Over-the-Rhine Community Housing
2010 Annual Report
Dear Friends,

I think 2010 will stand out in the history of Over-the-Rhine Community Housing as a year of New Beginnings. It could certainly be argued that each year at OTRCH is transformative, but 2010 seems special in that regard.

Six buildings on Odeon St. were transformed and given new life. Beginning in January 2010 construction contractors, lead by the professional team at HGC, began work on the 6 vacant buildings. Over the course of the next 12 months some walls were taken down and new walls were built; buildings that once stood apart were connected to create corridors of change; roofs were repaired or replaced, new heating/cooling, electrical and plumbing systems were installed; and the site was transformed into the Jimmy Heath House. Home was created for people who had been living and ailing on the streets of Cincinnati for years.

Through that process I witnessed remarkable perseverance, commitment, care and change. The process provided us many gifts.

One gift was to witness the caring compassion of social work staff at OTRCH, the Drop Inn Center, GCB (Greater Cincinnati Behavioral Health) and Alcoholism Council. Their outreach to and respect for the people living on our streets is inspiring.

Another was to watch a case worker who provided personal care for a man who was homeless and alcoholic and had stage 4 cancer. Because of her care and advocacy he moved into the JHH and died with dignity in 2011.

Through the process I learned that small things, small steps lead to a larger change. Whether it is a man who is homeless who is modifying his behavior one step at a time or getting sober one day at a time; or it is the construction team raising a new wall one nail at a time; or our financing team addressing each challenge one phone call or application or meeting at a time. It is these small incremental steps that result in changed lives and stronger communities. I learned to be intentional about what is both in front of me and the ultimate goal.

I am forever grateful for our Friends who supported us through 2010 and for their support many years prior to that. I am grateful that collectively we are given the opportunity to impact people’s lives and build on the sense of community that is here in Over-the-Rhine.

Mary Burke-Rivers
Executive Director

Recently, I caught a TV news report focusing on the new and improved Gateway Corridor. The reporter stated that this small section of Over-the-Rhine contained the hottest rental property in town. Prospective renters were on a 6 month waiting list. What the readers of our Annual Report may find exciting is the fact that Buddy’s Place, The Recovery Hotel, and a number of OTRCH properties are right in the middle of it. What a fantastic experiment. I believe we can agree that this would never be a reality if we hadn’t been there first.

A city’s greatness can be judged by a number of different criteria. I like the one that asks how well it treats the neediest of its citizens. Let us take Pride in the fact that OTRCH and all our supporters have contributed to the greatness of our city.

Roger G. Auer
Board President
Louis moved into the Jimmy Heath House on December 11, 2011 after being on the streets of Cincinnati since 2007. It was a difficult road for Louis, both before and after moving into JHH. Louis, 47, was born in Connecticut but has lived in 8 different states. He spent most of his time in West Virginia, where he found himself in the foster care system at age 9. He was living on his own by the age of 17, working at Burger King for $3.35/hr. That was the start of a fondness for the food service industry that continues today. Louis tried many things as a young man, some include a bartender, cook, lifeguard, elementary school administrator, summer day care worker, shipping warehouse worker, construction, and also serving in the federal AmeriCorps program. The main reason for so many job changes was his use and eventual abuse of alcohol. He was always thinking of how and when he could drink. He never found happiness in any of these jobs and continued to drink more and more. As he lost jobs, he moved from place to place around the country. And although he had periods of sobriety, those periods didn’t last. He eventually found himself on the streets after losing everything. Still drinking on the streets of West Virginia, Louis once spent 73 days in jail. In jail, Louis said he found religion. After leaving jail, he discovered a brochure about a church in Cincinnati. He immediately committed to finding this church. He spent 15 months in a program of this church and fundraising for it. After this introduction to Cincinnati, but still not having achieved sobriety, Louis became acquainted to the streets and several programs that help the homeless, namely Drop Inn Center, Talbert House, and the Center for Respite Care. Louis claims to have been through 15 different treatment centers in his life. For one reason or another, these programs didn’t work for him. After 4 years on the streets and in programs around Cincinnati, the outreach workers at the Jimmy Heath House found Louis and interviewed him for housing. After he finally moved in, Louis still struggled. He was jailed for a couple days even after getting his apartment. He continued to drink and struggle with the transition to structured housing. But with the encouragement of his counselors, Louis agreed to enter the CCAT House. He completed both detox and treatment and remains strong in his sobriety 120 days later. His next goal is to complete the Cincinnati Cooks program and get quality employment in the food service industry. For Louis, simply “Life is better being sober.”
CDC Association Award

Andy Hutzel, Director of Housing Services at Over-the-Rhine Community Housing, received the CDC Association of Greater Cincinnati’s 2010 Director of the Year Award. We congratulate Andy for this well deserved recognition!

City Home

Received Star Award

At the 2010 Over-the-Rhine Chamber of Commerce Annual Meeting and Star Awards, Over-the-Rhine Community Housing, Eber Development and Schickel Design were presented with the Star Award for City Home.

City Home is a 22 unit homeownership project that includes rehab and new construction. The first phase of 11 units were complete in 2010. The second phase of 4 rehab and 7 new construction units were started in 2010.

Photo courtesy of Schickel Design

Anna Louise Inn

In 2010 OTRCH entered into a partnership with Cincinnati Union Bethel and The Model Group to renovate the Anna Louise Inn and preserve this Cincinnati treasure so that it may continue to serve low income women. ALI has provided housing for women for over 100 years. The project will reduce the number of units to 85 and each unit will be modernized to include a bathroom and kitchen. The project was identified in the City’s Homeless to Homes Plan as a building that should be renovated to provide permanent supportive housing for single women. In 2010 the project applied to HUD through the Cincinnati Hamilton County Continuum of Care for 43 Shelter Plus Care vouchers that will subsidize the rental payments for the homeless women who will live there. The project was the number one ranked project by the Cincinnati Hamilton County Continuum of Care and we learned in 2011 that the application was successful. Construction on the project is scheduled to begin in the summer of 2011.

2011 Update: In spite of the lawsuit by Western & Southern to stop the development, Cincinnati Union Bethel is committed to this project and maintaining affordable housing for women in historic Lytle Park.

Elmoe House

In 2010, Elder and Moeller High School’s ambitious project to renovate a vacant, historic building in Over-the-Rhine moved closer to completion. Over 300 students and faculty invested an estimate 2,000 hours of work into the building and raised over $50,000 for the project. A special thanks goes to Mike Moroski, Roger Auer, Bob Knueven, and John Blake for leading this project over a 2 year period.

A special thanks to the following individuals and businesses for their generous contributions to the project: A&S Electric, Cawood Flooring, Cooper Electric, F&M Mafco, Paul Sparke, Robert Jones Plumbing, and Schmidt Heating and Cooling.
Future Development Projects

North Rhine Heights
In 2010 we applied for and received a tax credit allocation from the Ohio Housing Finance Agency to redevelop 65 units of affordable housing in the northern section of Over-the-Rhine! This project may sound familiar because this was our forth attempt at securing funding and we were finally successful! The renovations are scheduled to begin in the summer of 2011. We are especially excited about this project because it preserves and improves affordable housing near and around the soon to be renovated historic Rothenberg Elementary School. This is an example of community development at its best! OTRCH is partnering with the Model Group for this project.

Green Development Homeownership Demonstration Project
This project at 1522-24 Elm St. is being developed in partnership with the Cincinnati Affiliate of Habitat for Humanity and will consist of developing LEED-certified homes for first time low-income homebuyers. This project will serve as a demonstration of how to do green construction/rehab in an historic district. The OTR Foundation will lead the documentation and presentation of this process with the hope of featuring the development at the U.S. Green Building Council’s conference in Cincinnati which will be held during the summer of 2011.

2011 Note: This building is under construction and served as a demonstration project for the U.S. Green Building Council’s regional conference, Greening the Heartland.

Elm Street Senior Apartments
You’ve heard about this project for a few years too! In 2009 we applied to the HUD 202 program to secure funding for a 14-unit senior housing project at 15th and Elm St. This 14-unit project will be for low-income elderly households and will be located on the corner of 15th and Elm. Our application in 2009 was not successful, and HUD did not provide an opportunity to apply again in 2010. We did meet with HUD officials in Columbus over the summer of 2010 to understand how we can improve our application in 2011. We are hopeful that we will be successful this time around! Through this process we learned that there is a deep need for affordable senior housing in the city core and we learned that Cincinnati Area Senior Services and the Council on Aging will be great partners! Once this initial grant from HUD is received, OTRCH will then solicit additional funding to rehab the building with the hope of starting construction sometime in 2012.
Property Management

What makes Over-the-Rhine Community Housing stand out from the rest of the property management companies in Greater Cincinnati? We have at least two similarities to other property management companies: we rent apartments and we have an influx of people coming through our doors that want those apartments. After that, the similarities tend to stop.

From our enthusiastic team of trained, professional property management staff to our dedicated resident services staff, our respect for and commitment to serve people with low income makes our point of view unique.

As Professionals dedicated to “making a way out of no way”, we are able to help our residents navigate many of the traditional roadblocks associated with obtaining safe, affordable housing in our city. Last year alone, we were able to offer housing to 103 new individuals and families.

The level of commitment from our staff, interns, volunteers, donors and associates allows OTR Community Housing to offer a ‘product’ that is distinctive in the marketplace.

<table>
<thead>
<tr>
<th>Property Management by the Numbers</th>
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<tr>
<td>· OTRCH owns <strong>92 buildings</strong> and manages 384 housing units</td>
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<tr>
<td>· <strong>430 low-income households were served</strong> in 2009</td>
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<td>· Occupancy as of 12/31/2010: 96%</td>
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<tr>
<td>· Rental income and fees cover 75% of expenses. We depend on donations for the remaining 25% to house low-income households</td>
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<td>· 59% of our units receive no government subsidy</td>
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<td>· 51% of our households earned less than $10,000</td>
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<tr>
<td>· Our rents are affordable and typically less than half of the Hamilton County’s Fair Market Rent</td>
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<td>· $50 per month per unit in private support is needed to cover the costs to house our low-income tenants</td>
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OTRCH Expands Its Supportive Housing

Over-the-Rhine Community Housing has had a long history of housing men and women coming out of homelessness. But in 2010, OTRCH added 100 “Shelter Plus Care” units to house the homeless. HUD’s Shelter Plus Care is a program designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources, in response to the needs of the hard-to-reach homeless population with disabilities.

OTRCH is proud to expand its role in providing supportive housing in Cincinnati. We hope to make an impact on reducing homelessness in our community as a result.
The Jimmy Heath House, a $4 million renovation of six historic buildings, opened its doors on December 3, 2010. It houses 25 formerly homeless individuals who spent many years on the streets and in the shelter system. Supportive service staff from Greater Cincinnati Behavioral Health Services and the Alcoholism Council are located on site. The project is based on the “housing first” principle - that chronically homeless alcoholics can become clinically and socially stable more quickly when homelessness is eliminated. One tenant said “The Jimmy Heath House is the safest place I’ve ever lived in.” After a couple weeks of settling into Jimmy Heath House, another resident said “I used to think being homeless was my fate.” This tenant is now fully engaged in all that Jimmy Heath House has to offer, namely counseling services, support groups, medical care, community meals, and a safe place to call home.
Over-the-Rhine Education and Programs in School

Through the efforts of OTREPS(Over-the-Rhine Education and Programs in School) and other community advocates, Cincinnati Public Schools voted to renovate the historic Rothenberg School building so that it could continue to serve the community of Over-the-Rhine. Congratulations to all who are making sure Over-the-Rhine has a quality public grade school!!

Miami Center Reflection

Miami’s University Over-the-Rhine Residency Program completed its fifth iteration in the fall semester of 2010. Eight of the twelve students in this year’s cohort were architecture/interior design majors, with the remainder coming from anthropology, art education, and business.

Below is an abridged reflection from Miami U student Ashley Kincaid I am not the person I was when I swung open the gate at 1324 Race St. in August. That girl was quiet, scared, and certain she knew what she wasn’t. I could never let anyone see this.

Then, in a moment of weakness I had a realization: I am not anyone but myself. It was silly to think I was meant to experience this semester the same way as others. In that moment, everything changed.

This place they call Over-the-Rhine is more than beautiful architecture; it is more than politics and policy. This place is community; it is people and children, lives and mistakes. There are people who are fighting through everyday, and then there are those that have given in and given up.

What was I doing in Over-the-Rhine? I was breaking out of my comfort zone, slowly and painfully. I was helping, with every swing of the hammer and every piece of flooring. In the end, I was a small part of something beautiful. Not just the obvious, visual beauty of the space at 1300 Vine. But the beauty of the effect that this Program had in its short run. As students we were stretched. We were challenged, we were taught, we were changed.

If I had to choose one word to describe my semester it would be: affected. I am affected to my very core and I hope that even the smallest piece of this community is affected because of my presence.

Save The Date!

Our annual fundraiser, Celebrating Our Beloved Community, will be held on Thursday October 13th from 5:30 to 8:30pm at Music Hall. This year’s event will feature original poetry created by regional poets in collaboration with residents of Over-the-Rhine. Please come and share in this unique experience and enjoy good food all while supporting our affordable housing efforts! More details to follow!

Miami University Helps Renovate buddy’s place

Miami University students, through their Over-the-Rhine Residency Program, took on renovating an unused 4th floor space at Over-the-Rhine Community Housing’s buddy’s place project in 2010. Students designed and built out the space into one of the nicest spaces in the neighborhood. The new space will be used for formerly homeless tenants at buddy’s place to meet with staff and for community meeting space. Thanks to John Blake for leading the students in successfully completing the project.
Children’s Creative Corner Celebrates 4 Years!

Children’s Creative Corner is heading into the summer with an energetic group of children that gather every Tuesday and Thursday night for community and creative time. 15-25 children are kept busy every week with painting projects and modeling clay, water balloons and sidewalk chalk. This summer 8 students are participating in a special CCC photography unit where they are learning the ins and outs of photography from a skilled volunteer. With the help of dedicated volunteers and OTRCH interns, classes are running smoothly and CCC kids are getting loads of positive attention. Rarely does a week go by without seeing a new face of an interested child or intrigued parent. New children are welcomed in by the “veteran” kids who often boast that they have been going to CCC for “two years straight”!

Looking back over the last 4 years, Children’s Creative Corner has served nearly 150 neighborhood children ages 4-14 and has been supported by over 60 volunteers. Children’s Creative Corner is thriving at its home at 220 East Clifton Avenue. We look forward to the coming years and all the Creativity they will bring!
We Need Your Help!

Volunteer in our Saturday Morning Volunteer Program
Every Saturday throughout the year, 9 am to 12 noon.
Over-the-Rhine Community Housing is currently recruiting Volunteer Crew Leaders! If you have skills in construction or are familiar with the way around Over-the-Rhine, or if you are willing to learn, we could use your help! Crew Leaders assist the Volunteer Coordinator by leading groups of first-time volunteers and showing them the ropes. Contact Brittany Skelton, Volunteer Coordinator, for more information 513-381-1171 x 112

Monetary Donation
Consider making monthly or annual gifts to Over-the-Rhine Community Housing to provide funding for specific programs or general operating support. As a 501 c 3 non-profit your contributions to our organization are tax deductible.

Donate Basic Goods and Necessities
Donations of basic necessities and commonly used every day items are greatly appreciated. Items needed the most include soap, shampoo, toiler paper, canned goods, pots and pans, used books and used televisions. Donations can be dropped off or mailed to Over-the-Rhine Community Housing’s office, located at 114 West 14th Street, Cincinnati, OH 45202

Provide Service
The Jimmy Heath House, a building with 25 units of permanent supportive housing, is currently seeking to partner with groups and organizations at our weekly dinners! From 4pm – 7pm, get involved with the Jimmy Heath House by providing a meal for 25 residents and 2 staff, and have a person from your organization provide a written recipe for at least one of the meal items.
Thank you

We are grateful to the following individuals and organizations that provided major support to OTRCH in 2010:

**Organizations**
The Andrew Jergens Foundation  
Busch Bros. Elevator Co.  
CDC Association of Greater Cincinnati  
C-Forward  
Christ Church Cathedral  
Cincinnati Central Credit Union  
Cincinnati Hamilton County Continuum of Care  
Cincy Tool Rental, Inc  
The City of Cincinnati Department of Community Development  
Community Shares of Greater Cincinnati  
Contact Center Inc.  
CRE Architects  
Creative Housing Resources LTD  
Elder High School  
Evangelical Lutheran Church in America  
Federal Home Loan Bank of Cincinnati  
The Fifth Third Bank Foundation Office - Jacob G. Schmidlapp Trust  
Forevergreen Landscape Corp  
Guardian Savings Bank  
GoodSearch  
Greater Cincinnati Foundation  
The Health Foundation of Greater Cincinnati  
Helen Steiner Rice Fund of GCF  
HGC Construction  
JTM Provisions  
Kleingers and Associates  
LISC of Greater Cincinnati & Northern Kentucky  
The Marianists  
Model Property Development LLC  
Mount Notre Dame High School  
Notre Dame Alumni Club  
Park + Vine  
The Ohio Department of Development  
Ohio Housing Finance Agency  
PNC Bank  
ROHS Hardware, Inc.  
Schickel Design Co.  
Schmidt Heating & Cooling Co.  
Sisters of Charity of Cincinnati  
Utphin Family Foundation  
Thomas J. Emery Memorial  
Tuff Construction Co.  
Turkey Bowl  
UBS Employee Giving Programs  
Union Savings Bank  
U.S. Department of Housing and Urban Development  
Western Hills Window Co.  
Xavier University Community Building Institute  
3CDC

**Individuals**
Drew Allan  
Bud and Dori Altenau  
Kelly Asbury  
Ron Auer  
Annie Faragher Bennett  
John Blake  
Karan Blatt  
Jonathan Blickenstaff  
Pete Block  
Kenneth B. Bordwell  
Shirley Burke  
Emily Casey  
Pope Coleman  
David Cramer  
Karyl Cunningham  
William Daily  
Kelly Dames  
Jim Denker  
Patricia Dion  
Jonathan Diskin  
Nita Dotson  
Tom and Janis Dutton  
Martin Eisen  
Deane and Phyllis Elliott  
Linda Fabe  
Joe and Marcheta Gillam Feldhaus  
Kara and Gregg Feltrup  
Brian and Cathy Fowler  
David and Jill Frankhauser  
Jane Gardner  
Adam Gelter  
Gary and Constance Gerwe  
William and Louise Gioielli  
Jeanne Golliher  
Louise Gomer Bangel  
Joanna Grome  
DaKenya Gunn  
Ed Halpin  
David and Judy Harpenau  
Conrad and Carol Haupt  
Duane Holm  
Elizabeth Hoover  
Karan Hurley  
Andy and Amy Hutzel  
John Joerling  
Fanni Johnson  
Bill and Suzanne Joiner  
Milton and Georgia Keith  
Sean Kelley  
Rick Kimbler  
Diane and Bob Knueven  
Rob Knueven  
Tom and Eileen Kuechly  
Andrea and John Kornbluh  
Janet Lasley  
Marianne Lawrence  
Christopher Ledwin  
Ed Lee  
Gavin Leonard  
Joan Linkletter  
Wile Loretta  
Joanne Lotreck  
Jim Luken  
Sarah Luken  
John MacArthur  
Sabry Mackoul  
Manuel D. Mayerson  
Monica McGloin  
Kevin McGHugh  
Kathryn Murphy  
Bonnie Neumeier and Michael Flood  
Brittany Oliver  
Jane Orthel  
Barbara and Eugene Otting  
Steve Percy  
Dian Perry  
Bob Pickford  
Diana Porter  
Margaret Quinn  
Jeff Raser  
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Stephen Ringel  
Linda and Gary Robbins  
Mary Ann and Robert Roncker  
Jeff Roth  
James Rubenstein  
Sharol Rust  
Rina Saperstein  
Sr. Rosemary Schmid  
John Schrider  
Kathy Schwab  
Laura Sinclair  
Paul and Elizabeth Sittenfeld  
Kenneth and Alice Skirtz  
Katherine Sparrow  
Dorsey Stebbins  
Martha Stephens  
Gerald Stricker  
Jennifer Summers and Brennan Grayson  
Daniel and Suzanne Thompson  
Jennifer Walke  
William Wallace  
Ken and Elizabeth Weartz  
Susanna Wehrman  
Alice H. and Family Weston  
Shaun Wilkins

**Partnerships & Volunteers**
Archbishop Moeller High School  
Elder High School  
Greater Cincinnati Coalition for the Homeless  
Habitat for Humanity  
Jesuit Spiritual Center at Milford  
Keep Cincinnati Beautiful  
Majorie Book Continuing Education  
Mason High School  
Mayerson Urban Plunge  
Mother of Mercy High School  
Mount Notre Dame High School  
Miami University  
MU Alpha Phi Omega  
MU Center for Community Engagement  
MU United Methodist Community  
New York University  
Northwestern University  
Peasley Neighborhood Center  
Saint Xavier High School  
St. Henry  
St. Peter and Paul Church  
St. Vincent de Paul  
Starfire  
The Mission Continues  
University of Iowa  
University of Cincinnati  
UC Biomedical Engineering Society  
UC Guatemala Semester  
UC Racial Awareness Program  
UC Sigma Phi Epsilon  
Ursuline Academy  
Xavier University  
XU Alpha Kappa Alpha  
XU Social Work
our 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 inclusive community.

our vision

Over-the-Rhine Community Housing (OTRCH) envisions 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.