

# 2012 ANNUAL REPORT





## FROM THE DIRECTOR



Mary Burke Rivers, Ed

## 2012 Was Another Good Year For Over-The-Rhine Community Housing

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



## FROM THE BOARD PRESIDENT

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](mailto:bskelton@otrch.org).

- Provide financial support. Your gift, whether online ([www.otrch.org](http://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



*Roger and volunteers*

## 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 BOARD OF TRUSTEES

Roger Auer - President  
Georgia Keith - Vice-President  
Jonathan Diskin - Treasurer  
Bonnie Neumeier - Secretary  
Michael Bootes  
Kenneth Bordwell  
Sharon Jones  
Nicholas DiNardo  
Fr. Greg Friedman  
Fanni Johnson  
Robert Pickford  
Sandra Ivery  
Robin Payne



## STAFF

### Main Office Staff

Mary Burke Rivers - Executive Director  
 Andrew Hutzel - Director of Housing Services  
 Ken Weartz - Finance Director  
 Tanya Murphy - Director of Property Management  
 Roland Kreager - Development Director  
 Thea Munchel - Project Manager  
 Brittany Skelton - Volunteer Coordinator/  
 Communications/Administration  
 Jill Stein - Shelter Plus Care Administrator  
 Tyrone Black - Accountant  
 Patrice Smoot - Accounting  
 Christine Wooten - Recovery Hotel Case Manager  
 Crescenda Parson - Property Manager  
 Amy Silver - Case Manager  
 Bridget Nickol - VISTA, Case Manager  
 Nina Baker - Children's Creative Corner  
 Cynthia Talbert - Leasing Manager  
 DaKenya Gunn - Compliance Specialist  
 Carol Strayhorn - Front Desk Manager  
 Terry Nunn - Maintenance Supervisor

Bobby Taylor - Maintenance  
 Carl Combs - Maintenance  
 Jason Gudorf - Maintenance  
 Paul Sweet - Maintenance  
 Maurice Wagoner - Maintenance  
 Tim Carter - Maintenance  
 Harper Andrews - Groundskeeper

### Jimmy Heath House

David Elkins - Program Coordinator  
 Desk Staff:  
 Joe Wynn  
 Vince Matthews  
 Steve Blue  
 Robert Bowman  
 Tayonnia Jones  
 Andy McGrath  
 Marvin Hunter  
 Rozeena Williams  
 Robin Boles  
 Jawanza Saleh

## 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.



Paul Sweet (left) and Tim Carter (right), OTRCH staff, with Merrick Collins, OTRCH contractor.



## 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.



Joe (left), JHH staff, and Gary, JHH resident

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



1500 Elm Street, now

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.



## OUR VOLUNTEER PROGRAM

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



Volunteers pose in front of the OTRCH office after a morning of service



OTRCH staff and residents, and volunteers from Microsoft worked together to paint a storefront at 1501 Republic



OTRCH and Spring In Our Steps collaborated with OTRCH resident Mr. Attaway to tidy up the yard behind 1929 Vine Street

### 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

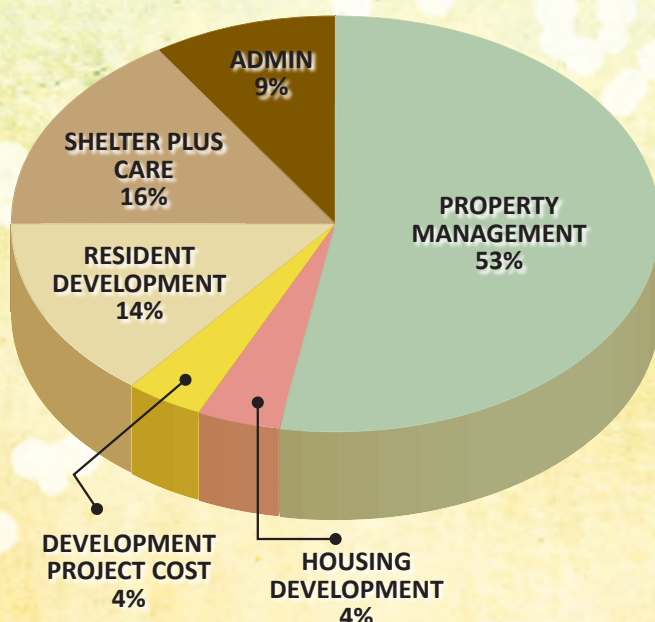
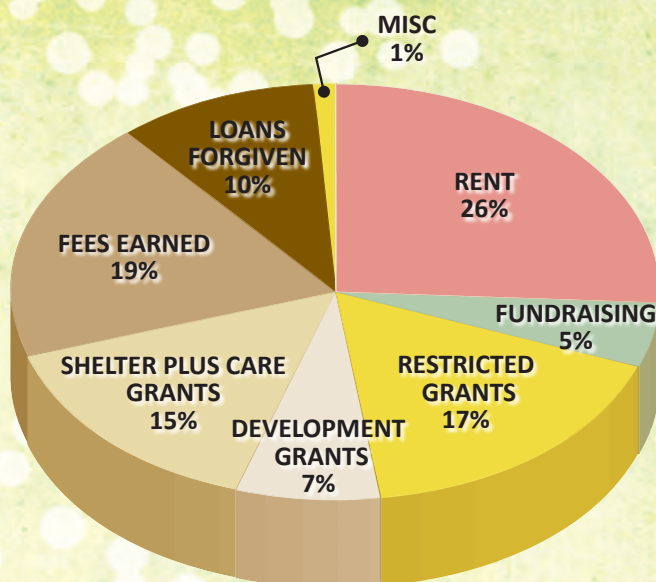


## 2012 FINANCES\*

### 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**

\* based on unaudited financials.

## FUND DEVELOPMENT

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

We are grateful to the following individuals & organizations for their support in 2012

### ORGANIZATIONS AND BUSINESSES

3CDC  
ArtsWave  
Beckman Weil 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  
James and Mary Anne Berry  
Tyrone Black/Cynthia Washington  
John and Megan Blake  
Jonathon Blickenstaff/Angela Denov  
Martha Bolognini  
Tom Borchert  
Kenneth Bordwell/Mary Anne Curtiss  
Mary Anne Bressler  
David and Patricia Brown  
Michael and Marianne Brunner  
Shirley Burke  
Mary Burke-Rivers  
Justin Cancelliere  
Dorothy Christenson  
Joseph and Jacqueline Chunko  
Robert and Victoria Cianciolo  
Dale and Dianne Clark  
Pat Clifford/Katy Heins  
David Cramer/Ruth Crystal  
Lisa Dayringer  
Jim Denker  
Shireen Deobhakta  
Nicholas and Anne DiNardo  
Patricia Dion  
Jonathan Diskin/Diane Stemper  
Milton and Pamela Wright  
Dohoney  
Nita Dotson  
Gabrielle Downey  
Marilyn Driehaus  
Robert Driehaus  
Samuel and Nancy Duran  
Thomas and Janis Dutton  
Bob Egbert  
Linda Fabe  
Joseph Feldhaus/Marcheta Gillam  
Kara and Gregg Feltrup  
David and Maryanne Foster  
Brian and Cathy Fowler  
William and Susan Friedlander  
Fr. Greg Friedman  
Gerald Froehlich/Laura Goodell  
John and Cheryl Fromhold  
Don Gardner  
Alphonse Gerhardtstein/  
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  
Pauletta Hansel/Owen Cramer  
David and Judy Harpenau  
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  
Georgia Keith  
Joseph Kiesler/Bruce Giffin  
Cecilia and Tom Kloecker  
Rob Knueven  
Robert and Diane Knueven  
Ronald and Marianne Knueven  
Samuel and Marie Schotz  
Kocoshis  
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  
Terry Nunn  
Jane Orthel  
Eugene and Barbara Otting  
Robert Pickford/Linda Harig  
Gregg Pieples  
Edwin Pope/Constance Coleman  
Diana Porter/Leonard Webb  
Margaret Quinn  
David and Laura Rapien  
Jeff Raser  
John and Rebecca Ristau  
Gary and Linda Robbins  
Robert and Mary Ann Roncker  
James Rubenstein/  
Bernadette Unger  
Robert and Christine Sheadler  
John and Ruth Schrider  
Larry and Kathy Schwab  
Tammy Schwartz  
Robert and Jennifer Sheil  
Kenneth and Alice Skirtz  
Marguerite Slagle  
Bill Smith  
Bonnie Southwind  
Katherine Sparrow/Donald Tyson  
Josh Spring/Amy Silver  
M. Judith Webb Squire  
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

## 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.