While many things in the neighborhood have changed, we remain steadfast in our commitment to our mission. If possible, our commitment is stronger because we believe that the need for affordable housing in the neighborhood is as great as it has ever been in our 34-year history. If there is to be affordable housing in OTR, it is OTRCH that will make it happen. With so much change, it is comforting to know that we are solid and residents can count on us … and they do.

In 2012 our housing development efforts continued:

• We were awarded a HUD 202 grant from the U.S. Department of Urban Development. That grant will provide financing for the renovation of 1500 Elm Street into 15 units of affordable housing for seniors.

• We were awarded an allocation of State of Ohio Historic Tax Credits for our project located at 1405-07 Republic Street. With this financing in hand, we were able to put together additional funds to meet the full cost of the project. Construction should start in the summer of 2013. 1405 Republic will provide 13 units of affordable rental housing with many amenities including an elevator and on-site laundry room.

• We completed and sold all the condo and town home units at City Home (1400 block of Pleasant Street).

In 2012 our supportive housing efforts continued:

• We celebrated the two-year anniversary of the Jimmy Heath House. Residents who continue to struggle with the chronic disease of alcoholism are able to do so with dignity provided by housing.

• Children’s Creative Corner continues to serve children in the neighborhood twice a week, providing them the opportunity to go to summer camp, to participate in the soap box derby, and to express themselves through art and photography.

• We provided 178 units of supportive housing. Our team of support services staff helped families and individuals as they maintained sobriety, achieved career and education goals, and maintained their housing.

In 2012 our Volunteer Program thrived. 790 volunteers contributed 2,354 volunteer hours and experienced Over-the-Rhine through a social justice lens.

In 2012 we continued to provide affordable housing:

• With our dedicated property management and maintenance staff, we provided 402 housing units in 86 buildings.

In 2012 we established our Fund Development Program and hired Roland Kreager to lead those efforts. In 2012 we raised more money than we had in years (105% more than in 2011). However, we have a ways to go to sustain our housing efforts into the future.

In 2012 our staff made the difference. None of these achievements would be possible without the talented and dedicated staff of Over-the-Rhine Community Housing. It is easy on most days to take their work for granted. It is only on the days when I take a deeper and longer look that I realize how fortunate we are as an organization and as a community. On those days it is particularly clear how their gifts and kindness overcome the negativity in the world. On those days I feel as if everything is going to be all right.

We thank you too. Without your support we couldn’t continue to provide affordable housing. Without you there would be no long-term commitment to affordable housing in Over-the-Rhine. I know there are lots of good people in this community and in this city. I am grateful that we attract some of the best.

Thank you for supporting us in 2012. I look forward to sharing more successes with you in 2013!

Mary Burke-Rivers
Executive Director
The OTRCH board has always felt a certain level of urgency regarding our mission. The pursuit of affordable housing has been, and continues to be, a relentless struggle for low-income families and, therefore, for us. In the last few years, however, the struggle has changed. It is now even more difficult. With the influx of market-rate developers, the cost of property (buildings and land) has risen significantly. OTRCH can no longer afford to purchase housing, or even lots, in certain areas of Over-the-Rhine. As a result, we now feel the need to act quickly before all of the available housing stock is converted into market-rate housing. We need to develop the resources, and then to make wise decisions, that insure the availability of affordable housing in the future.

In the last ten years, there has been an experiment happening in Over-the-Rhine. The experiment is, “what will happen to community in Over-the-Rhine when there is a rapid influx of market-rate development?” While the experiment is not completed, (in fact, there are no signs that the experiment will stop or lose any momentum) we are getting some clear indications as to how the experiment will turn out. The answer is that the ability to develop and maintain affordable housing for low-income residents is getting very difficult. Another way to say this is that it seems to us that low-income residents are being pushed to the edges, if not out, of the neighborhood.

OTRCH has been providing housing in Over-the-Rhine for 30 years. We plan to continue for another 30. We bring a significant array of resources to the work of developing and providing affordable housing for low-income residents of Over-the-Rhine. We also know that with the increasing difficulties, we need your help.

There are several things we ask you to consider:

• Be informed. Go to our website and sign up for our quarterly newsletter and monthly emails from our executive director, Mary Burke Rivers.

• Volunteer. Contact our volunteer coordinator Brittany Skelton, 381-1171 or bskelton@otrch.org.

• Provide financial support. Your gift, whether online (www.otrch.org) or by check, is an important part of providing a safe, affordable apartment to low-income OTR residents.

Roger Auer
President OTRCH Board of Trustees
Our Work

Property Management

Over-the-Rhine Community Housing’s property management team of rental agents, compliance officers, and maintenance staff, set a good example of how working cooperatively enhances the quality of services that we provide to OTRCH tenants. It also sets the stage for each of us to broaden our skills as we share our experiences and talents with one another. As a group, we have over 90 years of combined property management experience. However, experience is only as good as the people behind it, especially their willingness and ability to share their expertise for the betterment of the organization, and the OTR residents we serve.

The OTRCH property management staff shares with each other on a daily basis. Whether it’s a maintenance repair, a marketing plan, collaboration on a tenant concern, or sharing a trusted resource, one of us will know how to get the job done and others often learn a new skill in the process. The result is a stronger team better able to serve the needs of the people who live in the 400 units that we manage.

We are very proud of the part we played in providing well-managed, affordable housing in Over-the-Rhine in 2012. It is a lot of hard work. We made improvements in how we deliver janitorial and pest control services, and learned how to better utilize our property management software. Our maintenance staff completed 2,523 work orders (an average of almost 50 per week), oversaw over 100 contractor projects. We were able to maintain an average occupancy rate of 92%.

The level of commitment from our property management staff is second to none. We will continue to use our talents and resources to make Over-the-Rhine Community Housing the best provider of affordable housing in the community.
Supportive Housing

OTRCH is in partnership with the Department of Housing and Urban Development, City of Cincinnati, Ohio Development Services Agency, and Strategies to End Homelessness to provide quality supportive housing programs to homeless individuals and families. While we are the housing provider, we collaborate with experienced service providers such as the Drop Inn Center’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 the participants.

OTRCH operates nine supportive housing programs, 178 housing units (about 45% of all OTRCH housing units), serving homeless individuals and families. These nine programs include several models from transitional to permanent housing, to recovery-oriented (Recovery Hotel), to “housing first” (Jimmy Heath House). In 2012, we housed 220 formerly homeless persons, 165 men and 55 women. 60% of these people came from a shelter and 40% from the streets. 11% were military veterans. Over the last three years the average length of stay for formerly homeless persons moving into OTRCH housing is 800 days. 93% of participants remained in or exited to permanent housing. OTRCH has steadily expanded the number of supportive housing units thanks to our partners and commitment from the OTRCH board of trustees. In 2013, we are planning to add another 50 housing units for chronically homeless men and women.

Cincinnati’s 2011 Annual Homeless Data Report, published by The Partnership Center, states, “The number of chronically homeless who leave the system continues to steadily rise, showing that there is an end to chronic homelessness for many and that the solutions in place in the community are working.” We are proud to be a part of the community’s solution to homelessness, as well as an important participant in making OTR a vibrant, diverse, mixed-income community.

Property Development

2012 was a great year in property development for OTRCH!

1500 Elm Street
Senior Housing Project
- 15 units of affordable senior housing
Approval of a HUD 202 grant provided the central funding piece of this project. In partnership with The Model Group, we were able to complete funding for the project, winding up a lot of hard work to put together this project’s complicated financing. 1500 Elm Street is the first senior-specific housing project in Over-the-Rhine. Construction on this important project will begin in June 2013.

49 E. Clifton Avenue
- 1 unit of affordable rental housing
Roger Auer and his crew from Elder High School continue the development of this single-family home that was donated to OTRCH. This project will provide a 3-bedroom rental opportunity for a family.

1405 Republic Street
- 13 units of affordable rental housing
With the help of the Miami University Architecture Department and CR Architects, we were able to secure an allocation of State Historic Tax Credits. With that financing in hand, we submitted applications to the City of Cincinnati Rental Rehabilitation program and the Ohio Housing Finance Agency’s Housing Development Gap Financing program. Happily, both applications were approved.

City Home - 1400 Block of Pleasant Street
- 22 units of market-rate, home-owner housing
We completed the successful City Home project, selling all 22 of the townhomes and condo units. This project was born out of a collaboration between OTRCH, Martha Dorff of Schickel Design, and Karen Blatt.

Vision Study
As we look toward the future of the area to the immediate north of the OTRCH office, we engaged Martha Dorff (Schickel Design) to lead us through a vision study for the 1500 blocks of Race, Pleasant, and Elm Streets. The study involved meetings with property owners, residents, and other stakeholders. We believe the study will lead us to community-based vision that will result in future development projects for OTRCH and other developers.
Now in its 34th year, the Volunteer Program continues to grow. In 2012 there were 790 persons who gave their time and talent to improve the Over-the-Rhine community. 346 of these people were new to the program. In all, these volunteers gave OTRCH and OTR 2,354 hours.

A few of these volunteers, our 2012 interns, made an especially significant contribution. We are particularly grateful to our 2012 interns who made a great contribution.

2012 Interns
Kritika Aggarwal
Shannon Bowman
Sara Ernst
Teal Horsman
Elizabeth Lee
Mark Mendoza
Viet Nguyen
Megan Rahill
Jennifer Scheiderer
Molly Sullivan
Olivia Weir
Lauren Whitehurst

Community Partners
Archbishop Moeller High School
Bethel-Tate High School
Cincinnati Hills Christian Academy
Church of the Redeemer
Civic Garden Center
Clark Montessori High School
Eastern Hills Friends Group
Elder High School
Florida International University
Gamble Montessori High School
Give Back Cincinnati
Greater Cincinnati Coalition for the Homeless
Greater Potter’s Temple
Iowa State University
Jesuit Spiritual Center at Milford
Keene State University
Keep Cincinnati Beautiful
Lakota West High School
Marjorie Book Continuing Education
Mason High School
Mayerson High School Service-Learning Program
Mother of Mercy High School
Mount Notre Dame High School
Miami University
Northern Kentucky University
Peaslee Neighborhood Center
Pones, Inc.
Purcell Marian High School
Roger Bacon High School
Saint Xavier High School
Solid Rock Church
St. Henry
St. Michael’s of Sharonville
St. Peter and Paul Church
St. Vincent de Paul
Starfire
UGive
University of Iowa
University of Cincinnati
University of Colorado - Boulder
Ursuline Academy
WRG Associates
Xavier University
2012 FINANCES

2012 Revenue
Rental Income.................. $896,706.73
Fundraising........................ $170,788.37
Grants - Restricted .......... $598,973.16
Grants - Development....... $250,497.00
Grants - Shelter Plus Care... $511,217.00
Fees Earned ....................... $673,422.87
Loans Forgiven ................. $350,898.87
Miscellaneous .................. $41,395.09

TOTAL REVENUE: $3,493,899.09

2012 Expenses
Property Management...........$1,729,499.00
Housing Development ...........$126,390.19
Development Project Cost .......$138,237.05
Resident Development ...........$466,476.75
Shelter Plus Care.................... $502,860.10
Administrative & General ......$285,615.95

TOTAL EXPENSES: $3,249,079.04

2012 was the first year of OTRCH’s fund development program, working to develop a base of support, particularly of individual households, in the Greater Cincinnati area. As we sometimes say about our development program, “The work is to develop and expand a base of support, some of which is financial.”

As Roger Auer, OTRCH’s board president, indicates in his letter, the work of developing and providing safe, affordable housing to low-income residents of Over-the-Rhine is increasingly difficult. This is why the development program initiated a year ago. It is only with increased financial and community support that we can maintain our ability to serve low-income residents of OTR.

It is clear that there are two aspects of development which define our work. One is communication. We are learning how to get our message and experience before more and more people. The second is fundraising. We now have in place a full, internet-ready infrastructure. The task ahead is to expand it is use. Accomplishments in 2012 that were particularly notable are:

Communications:
- An increase of 47% in the distribution of our paper newsletter.
- An increase of 33% in our email list.

Fundraising:
- An increase of 106% in donations from individual households.
- An increase of 27.5% in the number of donors.

We measure 2012 as a great success in this work, knowing that there is much yet to do. We welcome help and support.
**OUR DONORS**

**ORGANIZATIONS AND BUSINESSES**
- 3CDC
- ArtsWave
- Beckman Well Shepardson LLC
- C-Forward
- Christ Church Cathedral
- Church of the Redeemer
- Cincinnati Central Credit Union
- Community Development Corporations of Greater Cincinnati
- Community Shares of Cincinnati
- Creative Housing Resources
- Drop Inn Center
- Elder High School
- First Financial Bank
- Franciscan Friars
- Greater Cincinnati Behavioral Health Services
- Greater Cincinnati Foundation
- Ira Block Foundation
- Kleingers and Associates
- Kroger Company
- Lakota West Student Government Association
- Marianist Community
- Miami University Service Learning
- Model Property Development LLC
- New Jerusalem Community
- Office of Peace and Justice, Xavier University
- Ohio Capital Corporation for Housing
- PNC Bank - Community Development
- Parkway Pizza, Inc.
- Schickel Design Company
- Sisters of Charity of Cincinnati
- St. Francis Seraph Ministries
- St. Joseph Church
- Starbucks Coffee Company
- Tuff Construction Company
- WMC Group

**INDIVIDUALS**
- Andrew and Sarah Allan
- Joan Allen
- Anonymous
- Roger and Mary Auer
- Ronald and Chris Auer
- Brittany Ballard
- Ann Barnum/Gary Clemens
- Anthony Becker/Susan Wheatley
- Annie Faragher Bennett
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- Tyrone Black/Cynthia Washington
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- Mary Burke-Rivers
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- David and MaryAnne Foster
- Brian and Cathy Fowler
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- Fr. Greg Friedman
- Gerald Froehlich/Laura Goodell
- John and Cheryl Fromhold
- Don Gardner
- Alphose Gerhardstein/ Miriam Gingold
- Gary and Constance Gerwe
- William and Louise Gioielli
- Serena Golden
- Jim and Louise Gomer Bangel
- Thomas Grogan
- William Groneman/Maureen Flanagan
- Jeffrey Grothaus
- DaKenya Gunn
- Paulette Hansel/Owen Cramer
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- Conrad and Carol Haupt
- David and Carol Holt
- Teal Horsman
- Andy Hutzel/Amy Harpenau
- Matthew Jacobson/Susan Heitker
- John Joerling
- Jean B. Johns
- Fanni Johnson
- William and Suzanne Joiner
- Nathaniel Jones
- Nancy Jean Kathman
- Joan Kaup/Rick Pender
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- Cecilia and Tom Kloecker
- Rob Knueven
- Robert and Diane Kneuven
- Ronald and Marianne Kneuven
- Samuel and Marie Schotz Kocuris
- John and Andrea Kornbluh
- Roland Kreager/Cindi Goslee
- Diane Laake
- Marianne Lawrence
- Robert Littmann
- Dorothy Lockspeiser
- Dave Logan/Dale Hodges
- Joanne and Charles Lotreck
- Sabrey and Anne Glynn
- Mackoul
- Mark Manley/Annette Wick
- Mark and Carol Manley
- Catherine Marble
- Robert and Anne Martina
- Harriet Matthey
- Monica McGloin/Janet Linz
- Mary Carol Melton
- John and Mary Carol Melton
- Anne Mercier
- Joe and Carol Metz
- Mary and Robert Mierenfield
- Thomas and Rebecca Mosler
- James and Susan Mueller
- Peter and Melinda Mueller
- Jenny and Jeff Mueller-Hardin
- Daniel and Tanya Murphy
- Bonnie Neumeier/Michael Flood
- Mary Louise Neumeier
- Parker and Cassie Niemann
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- Bonnie Southwind
- Katherine Sparrow/Donald Tyson
- Josh Spring/Amy Silver
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- Louisa Stark
- Dorsey Stebbins
- Mike and Catherine Stehlin
- Martha and Jerone Stevens
- Gerald and Therese Stricker
- Virginia Tallent
- Daniel and Suzanne Thompson
- Edith Thrower
- Amanda Tolle
- Mary Wahl
- Jennifer Walke
- Kenneth and Elizabeth Weartz
- David and Mary Diane Weaver
- Mark and Susanna Wehrman
- Alice Weston
- Alisha Woods
- William Woods
- Joseph Wynn

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**SUPPORT OTRCH**

**HERE ARE SOME WAYS THAT YOU CAN HELP:**

**By mail or email:**
- Send a donation.
- Send us contact information of friends and family who you think would like to know about OTRCH.

**On our website:**
- Request to receive our email communication.
- Make a one-time donation.
- Become a sustaining donor.
- Follow us on Facebook.

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**2012 ANNUAL REPORT**