



OTRCH

COMMUNITY HOUSING

Housing First. Community Always.

Over-the-Rhine Community Housing
2018 Annual Report

DEAR FRIENDS OF Over-the-Rhine Community Housing,

OTRCH turned 40 in 2018! As we reflect on the past four decades we are flooded with memories. The early days were scary. We had few friends in the media and they seldom got the stories involving ReSTOC right. We were never part of the problem, but it appeared that some politicians and private entrepreneurs needed a scapegoat. As a wise individual put it, "Most people don't see things as they are; they see things as *THEY* are."

One memory stands out to us: It was a cold October evening around 10:00 when Roger received a call informing him that the Jimmy Skinner building (currently buddy's place) was on fire. We had recently purchased the building from the city and were making plans to finance its renovation. When Roger arrived on the scene the upper floors were totally engulfed in flames. A few individuals experiencing homelessness found a temporary sanctuary in this vacant building and required a small fire to stay warm. Thankfully they escaped when they realized their camp fire had gotten out of hand. After buddy's death the building was restored and named in his memory. This restoration resulted in 20 units of Permanent Supportive Housing and was made possible by donations from people who were inspired by buddy's work to benefit those who had experienced homelessness.

There are so many emotionally-charged memories, some joyful and some heartbreaking. The memories that stand out most involve people and small tender moments of connection and kindness. It is people that fuel passion for affordable housing, for just public policy, for equity, and for valuing all people in our community.

In this 2018 Annual Report you'll get a glimpse into our current world and your

part in it. There are buildings under construction and newly renovated buildings that are providing home for people for the first time in decades (1630 Pleasant St. and 223 W. 15th St). There are photos of joyful, sun-kissed faces courtesy of summer camp at Camp Ernst. There are stories of people who have experienced the trauma of homelessness and who are now provided a home and support as they work their way back to themselves, and there are stories of community.

At 114 W. 14th St. we know that we are part of something bigger than ourselves. We stand on the shoulders of the justice warriors who founded our organization over 40 years ago. We lean on many of you, too. We lean on those who have been engaged in community building and justice work for many decades and those who are new to support our work. We have nothing but gratitude for our years spent with Over-the-Rhine Community Housing. Thank you again for your support.

- Roger G. Auer, President, OTRCH Board of Trustees
- Mary Burke Rivers, Executive Director



It's with great sadness that I will be moving out of my apartment March 1st. It's been my home for more than 6 years and I have countless memories here. I'm eternally grateful for what it allowed for me - working to build a business, often struggling to make everything work financially. My path in life would be impossibly different if not for the home provided by you and I can't thank you enough.

-John, former OTRCH resident

EMPOWERING RESIDENTS Through Affordable Housing

Did you know that all of us are considered "housing cost burdened" if we spend more than 30% of our income on housing? People from all walks of life need affordable housing, especially in this environment where market rents are constantly rising. Affordability is a function of your income, so low-income residents in particular struggle to find housing that is affordable. Jahmaiah Martin

discovered affordable housing at just the right time in her life.



"I was going through a divorce and I was a stay at home mom prior to that. I wasn't sure

what I'd do to support me or my kids. [Getting placed in subsidized housing] was a relief because I wouldn't have to stress about finding work that would help me afford a market rate apartment. With 2 kids to support, I'd barely be able to hold everything together. Subsidized housing allowed me to breathe and think about what I really wanted to do with my life. For so long I felt like my path was etched from being a single parent. I thought there wasn't much I could do but work and support the kids, but subsidized housing gave me freedom to choose from options."

Affordable housing enabled Jahmaiah to go back to school and earn her degree which qualified her for a job as a paraprofessional at Cincinnati Public Schools. "Without affordable housing I would be miserable. I was able to get my job quickly with my degree. I would've had to go through a long process to have gotten the job without a degree."

All of us need affordable housing. Jahmaiah said, "I'm grateful that such a thing exists. It was bleak before." We're grateful to our donors who help make affordable housing possible so residents can achieve stability and thrive!

We provided affordable housing for 850 residents in 2018.

491 individuals resided in our 410 apartments in Over-the-Rhine. **205** individuals resided in site-based Permanent Supportive Housing at Anna Louise Inn, Nannie Hinkston House, buddy's place, Jimmy Heath House, Recovery Hotel, Carrie's Place and East Clifton Homes. **154** individuals resided in scattered-site permanent supportive housing across Hamilton County & receive supportive services from OTRCH Case Managers.

36% children


64% adults

90% black

8% white
2% other

AFFORDABLE HOUSING DEVELOPMENT

Progress Report

Carrie's Place will rehabilitate 36 of OTRCH's existing units to modern standards including adding air conditioning and will add 7 units of new affordable housing to our inventory. Carrie's Place Phase I was completed in October 2018 and residents have moved into all 20 units. All of the units leased within 30 days of completion. Phase II is under construction and will be completed in late spring of 2019. 22 of the 43 units will be permanent supportive housing for the formerly homeless.



1630 Pleasant Street is complete! Reference our 2017 Annual Report for the "before" photo so you can see how it transformed.



We are proud to develop high quality housing with modern fixtures and finishes.

Morgan Apartments will rehabilitate 34 existing units and create 14 new units of affordable housing. The project will add 33 units to OTRCH's inventory for ownership and management. 53 East Clifton has been completed as part of the Morgan

project. The 5 units leased within a week of completion. The remaining properties will be completed by late spring of 2019. Morgan Apartments is a partnership between OTRCH and the Model Group.



Renovations at 19-27 W Clifton were recently completed as part of the Morgan Apartments project.

821 Flats, a partnership with Tender Mercies, will create 57 units of permanent supportive housing for formerly homeless individuals with mental illness. We closed on financing for 821 Flats in August 2018. Tender Mercies will own and manage the property. OTRCH is bringing its extensive experience of Low Income Housing Tax Credit projects to the partnership as co-developer.



The existing building has been demolished and construction has begun.

PROJECTS IN PREDEVELOPMENT

OTRCH is very excited to partner with two great organizations with new projects currently in predevelopment. We were asked by **Community Matters**, a long-time community service provider in Lower Price Hill, to bring our affordable

housing development expertise and our community-based management model to Lower Price Hill. We are thrilled to have the opportunity to play a role in transforming Lower Price Hill and achieving the affordable housing goals set out in their recently completed Community Plan. The project, **LPH Thrives**, will add 56 units of new affordable housing to the neighborhood and to OTRCH's management.



3CDC recently announced its desire to focus more on affordable housing in Over-the-Rhine. OTRCH was happy to hear that this would be their new focus and will be partnering with them on our **Perseverance Project**. The project will create 26 new units of affordable housing and rehabilitate six existing units in the 15th Block of Vine Street. OTRCH will own and manage all 32 units.

WILLIAM J. GRAVES HOUSING EXCELLENCE AWARD

OTRCH was honored by the Ohio Capital Corporation for Housing and the Ohio Housing Finance Agency with the William J. Graves Housing Excellence Award at the 2018 Ohio Housing Conference for our dedication to providing safe, quality affordable housing for low to moderate income families, strengthening Ohio's communities and providing critical resources to the state of Ohio to prevent homelessness.



OTRCH was humbled to receive this award named after a tireless advocate for affordable housing.

ASSET MANAGEMENT UPDATE

We believe that all people deserve dignified housing, which is why we maintain our buildings to a high standard. As our buildings age, they require capital repairs to roofs, HVAC systems, interior finishes and exterior finishes. Not all buildings can be redeveloped through large Low Income Housing Tax Credit (LIHTC) projects like Carrie's Place due to the competitive nature of LIHTC funding. The property development department has developed other methods of funding these larger capital repairs as well as a proactive list of future capital repair needs. We are grateful to the City of Cincinnati lead safe remediation grants, KeyBank, Bank of America, and PNC Bank for partnering with OTRCH to support affordable housing preservation.

The importance of this grant funding goes beyond the physical improvement of our buildings. This funding makes it possible for OTRCH to not have to charge tenants to fund a replacement reserve to pay for these types of repairs. This enables us to maintain rents at a level that our residents can afford, despite the rapidly rising costs of the neighborhood.



REMEMBERING

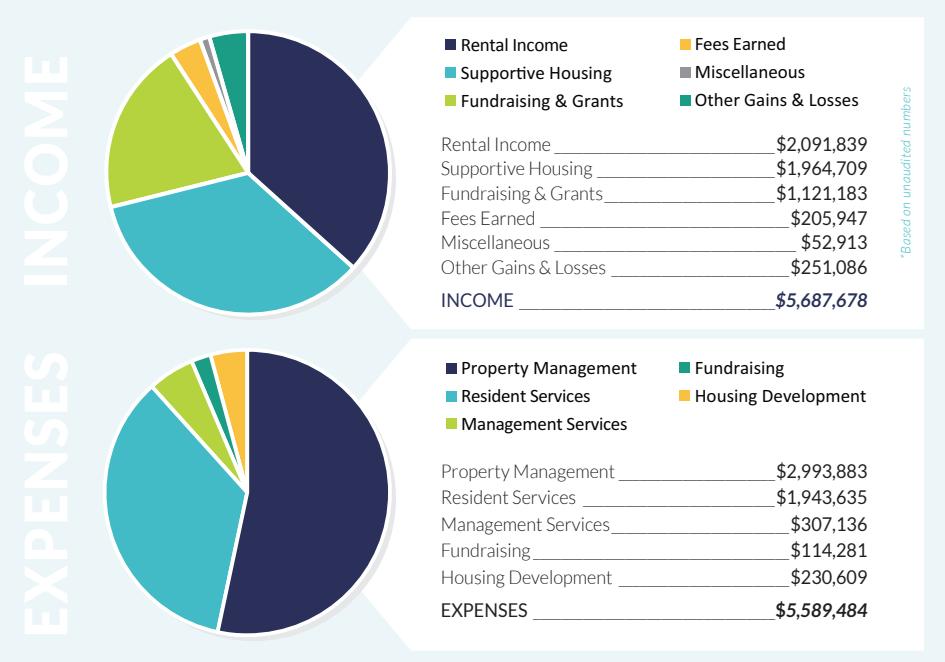
Octavio Francisco Gaspar

I imagine that most people want to read a “success” story that goes something like “down and out homeless person overcomes huge odds to become mayor of city!” Of course we’re fresh out of those stories at the Jimmy Heath House (JHH). How do we define success? Do our myriad little victories still count?

I offer this frame as context for my remembrance of a gentleman named Octavio Francisco Gaspar who resided at JHH until his death in 2018. To remember Octavio’s life as anything but a success—a story of one day after the other overcoming adversity while holding fast to your dignity—would deprive the reader of what it was like to know him. Octavio had so many wonderful qualities that it’s hard to know where to begin, but thankfully I’m certain where Octavio would want me to begin. Octavio was a man of deeply held religious beliefs. He put Catholicism’s most important



2018 FINANCIAL SUMMARY



messages into practice. He was a man who had nothing, well known in this community for taking the coat off his back for someone who was cold. I’ve heard stories of Octavio going to food pantries and then distributing the food to undocumented women who couldn’t access the pantry so they could feed their children for another day. It was clear that Octavio understood deeply what it meant to go without, and he was a person who gave without thought for himself when he sensed another person’s need was greater.

Along with Octavio’s generosity came his storytelling. A conversation that started with the weather might go to the Guatemala of his youth, or to the time he spent building ovens in Alabama, to the million dollar fish with the golden eyes, or the time his father swam the raging river. It became clear that mingled with his fabulous stories were kernels of truth that encompassed the narrative of a person displaced from his home by US/Soviet proxy wars in Central America and worked his way across a couple continents. Woven into his stories were the loss of his mother and father in the genocide of Mayan speakers in Guatemala, stories of working all day as an itinerant laborer, only to be cheated by the end of the day. Octavio worked on fishing trawlers in Alaska, in factories in Mexico and all over America. Octavio’s fabulous stories were by no-means “Fairytales,” at their best they were incredible flights of fancy, at their darkest they were a reeling mind trying to contextualize the trauma he experienced.

In the end Octavio was a gentle soul who moved through an often incomprehensible and hostile world guided by his deeply held beliefs. Octavio shared what he had with the people around him, with a humility and grace that should have been a lesson to anyone who met him. Octavio wasn’t a person who was unaware or indifferent to the injustices the world had dealt him and others, he simply didn’t dwell there. Complaining; Octavio was way past complaining, and he simply refused to speak ill of others. (How I miss that now!) Near the end of his life Octavio shared that he was building 4 houses over by Union Terminal, and that people from everywhere would be able to come there and live for free. Perhaps it was his upbringing in rural Guatemala, or his travels, or his experience of working hard for next to nothing, but when Octavio imagined something, everyone was included.

-Dave Elkins, Jimmy Heath House Program Coordinator

Over-the-Rhine Community Housing operates nine supportive housing programs for formerly homeless individuals and families. We utilize a range of models, from recovery-oriented to “housing first.”

359 individuals were served through Permanent Supportive Housing in 2018



OTRCH provides supportive Resident Services to help residents achieve stability and thrive in their housing.

152 women

participated in Women of Over-the-Rhine, our peer-to-peer support group



462 children

attended Children's Creative Corner, our after school art program that provides a positive, creative outlet



32 children

attended YMCA's Camp Ernst



76 residents

reduced utility costs by enrolling in the Percentage of Income Payment Plan



151 activities

were organized to enrich resident lives at Anna Louise Inn



68 residents

achieved employment with support from OTRCH's Employment Program



Ronjean made the difficult decision to leave housing to access inpatient mental health treatment. She moved to a group home while her daughter lived with family members. "I prayed a lot while I was there because I wanted to reunite with her," she said. Ronjean knew that she needed housing to get custody of her daughter again. After 2 weeks, Ronjean's prayers were answered!

In 2016, Ronjean moved into an affordable, supportive housing unit with OTRCH. With stable housing, support from our Resident Services team, and a lot of hard work on Ronjean's part, Ronjean's mental health dramatically improved and she reunited with her daughter. Stable housing enabled them to strengthen their mother/daughter relationship and focus on what's important to them, beyond having a reliable place to live. "We laugh so much more now!"

Today, Ronjean no longer requires medicine and is able to respond to her daughter's needs. With a

SUPPORTIVE SERVICES + HOUSING IMPROVES MENTAL HEALTH

Ronjean's Story



Throughout her life, Ronjean Jackson has had to make tough choices and sacrifices to do what was best for herself and her family. The Jacksons lived in Lower Price Hill where they regularly had to move. "I didn't want to get comfortable," Ronjean said. Drug users trashed the hallways and made noises at night. "It was a really bad situation." Throughout this time, Ronjean acknowledged that she was struggling with mental health issues, but she didn't have the time or money to maintain housing, care for her daughter, and seek the support she needed.

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Today, Ronjean no longer requires medicine and is able to respond to her daughter's needs. With a

stable community of support, she's formed connections in the neighborhood and gives back. Ronjean has been taking art and cooking classes in her continuous effort to learn and improve herself.

"I love my apartment, I call it my penthouse!" Ronjean told us. Without stable, affordable housing and the judgment-free support from OTRCH, Ronjean would not be where she is today.

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Cynthia Talbert - Property Manager
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Thomas Fields - Property Management Administrative Assistant
Carl Combs - Maintenance Supervisor
Tim Carter - Maintenance
Frank Cook - Maintenance
Michael Gramann - Maintenance
Jason Gudorf - Maintenance
Thomas Moore - Maintenance
Paul Sweet - Maintenance
Bobby Taylor - Maintenance
Maurice Wagoner - Maintenance
Harper Andrews - Groundskeeper

PROPERTY DEVELOPMENT

Ashleigh Finken - Director of Real Estate Development
Stacey Todd - Project Manager

RESIDENT SERVICES

Andy Hutzel - Director of Housing Services
Jill Stein - Shelter Plus Care Administrator
Anne McDonald - Permanent Supportive Housing Case Manager

Michelle Christopher - Permanent Supportive Housing Case Manager

Jacob Merritt - Resource Coordinator

Amy Silver - Resident Services Coordinator

Lauren Stoll - Resident Services Advocate

Sean Guilfoile - Anna Louise Inn Program Coordinator

Robin Stanley - Anna Louise Inn Building Manager

Emily Stant Kelly - Anna Louise Inn Activity/Children's Creative Corner Coordinator

Anna Louise Inn Activity Monitors: Candace Smith, Valarie Truss Suzanne Dawson, Jessy Yarbrough

Angela Merritt - Women of Over-the-Rhine Coordinator

Christine Wooten - Recovery Hotel Program Coordinator

Sherran Harris - buddy's place and Nannie Hinkston House Program Coordinator

Lonnie Ausberry - Recovery Hotel Building Monitor

David Elkins - Jimmy Heath House Program Coordinator

Katie Fogle - Employment Program Coordinator

Jimmy Heath House Front Desk Staff: Joe Wynn, Wister Ausberry, Robin Boles, Robert Bowman, Mike Brown, Markita Coach, Amarai Gaines & Bonnie Seymore

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Alexis Burnley & Emily Eaton

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OTRCH

COMMUNITY HOUSING

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Our Mission

We develop and manage resident-centered affordable housing to build inclusive community and benefit low-income residents.

Our Vision

Quality stable housing for all in a socially, racially and economically inclusive community

Our Values

- Housing is a right and should be available to all.
- All people deserve dignified housing.
- Housing must include the most vulnerable members of our community.
- All relationships must be shaped by justice, community & inclusion.
- Neighborhood amenities and services are available for all members of our diverse community.
- All persons are respected and valued.