



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

The Tenant View - *Louis C.*

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."

"Life is better being sober."

OTRCH Main Office Staff

Mary Burke, *Executive Director*

Andy Hutzl, *Director of Housing Services*

Ken Weartz, *Finance Director*

Marianne Lawrence,
Director of Property Management

Brittany Skelton,
Office Administrator/Volunteer Coordinator

Tomika Hedrington,
Shelter Plus Care Administrator

Ty Black, *Accountant*

Wanda Fisher, *Recovery Hotel & buddy's place Building Manager*

Christine Wooten,
Recovery Hotel Case Manager

Crescenda Parson, *Property Manager*

DaKenya Gunn, *Compliance Specialist*

Amy Silver, *Case Manager*

Alisha Woods, *Leasing Agent*

Betty Lyles, *Receptionist*

Carol Strayhorn, *Receptionist*

Harper Andrews, *Groundskeeper*

Terry Nunn, *Maintenance Supervisor*

Jason Gudorf, *Maintenance*

Carl Combs, *Maintenance*

Maurice Wagoner, *Maintenance*

Tim Carter, *Maintenance*

Bobby Taylor, *Maintenance*

Tim Phillips, *Maintenance*

Thea Munchel – *Project Manager*

Jimmy Heath House Staff

David Elkins, *Program Coordinator*

Joe Wynn, *Desk Staff*

Tayonna Jones, *Desk Staff*

Vince Matthews, *Desk Staff*

Steve Blue, *Desk Staff*

Robert Bowman, *Desk Staff*

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Robin Payne

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 fourth 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.

Property Management by the Numbers

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

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.

Jimmy Heath House

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.



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.

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!!



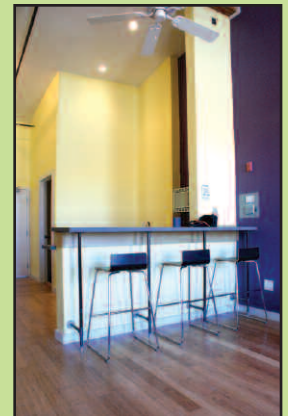
Miami University Helps Renovate buddy's place

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.

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!





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”!

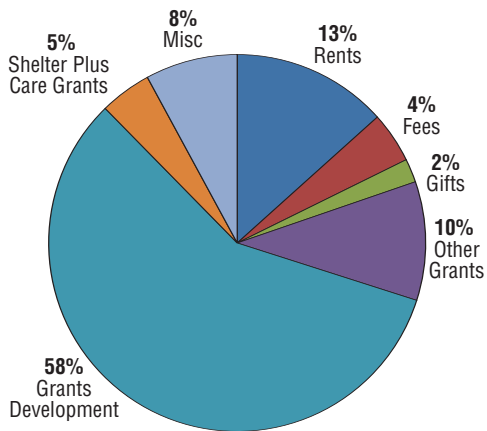
Looking back over the last 4 years, Children’s Creative Corner has served nearly 150 neighborhood children ages 4-14 and has been supported by over 60 volunteers. Children’s Creative Corner is thriving at its home at 220 East Clifton Avenue. We look forward to the coming years and all the Creativity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



2010 Finances

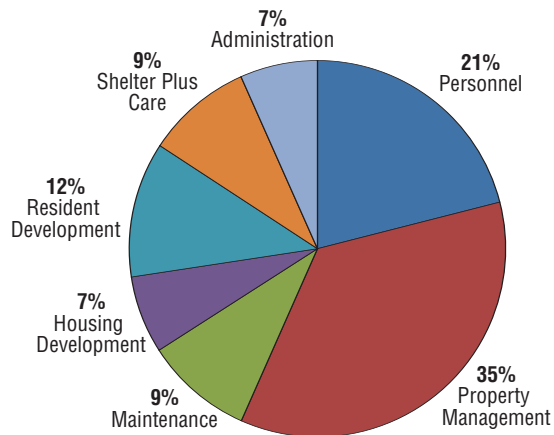
2010 REVENUE

Rents	\$589,012
Fees	\$192,604
Gifts	\$88,905
Grants-General	\$449,519
Grants-Development	\$2,546,470
Grants-Shelter Plus Care	\$196,047
Misc	\$348,493
Total Revenue:	\$4,411,050



2010 EXPENSES

Personnel	\$460,427
Property Management	\$779,947
Maintenance	\$203,635
Housing Development	\$146,001
Resident Development	\$254,698
Shelter Plus Care	\$199,652
Administration & General	\$145,892
Total Expenses:	\$2,190,252



Net Income/(Loss)	\$2,220,798
Add Back Depreciation	\$285,577
Less Grants - Development*	(\$2,546,470)
Net Cash Flow From Operations	(\$40,095)

*OTR Community Housing received \$2.5M in grants to Rehab 6 buildings to house the chronically Homeless. The cost of the project was capitalized and do not show up under the operating cost while the grants are reported as revenue.

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 and know your 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, toilet 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
 City of Cincinnati Department of Community Development
 Community Shares of Greater Cincinnati
 Contact Center Inc.
 CR Architects
 Creative Housing Resources LTD
 Elder High School
 Evangelical Lutheran Church in America
 Federal Home Loan Bank of Cincinnati
 Fifth Third Bank Foundation Office - Jacob G. Schmidlapp Trust
 Forevergreen Landscape Corp
 Guardian Savings Bank
 GoodSearch
 Greater Cincinnati Foundation
 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
 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
 Sutphin 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
 Karen Blatt
 Jonathan Blickenstaff
 Peter Block
 Kenneth B. Bordwell
 Shirley Burke
 Emily Casey
 Pope Coleman
 David Cramer
 Karyl Cunningham
 William Daily
 Kelly Dames
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 Jonathan Diskin
 Nita Dotson
 Tom and Janis Dutton
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 Kara and Gregg Feltrup

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 David and Jill Frankhauser
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 DaKenya Gunn
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 David and Judy Harpenau
 Conrad and Carol Haupt
 Duane Holm
 Elizabeth Hoover
 Karan Hurley
 Andy and Amy Hutzell
 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 McHugh
 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
 David J. Redemiller
 Stephen Ringel
 Linda and Gary Robbins
 Mary Ann and Robert Roncker
 Jeff Roth
 James Rubenstein
 Sharon Rust
 Rina Saperstein
 Sr. Rosemary Schmid
 John Schrider
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 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
 Peaslee 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



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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.

