

Over-the-Rhine Community Housing

WHERE COMMUNITY COMES FIRST



"It takes courage, risk, and a lot of faith to believe in something different for our world and our neighborhood"

—Bonnie Neumeier, OTRCH Resident Board Member

2015

annual report

GREETINGS

Dear Friends,

Over-the-Rhine is experiencing rapid change. Buildings are undergoing rehabilitation, new homes are under construction, and long term affordable housing is vacated. New businesses are opening and new liquor licenses are being issued. The Streetcar is undergoing testing, requiring temporary closure of streets. The Drop Inn Center site closed and the building was demolished. Friends, supporters, and long time residents pass away. At the same time, babies are born, homeless brothers and sisters secure housing, budding entrepreneurs pursue dreams, friends get sober and new friendships are established.

The pace of change in Over-the-Rhine can leave us feeling destabilized. At Over-the-Rhine Community Housing (OTRCH), we help restore stability and offer residents a sense of place in fast-changing Over-the-Rhine.

In this, our 2015 Annual Report, we share our stories of stability and of investment in people, in buildings, and in community. OTRCH invested \$17.5 million in public and private dollars in affordable housing and provided \$1.8 million in support to minority-owned businesses. We developed 98 new units of low-income housing and began construction on an additional 40 units. We provided support and 270 units of housing for people who experienced homelessness and despair. We provided critical services to families and their children. We provided space for small business owners to set up shop. We celebrated the lives of Carrie Johnson, Sr. Mary Grafe, Catherine Stehlin, and Tayonna Jones.

Throughout it all, we can not overstate the commitment of our staff, board and residents to the task of being here for each other, for offering respect, kindness, sincere care and real physical support that includes housing, transportation, furniture, companionship, and programming.

At Over-the-Rhine Community Housing we say, “Where Community Comes First.” This annual report brings that tag line to life. All the beauty and grandeur of the buildings in Over-the-Rhine mean nothing without the people. And that includes you, the members of our OTRCH community. Thanks for supporting us through another year of change, challenge, growth, and caring.

ROGER G. AUER

President, OTRCH Board of Trustees

MARY BURKE RIVERS

Executive Director



MISSION

Over-the-Rhine Community Housing is a non-profit organization that works to build and sustain a diverse neighborhood that values and benefits low-income residents. We focus on developing and managing resident-centered, affordable housing in an effort to promote an inclusive community.

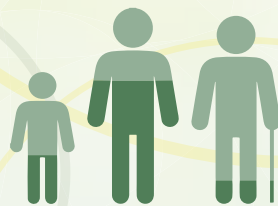
We envision a future in which:

- Affordable housing is a basic right, available to all
- Over-the-Rhine residents, and especially renters, have a true voice in shaping public policy
- Over-the-Rhine is a truly mixed-income community where the most vulnerable residents are not displaced by development, but find a supportive place to grow and flourish
- OTRCH plays a leading role in a collaborative and inclusive planning process in which low-income housing development and maintenance is widely shared among non-profits, for-profits and government organizations
- The Over-the-Rhine neighborhood is economically, racially, and socially diverse, with a sustainable mix of good quality low-income housing side-by-side with market-rate housing
- People of all income levels can meet their needs in Over-the-Rhine through neighborhood-serving businesses, quality schools, and public parks and recreation
- The benefits of increasing property values are shared among all residents of Over-the-Rhine
- Eco-friendly design and building practices make Over-the-Rhine a model for the region

OUR RESIDENTS

OTRCH offers a variety of housing options and services designed to ensure that everyone in our community – seniors, low income households, individuals with disabilities, and those struggling with addiction and recovery – has access to safe, decent affordable housing. Below is a snapshot of everyone we assisted across all of our program areas, including those served with Shelter Plus Care rental subsidies in scattered-site housing:

797
t o t a l
residents

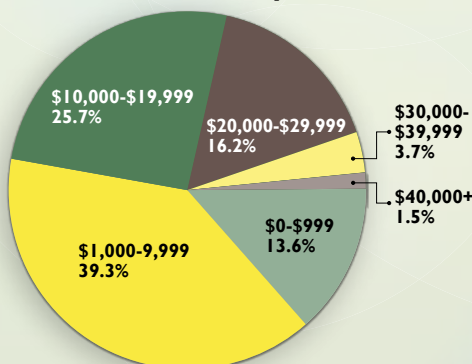


25% children
63% adults
12% seniors

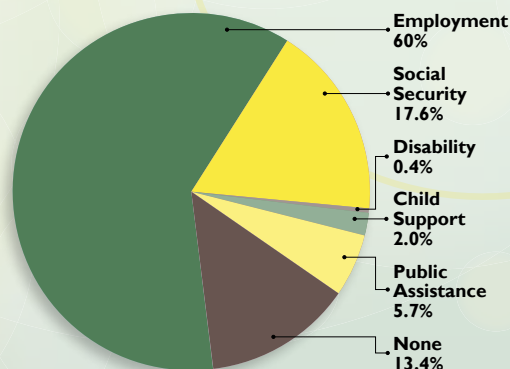


84% black
15% white
1% native american

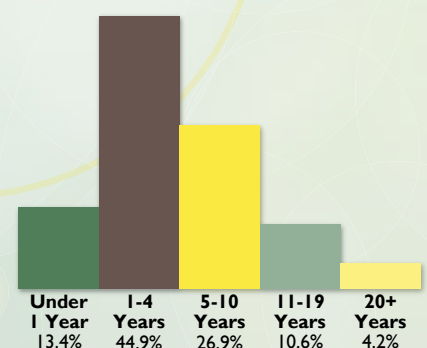
Resident Yearly Income



Resident Income Source



Years at OTRCH



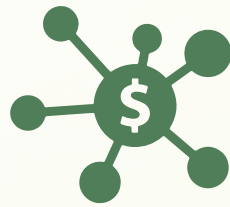
PROPERTY DEVELOPMENT

Over-the-Rhine Community Housing develops new properties and rehabilitates existing properties to provide high-quality, affordable options for our residents and commercial tenants. Last year, these activities generated \$339,000 in revenue to support our mission. Here are some of the major accomplishments of the Property Development team in 2015:

**\$17.5
million**



**total project
costs**



\$3,533,292

**directed to small
businesses**

\$1,529,041
**directed to minority-owned
businesses**

98

**new
low-income
units
developed**

12

**new
full-time jobs**

2

**new
part-time jobs**



3

**new
neighborhood
serving
businesses
opened**



\$1.3 million
**in capital improvements for
35 properties**

Commercial Development

In addition to developing housing for low-income individuals and families, Over-the-Rhine Community Housing is pleased to lease our storefronts to innovative neighborhood-serving businesses and nonprofits. In 2015, we welcomed the following commercial tenants to the neighborhood:

Picnic and Pantry

1400 Republic

Provides fresh and delicious food affordable to residents of all income levels.

Spruce

1235 Vine

First and only all-natural and chemical-free nail salon in the state of Ohio.

Mortar

1327-1329 Vine

Dynamic nonprofit that trains residents from underserved communities to become entrepreneurs. Mortar's pop-up shop, Brick OTR, allows entrepreneurs to test store/retail concepts in the real market place.

Victor Athletics

1405-1407 Republic

Second store opened by 2014 Grand Prize winner of the ArtWorks Big Pitch business grant competition. Historically, this commercial space was a tailor shop and is once again being used for tailoring and retail sales of athletic clothing.

Over-the-Rhine Learning Center

1300 Vine

OTRCH is hosting the Over-the-Rhine Learning Center rent free for one year in an office space at Buddy's Place. The OTR Learning Center is a nonprofit that provides basic reading and bridge to GED programs for low-income adults in OTR.

PROPERTY DEVELOPMENT

Housing Development

Included in the development of 98 new low income units were Beasley Place and the Anna Louise Inn. Beasley Place is owned and operated by Over-the-Rhine Community Housing. We were the co-developer for the Anna Louise Inn.

Beasley Place

1405-1407 Republic Street

Date Opened: June 2015

Units: 13

Project Cost: \$3,074,026

Importance to Community: Located just one block from the newly renovated Washington Park, Beasley Place is in the heart of a neighborhood that has seen millions of dollars of investment in the high-income commercial and condo market. This project is proof that high-income and affordable housing can co-exist, and that this diversity improves the neighborhood rather than degrading it.

Details:

- 1, 2, and 3 bedroom units of affordable housing
- Monthly rents ranging from \$288 to \$613
- Onsite laundry facilities
- Elevator increases building accessibility

Funders: City of Cincinnati, Cincinnati Development Fund, First Financial Bank, Ohio Historic Preservation Tax Credit, Ohio Housing Finance Agency, Robert H. Reakirt Foundation, PNC Bank, Trustee, U.S. Department of Housing and Urban Development

Partners: CR Architecture + Design, HGC Construction, Miami University Center for Community Engagement, Sol Design + Consulting, 3CDC

Anna Louise Inn

2401 Reading Rd.

Date Opened: June 2015

Units: 85

Project Cost: \$14,477,408

Importance to Community: The Anna Louise Inn has been providing safe and affordable housing for single women since

1909. Over-the-Rhine Community Housing worked in partnership with Cincinnati Union Bethel and The Model Group for over four years to keep this treasured affordable housing option available in our city. Our partnership continues as OTRCH administers the ongoing Shelter Plus Care rental subsidy for 43 of the units.

Details:

- 43 units of permanent supportive housing for formerly homeless women
- 42 units of housing for women with incomes below 50% of AMI

Funders: City of Cincinnati, Federal Home Loan Bank of Cincinnati, Ohio Capital Corporation for Housing, Ohio Housing Finance Agency, Strategies to End Homelessness, U.S. Department of Housing and Urban Development, United Way of Greater Cincinnati, US Bank

Awards

- **2015 Excellence in Affordable Housing Development** from Ohio Capital Corporation for Housing for 1500 Elm Senior Project
- **2015 Project of the Year** from CDC Association of Greater Cincinnati for Beasley Place
- **2015 Preservation Award** from Cincinnati Preservation Association for Beasley Place
- **2015 Best Public Private Partnership (Honorable Mention)** from Heritage Ohio for 1500 Elm Street



PROPERTY MANAGEMENT

The property management staff at Over-the-Rhine Community Housing stayed very busy in 2015. Managing 123 properties consisting of 420 apartments, 13 commercial spaces and 2 parking lots kept us on our toes, but with an experienced and dedicated maintenance team of 13, we rose to the challenge! Some of our achievements in 2015 included:



588
residents
served

96%
average
occupancy
rate



245
applications
processed



\$293,000
invested in
minority-owned
businesses



123
properties
420
housing units



114
new individuals
and families

As part of our mission, Over-the-Rhine Community Housing endeavors to include our residents in decision-making processes that affect them. In January we acquired 19-27 W. Clifton Avenue from an out-of-state investor and welcomed 33 new residents to OTRCH. Several meetings were held to provide residents with the opportunity to express any concerns and to learn about our commitment to providing them with quality affordable housing and supportive services. The feedback has been positive and appreciative. We hope to upgrade these units with Low Income Housing Tax Credits.

The month of May offered the excitement of adding another property to our portfolio. Property management staff had eagerly awaited the opening of Beasley Place, located at 1405-1407 Republic Street. This five story, 13 unit building was fully renovated and offers an elevator, energy efficient appliances, laundry room and secure intercom entry. It didn't take long to lease up these beautifully finished one, two and three bedroom apartments, and residents regularly express that they love their new homes!

We look forward to continuing our work in 2016 and hope for the day that quality affordable housing is available to everyone who needs it.



RESIDENT SERVICES

Beyond housing, OTRCH staff work tirelessly to coordinate and plan activities for residents and their children, including block parties, bringing children to summer camps, providing art programming on a weekly basis, and getting youth involved in Soap Box Derby. We value our partners who make this possible.



The Women of Over-the-Rhine Support Group was started by resident and AmeriCorps member, Angie Merritt. Women gather on a weekly basis to provide emotional help, advice, and encouragement for one another.



OTRCH was able to send 25 of our youth to week long summer camp. This was the largest number of children we have ever sent to camp, thanks to our partners Ohio Capital Corporation for Housing and Christ Church Cathedral.



Friends of OTRCH volunteer to assist Over-the-Rhine youth in creating a mural to call their own.



Staff and volunteers planned our first ever Fall Festival at the Recovery Hotel. Many neighborhood families came and enjoyed themselves.



Thanks to Ohio Capital Corporation for Housing, who sponsored families with piano lessons, violin lessons, membership to the Cincinnati Zoo and more!



Children's Creative Corner served 65 kids with weekly activities and field trips throughout the year.



OTRCH participated in the annual Over-the-Rhine Community Festival held in Washington Park in August 2015.

SUPPORTIVE HOUSING

Over-the-Rhine Community Housing accomplishes its mission, to a significant degree, by offering supportive housing to homeless individuals and families. OTRCH operates nine supportive housing programs, utilizing a range of models from transitional to permanent housing, recovery-oriented, and “housing first.” Some accomplishments in 2015 included:

328
residents in
**permanent
supportive
housing**



average
length of stay
**977
days**

40% from the shelter
60% from the streets

providing
housing for
240
people with
substance abuse
issues



231
chronically
homeless people



176
people with
chronic
mental illness

94%
housing
retention rate

Our partners in supportive housing include Strategies to End Homelessness, the Department of Housing and Urban Development, the City of Cincinnati, and Ohio Development Services Agency. We also collaborate with experienced service providers such as Shelterhouse’s Homeless Individuals Partnership (HIP) Program and Greater Cincinnati Behavioral Health Service’s PATH and Paths to Recovery programs to provide high quality, supportive services to our residents. In response to a growing need for these services, we have steadily expanded the number of supportive housing units available.



*Recovery Hotel
resident John Wedge stands in
front of his mural dedication in
the lobby of the Hamilton County
Justice Center.*



The Jimmy Heath House celebrated its 5th Anniversary in December. Fifty of our city’s longest term homeless men have received quality housing and enriched services in this supportive setting. Only one resident returned to the streets in the 5 years! By all accounts, the project has been a huge success.

STAFF

Administration

Mary Burke Rivers - *Executive Director*
 Tyrone Black - *Finance Director*
 Roland Kreager (retired 2015) - *Development Director*
 Rachel Strasinger (hired 2015) - *Development Director*
 Patrice Smoot - *Accountant*
 Ken Weartz - *Accountant*

Supportive Housing

Andrew Hutzel - *Director of Housing Services*
 Christine Wooten - *Recovery Hotel Program Coordinator*
 Jill Stein - *Shelter Plus Care Administrator*
 Jacob Merritt - *Resource Coordinator*
 Amy Silver - *Case Manager*
 Sophia Cunningham - *Resident Engagement Coordinator*
 William Haigh - *Children's Creative Corner*
 Milton Keith - *Recovery Hotel Building Monitor*
 David Elkins - *Jimmy Heath House Program Coordinator*
 Joe Wynn - *Jimmy Heath House Front Desk Staff*
 Mike Brown - *Jimmy Heath House Front Desk Staff*
 Britton Carter - *Jimmy Heath House Front Desk Staff*
 Glenn Ward - *Jimmy Heath House Front Desk Staff*
 Robin Boles - *Jimmy Heath House Front Desk Staff*
 Bonnie Seymore - *Jimmy Heath House Front Desk Staff*
 Robert Bowman - *Jimmy Heath House Front Desk Staff*
 Wister Ausberry - *Jimmy Heath House Front Desk Staff*

Property Development

Ashleigh Finke - *Director of Real Estate Development*

Property Management & Maintenance

Tanya Murphy - *Director of Property Management*
 DaKenya Gunn - *Compliance Specialist*
 Cynthia Talbert - *Property Manager*
 Cynthia Bell - *Leasing Manager*
 Carol Strayhorn - *Front Desk Manager*
 Carl Combs - *Director of Maintenance*
 Tim Carter - *Maintenance*
 Jason Gudorf - *Maintenance*
 Paul Sweet - *Maintenance*
 Bobby Taylor - *Maintenance*
 Maurice Wagoner - *Maintenance*
 Brandon Hyde - *Maintenance*
 Harper Andrews - *Groundskeeper*

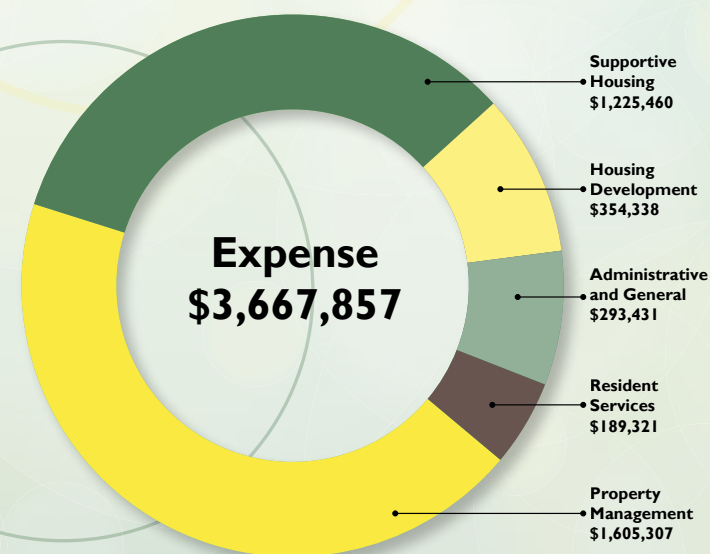
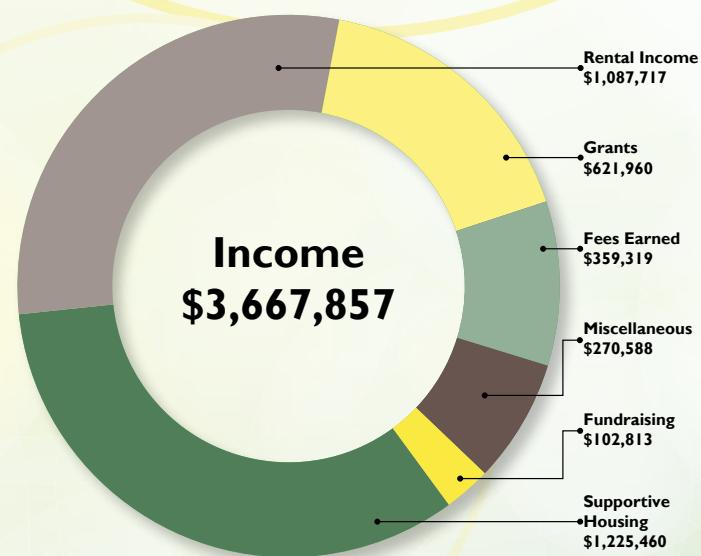
Volunteers/Interns

Lauren Stoll - *Student, University of Cincinnati*
 Ryan Dyson - *Student, University of Cincinnati*
 Sarah Busemeyer - *Student, Miami University*
 Andrea Harrison - *Property Development & Asset Management*
 Angela Merritt - *AmeriCorps VISTA*

BOARD OF TRUSTEES

Roger Auer - *President*
 Georgia Keith - *Vice-President*
 Jonathan Diskin - *Treasurer*
 Bonnie Neumeier - *Secretary*
 Michael Bootes
 Kenneth Bordwell
 Bridgette Burbanks
 Nicholas DiNardo
 Brian Fagan
 Sandra Ivery
 Fanni Johnson
 Robert Pickford
 Simone Yisrael

2015 FINANCIAL SUMMARY



FRIENDS & SUPPORTERS

\$10,000+

The Carol Ann and Ralph V. Haile, Jr./U.S.
Bank Foundation
Christ Church Cathedral
The Helen Steiner Rice Fund of The Greater
Cincinnati Foundation
PNC Bank, Community Development
U.S. Bank, Community Affairs

\$9,999 - \$5,000

Anonymous
Anonymous
First Financial Bank, Community
Development
William Groneman and Maureen Flanagan
Ohio Capital Corporation for Housing
Union Savings Bank

\$4,999 - \$2,500

Anonymous
Community Shares of Greater Cincinnati
Gregory and Susan Friedmann
William and Suzanne Joiner
Joiner Family Fund of The Greater
Cincinnati Foundation

\$2,499 - \$1,000

1215 Wine Bar & Coffee Lab
Mike Bootes
Cincinnati Center City Development
Corporation
Robert Donovan
Elder High School
F & M MAFCO
Friedlander Family Fund
Greater Cincinnati Foundation
HGC Construction
Impact Services
Eric Kuczek
Macaron Bar
Magnified Giving, Taft Information
Technology High School
The Marianist Province of the United States
Srs. Monica McGloin and Janet Linz
Miami University Center for Community
Engagement
Bonnie Neumeier and Michael Flood
Barbara and Butch Otting
Franciscan Friars, Province of St. John the
Baptist
James Rubenstein and Bernadette Unger
Seith Family Foundation
William and Roberta Lotreck Silver
Sisters of Charity of Cincinnati
Thunderdome Management Inc.
Alice Weston

\$999 - \$500

Roger and Mary Auer
Kenneth Bordwell and Mary Anne Curtiss
Ellen Briggs
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Daniel and Tanya Murphy
Cassie and Parker Niemann
Margaret Quinn
Gerald and Therese Stricker
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Stephen Hutzler
Kingsley + Co. Matthew Walla
Matthew Latchaw and Lyric Morris
Marianne Lawrence and Randy Lykins
Christopher Ledwin
Legal Aid Society of Greater Cincinnati
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R. Mukund and D. Sangeeta
James and Mary Nordlund
Robert Pickford and Linda Harig
Arthur and Mellen Reckman
Jeffrey Rosen
Marianne Schmidt
Ellen Straus
Juliet A. Zayon

\$249 - \$100

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Jeffrey Bakst
Thomas and Annie Bennett
Mary Anne Berry
John and Megan Statt Blake
Jonathan Blickenstaff and Angela Denov

Bea and Richard Broder-Oldach
Michael and Marianne Brunner
Mary and Leonard Burke-Rivers
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Dorothy Christenson
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Dorothy Day Center for Faith and Justice,
Xavier University
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Gerald Froehlich and Laura Goodell
Keith and Sherry Gehrlich
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Angela Ginty
William and Louise Gioielli
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 Meredith Trombly and Louis Snowden
 Jennifer Walke
 Kenneth and Elizabeth Weartz
 Joseph Wessling
 Lance and Diane White
 William Woods

Up to \$100

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 Sarah Allan
 Robin and Ashton Allen
 Amazon Smile
 Gary and Linda Baggett
 Sandra Bell-Branham
 Harry Blanton
 Tom Borchert
 Deborah Brod
 Elizabeth Brown
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Kristine Frech
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 Brian Garry
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 Christ Church Cathedral
 City of Cincinnati
 Community Development Corporations
 Association of Greater Cincinnati
 The Greater Cincinnati Foundation
 Local Initiatives Support Corporation of
 Greater Cincinnati & Northern Kentucky
 Ohio Capital Corporation for Housing
 Strategies to End Homelessness
 United States Department of Housing and
 Urban Development

*Special thanks to those who worked on our
 2015 Annual Report:*

- *Photonics Graphics, for assisting with design and layout;*
- *Corporate Printing, who printed and mailed this report; and*
- *Ryan Dyson, who developed all the informational graphics.*

Thank you for your support!



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Cincinnati, OH 45202
513-381-1171
www.otrch.org

Our 2015 Annual Report is here!

JOIN US

Over-the-Rhine Community Housing (OTRCH) is a non-profit community development organization that provides a wide spectrum of affordable and supportive housing options with life-changing programs to help low-income residents in Over-the-Rhine succeed. For over four decades, OTRCH has never wavered from our commitment to:

- build a sustainable, diverse neighborhood that values and benefits low-income residents,
- create an inclusive community in this evolving historic district, and
- advocate on behalf of our residents.

Please join us in making Over-the-Rhine a diverse, inclusive neighborhood:

- Visit www.otrch.org to learn more about us, sign up for emails and newsletters, or make a secure donation.
- Contact us to see how your skills and interests align with our mission.
- Register Over-the-Rhine Community Housing as your charity of choice with Kroger Community Rewards and AmazonSmile.

