrued Expenses and Liabilities	4,317,075	5,581,848
Deferred Income	15,217,773	14,732,236
Project Partnership Cash Reserves	1,833,978	1,825,055
Mortgage and Other Notes Payable	22,896	18,699
Grants Payable	-	-
	\$22,604,679	\$25,260,104
NET ASSETS	\$123,332,682	\$109,336,139
Total	\$145,937,361	\$134,596,243

STATEMENT OF ACTIVITIES

REVENUES	2020	2019
Acquisition and Consulting Fees	17,480,373	20,459,204
Other	10,295,612	11,317,219
Total	\$27,775,985	\$31,776,423
EXPENSES		
Program Services	23,056,394	24,522,990
General and Administrative	2,561,822	3,501,177
Loss (Gain) from Investment in Affiliated Entities*	(11,838,774)	(13,748,687)
Total	\$13,779,442	\$14,275,480
CHANGE IN NET ASSETS	\$13,996,543	\$17,500,943

DRIVING REVITALIZATION AND IMPACT

OCCH has invested more than \$5 billion in locally driven, sustainable affordable housing developments throughout Ohio, Kentucky, Indiana, Pennsylvania, and Tennessee.

Through our work with our partners, we stimulate neighborhood transformation, promote resident self-sufficiency, and create opportunities that deliver the most impact to our residents in their homes and communities.

\$5 Billion

Equity Investment

50,000

Affordable Housing Units

900

Affordable Housing Projects

Zero

Foreclosures

BUILDING FOR TOMORROW

At OCCH, we are leveraging our investor's capital in affordable housing, providing stability to vulnerable populations to build on a better tomorrow. In 2020, OCCH continued to push developments forward and closed \$398 million of investment into 48 projects. By providing access to affordable housing, together we build change, revitalize communities, and create healthy neighborhoods that empower residents and help them thrive.

48

Projects Closed

3,710

Units Constructed or Rehabilitated

\$398 Million

Investments Made

INVESTMENT PARTNERSHIPS

We believe in the power of relationships and doing things the right way to create deeper collaborations and true partnerships that make a difference in our work and impact together.

We are grateful to the Ohio Equity Fund XXX Investors, including the Impact Investors who commit a percentage of their equity investment to the Ohio Capital Impact Corporation (OCIC). OCIC administers all philanthropic activities that benefit our residents and neighborhoods.

2020 OHIO EQUITY FUND XXX INVESTORS

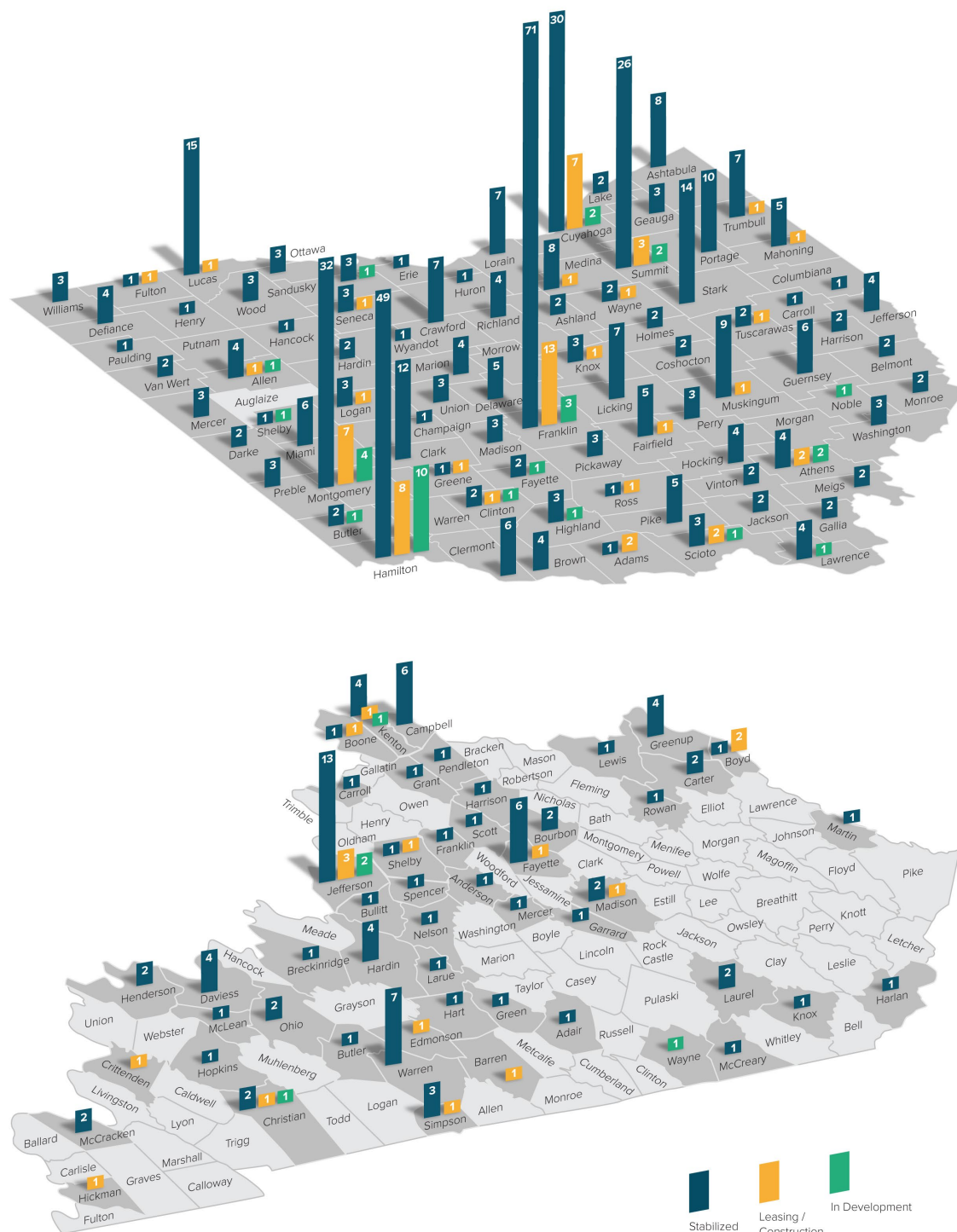
INVESTORS	AMOUNT INVESTED
JPMorgan Capital Corporation	\$90,000,000
Huntington Community Development Corporation ☆	\$50,000,000
Private Investment	\$35,000,000
Key Community Development Corporation ☆	\$30,000,000
US Bank Community Development Corporation	\$25,000,000
Fifth Third Community Development Corporation	\$15,000,000
Park National Bank	\$10,000,000
Westfield Bank	\$8,500,000
WesBanco Bank ☆	\$7,000,000
Premier Bank ☆	\$6,000,000
Republic Bank ☆	\$5,000,000
Stock Yards Bank & Trust Company	\$5,000,000
First Financial Bank ☆	\$3,000,000
LCNB National Bank	\$3,000,000

INVESTORS	AMOUNT INVESTED
Civista Bank ☆	\$2,000,000
Citizens Union Bank*	\$1,000,000
Farmers & Merchants State Bank	\$1,000,000
Richwood Bank*	\$1,000,000
The Union Bank Co.	\$1,000,000
Unified Bank	\$1,000,000
CFBank ☆	\$500,000
First National Bank of Pandora	\$500,000
First State Bank ☆	\$500,000
Hocking Valley Bank	\$500,000
RiverHills Bank ☆	\$500,000
Total	\$302,000,000

*New OCCH Investor
 ☆ Impact Investors



OCCH's unique level of technical services provided to our partners and our innovative solutions to assist partners in structuring strong deals and delivering sustainable projects has resulted in more than 50,000 affordable homes in our portfolio. We are committed to the creation of vibrant, sustainable housing that transforms communities and changes people's lives.



FEATURED PROJECT

Beecher Terrace I

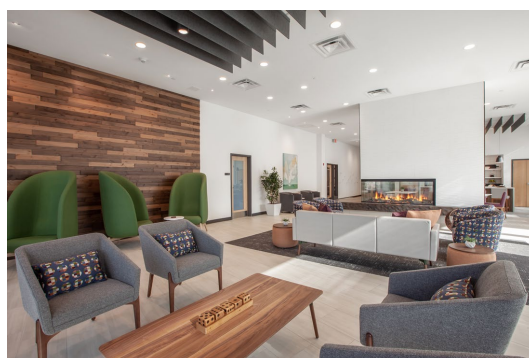
Newly-Constructed Senior Community, Part of Five-Phase Transformation Plan I Louisville, Kentucky

Beecher Terrace I is the new construction of the first of five phases of a mixed-income, multi-generational transformation plan that received an FY2017 Choice Neighborhoods Initiative Implementation Grant through the US Department of Housing and Urban Development. The Transformation Plan includes razing 758 distressed public housing units and constructing 620 mixed-income rental and homeownership units, connecting residents to adjoining neighborhoods.

The first phase, Beecher Terrace I, is a 117-unit, 4-story senior community developed by McCormack Baron Salazar in partnership with the Louisville Metropolitan Housing Authority. The community includes a mix of one and two-bedroom garden/flat apartments within walking distance of a variety of community services for residents.

Each home features a combined living/dining area, central air conditioning, ceiling fans, dishwasher, and cable and internet wiring. Other amenities include an on-site management office, central laundry facilities, several community rooms with activity and leisure areas, including a kitchen, and a business center. Residents will have access to various supportive services through a resident coordinator and service liaison, including wellness programming, family support, and resident activities.

Funding for Beecher Terrace I included bonds issued by Kentucky Housing Corporation and underwritten by Red Capital Group; a Choice Neighborhood Implementation grant by HUD awarded to the Louisville Metropolitan Housing Authority; a bridge loan provided by Ohio Capital Finance Corporation; and an equity investment of \$11.8 million provided by Ohio Capital Corporation for Housing.



FEATURED PROJECT

Sutter View Apartments

RAD Program Renovated Family Housing | Cincinnati, Ohio

Cincinnati MHA developed Sutter View Apartments in 1960 and recently completed an extensive rehabilitation of the 114 units through the RAD (Rental Assistance Demonstration) program. Converted from Public Housing Section 9 to Project-Based Section 8 under a new HAP contract, Sutter View Apartment's rehabilitation allowed for substantial improvements to units, safety features and accessibility.

Sutter View Apartments includes outdoor areas, playgrounds, and new paths for increased walkability in the community. Amenities include new energy star appliances, air conditioning, washer/dryer hookups, carpeting, blinds, and large closets. All homes have a rear patio or balcony. Touchstone Property Services, Inc., an affiliate of CMHA, provides supportive services to the residents.

Sutter View Apartments was developed using Bonds administered through the Ohio Housing Finance Agency and underwritten by Lument. Other funding sources include Ohio Capital Finance Corporation; U.S. Department of Housing and Urban Development; and Cincinnati MHA. An equity investment of \$11.8 million was provided by Ohio Capital Corporation for Housing.



OHIO CAPITAL FINANCE CORPORATION

Preservation, Expansion, and innovation marked three of the accomplishments for OCFC in 2020. Led by the implementation of The 614 for Linden and the expansion of the Ohio Affordable Housing Loan Fund, OCFC provided over **700** loans to affordable housing developers with total production exceeding **\$650M** and assisted with the production and preservation of over **29,000** units.

INNOVATION

OCFC worked to implement The 614 for Linden initiative which is seeking to revitalize a disinvested neighborhood on the northeast side of Columbus. The 614 for Linden is a collaborative named for six nonprofits partnering with four community development financial institutions (CDFIs) to have a positive and significant impact on one Columbus neighborhood, Linden. Its mission is to create and preserve affordable housing and commercial development, as well as to provide access to capital for small businesses, and offer health services to residents. OCFC serves as the co-lead on the housing work and developed a **\$20M** pool of funding for affordable housing development in Linden. The Year 1 Progress Report is available to learn more about The 614 for Linden initiative: www.the614forlinden.org.

Additionally, OCFC was the recipient of the competitive 2020 CDFI Financial Assistance program. OCFC will utilize its **\$650,000** award to create a **\$4M** Fund of flexible capital to build and rehabilitate affordable, high-quality rental housing for the people of South Linden. The fund will focus on building **17** new affordable rental housing units and rehabilitating three others.

EXPANSION

Since the creation of the Ohio Affordable Housing Loan Fund ("Loan Fund") in 2004, it has produced **265** loans, generated over **\$110M** in loan production while incurring zero losses. In 2020, the investors in the Loan Fund agreed to extend the fund for additional five years while also increasing the capital available for lending to **\$27M**. This stable pool of capital revolves to meet the needs of affordable housing developers and provide a full-range of products including predevelopment financing, acquisition financing, equity bridge and construction loan financing.

OCFC provided the patient financing to develop and construct this mission-based small business in the King Lincoln neighborhood of Columbus. This marks the expansion of OCFC work to engage in broader community development activities. This unique business, What the Waffle, assists young women exiting foster care to develop skills in the culinary arts while furthering their education through a partnership with Columbus State.

PRESERVATION

In 2009, through a competitive application process, OCFC with its partners, OHFA, COHHIO and OCCH received a **\$5M** award from the John D. and Catherine T. MacArthur Foundation to spur a public private initiative seeking to preserve affordable housing in Ohio. In 2010, OCFC launched

the **\$18M** Ohio Preservation Loan Fund with the intent of providing predevelopment, acquisition and bridge loans to preservation minded developers. Ten years later, OCFC's goal of seeing preservation embedded in the affordable housing lexicon has been realized with multiple resources, including those of OCFC are now available to assist developers.

OCFC successfully concluded the OPLF in 2020 by returning all original capital to the lenders after never missing an interest payment or having any loan default. After a decade of lending, the OPLF closed **78** loans totaling nearly **\$93.6 million**, exceeding its original lending goal for the Fund to revolve four times over to assist in the preservation of **5,487** units and helping to create **8,905** jobs.

OCFC engaged the Greater Ohio Policy Center to study the impact of the OPLF. The 10-Year Community Impact Report can be found here: ohiopreservationcompact.org/resources.aspx.

OCFC operates five revolving loan funds:

- Ohio Affordable Housing Loan Fund
- Ohio Preservation Loan Fund
- OCFC Capital Magnet Loan Pool
- Southside Renaissance Fund
- Cincinnati Neighborhood Transformation Fund

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

Member of:



Jonathan Welty, President, OCFC; Gayle Troy, Owner of What the Waffle; Aaron Murphy, Vice President of Community Development Lending, OCFC; Eric Troy, Owner of What the Waffle

OCFC PARTNERS

Since 2002, OCFC has generated nearly \$668 million in 718 loans utilized to develop and finance 29,105 units of affordable housing (36% of which were preservation) across Ohio. OCFC is grateful to its investors and participants for their commitment to affordable housing while being mindful of the needs of its borrowers.

OCFC LENDERS AND INVESTORS

US Bank Community Development Corporation

PNC Community Development Corporation

First Financial Bank

Woodforest Bank

Fifth Third Bank

First Federal of Lakewood

Huntington Community Development Corporation

KeyCorp Community Development Corporation

JPMorgan Chase

WesBanco Bank

The Affordable Housing Trust for Columbus and Franklin County

National Cooperative Bank

First Merchants Bank

RiverHills Bank

Heritage Bank

The Union Bank Co.

First State Bank

The Columbus Foundation

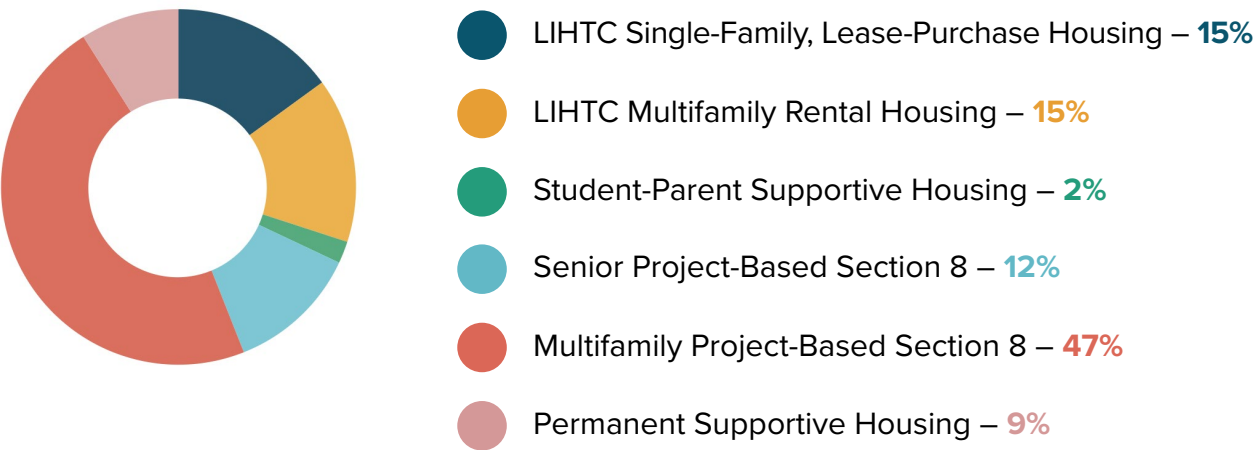
CFBank

REVITALIZING NEIGHBORHOODS, IMPACTING LIVES

CPO Management | www.cpoms.org

Community Properties of Ohio Management Services (CPO Management) serves as the property management affiliate of Ohio Capital Corporation for Housing, and manages a variety of affordable housing communities. CPO leverages affordable housing as a platform from which individuals and families can build stability and thrive. Through CPO Impact, CPO’s 501(c)(3) affiliate, we go beyond traditional property management to provide innovative programs that promote goal achievement and self-sufficiency for our residents. CPO currently manages over 2,900 units including our original CPO portfolio (982 units), as well as properties developed and owned by valued OCCH partners such as Homeport, Columbus Metropolitan Housing Authority, Connect Realty, YWCA/YMCA, Community Development for All People, Franklinton Development Corporation and Homes on the Hill.

CPO MANAGED HOUSING PORTFOLIO



EMPOWERING RESIDENTS TO PROSPER

CPO Impact | www.cpoiimpact.org

Many residents have both the drive and capacity to move beyond the need for subsidized housing over time. In 2020, resident growth opportunities focused on adult education, financial fitness, family-achievement coaching, and linkage to stabilizing supports.

IGNITING BRIGHT FUTURES

Children and youth make up 53% of our original CPO portfolio population. The greatest opportunity for impact is helping CPO children prepare for success. Strategies include home-based kindergarten readiness interventions, linkage to quality child care and summer camp, and community supports at Weinland Park Elementary School.



NOW MORE THAN EVER...

Our vision is more than just a world where stable, affordable housing is available to all. OCCH created the Ohio Capital Impact Corporation (OCIC) because we also envision a world where the residents and communities we serve feel supported and empowered to grow and thrive.

When the pandemic and the resulting economic crisis hit in 2020, it revealed the vulnerabilities of our residents. OCIC focused efforts on meeting the needs of our struggling residents.

Over \$2M

Granted to partners in 2020:

- Economic and rent assistance
- Scholarships
- After-school and summer activities
- At home learning
- Computers and Wi-fi
- Senior outreach and engagement
- Services for people at risk for homelessness

Over \$25M

Raised since 2012



RESIDENT IMPACT EMERGENCY FUND

The COVID-19 pandemic has had a devastating impact on the social and economic well-being of low-income renters. With an eviction crisis looming, OCCH and its investors created the Resident Impact Emergency Fund (RIEF) to assist our partners and their residents in rent payments to lessen the financial burdens caused by the pandemic. Contributions benefitted organizations aiding those in need and households struggling to pay rent. Rent assistance payments were made to project owners who agreed to forgive nonpayment of rent and forgo evictions.

SUMMER CAMP

As a signature program within OCIC, summer camp helps kids expand their vision and allows them to dream bigger. These camps afford kids the opportunity to learn, explore, play, and form positive social relationships in structured, yet flexible and fun ways that complement their regular classroom learning experiences.

HUNTINGTON DIGITAL INCLUSION FUND

Huntington CDC made a \$2.5 million multi-year investment to encourage innovation in digital inclusivity. Funds help support hardware and technical assistance to improve digital access. Hardware may include computers, Wi-Fi hot spots, tablets, and other personal devices. Funding can also be used to further digital literacy training and economic empowerment.

