

The logo for OTRCH Community Housing. The letters 'OTRCH' are in a bold, white, sans-serif font. The 'C' is stylized to look like a house with a chimney and a roofline.

OTRCH

COMMUNITY HOUSING

Housing First. Community Always.

2022 Annual Report

A yellow graphic of a house with a keyhole, positioned on the left side of the page.

Standing at
the Corner of
Community
and Inclusion



In the city, in the neighborhood,
the corner is where it happens.

It's where people in motion, all heading in
different directions, converge.

The corner is where we all come together.

There's energy here.

Human energy waiting to transform into action.

To move forward, as one.

When you stand at the corner, you can feel it.

At Over-the-Rhine Community Housing
we stand at the corner of
Community and Purpose.

Of Fairness and Dignity.

Of Service and Justice.

Stand with us at the corner where we
build relationships,
promote inclusiveness,
preserve stability, and
give voice to those who need to be heard.

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Housing First. Community Always.

Dear Friends,

As we moved into the year that was 2022 we all held hope that the challenges produced by Covid would be behind us. We lived in the everyday and in the exceptional together. We commiserated about Covid and virtual meetings, about bureaucracies and broken systems. We laughed together in joyful moments. We celebrated the lives of those we lost and we welcomed new neighbors and family members. We celebrated new funding awards and new partnerships and we struggled to persevere through lingering supply chain challenges. And best of all we stood strong when facing obstacles.



As the year passed, we took time to reflect on the events of 5 years ago, 10 years ago, or in the case of **DaKenya Gunn's work anniversary with OTRCH**, a time to reflect on **25 years** of colorful memories. We recognized **Roger Auer** for his **40 years of service and leadership**. We recalled Roger's work in the 1980's and 1990's when he and buddy gray, and many others, laid the groundwork for where we stand today. These shared moments connect us, ground us.

I, **Nick DiNardo**, assumed the role of Board President after serving as a trustee for many years. I was an intern back in the early 1990's at ReSTOC, our predecessor organization.

We hosted the ribbon cutting for the **LPH Thrives** development, in partnership with Community Matters, and celebrated the **creation of 47 new units of affordable housing in Lower Price Hill**. We closed on the financing for **The Barrister**

apartments in downtown, and on the financing for **Slater Hall in the West End**. We secured tax credits for a new project in **Northside** and for our next Permanent Supportive Housing project called **Gloria's Place on Dunlap Street in OTR**. Once these projects are complete we will have added **249 units of affordable housing** to our community. That is no small feat. We've been at this a long time, and so have many of you. It feels good to be in **community** with you as we recall our shared experiences and create new memories. It feeds us as we continue to work against the tide of inequity that is embedded in our economic system.



Oh, how far we've come and how far we've yet to go before our vision of quality stable housing for all is met. We are committed to work for a socially, racially and economically inclusive community. We can't imagine getting there without you.

Thank you for standing with us at the corner of our History and our Future.

Nick DiNardo *Mary B. Rivers*



Nick DiNardo
President, OTRCH
Board of Trustees



Mary Burke Rivers
Executive Director

Four Neighborhoods With New Affordable Housing

Readers will remember that our much talked about project, **LPH Thrives**, our 47-unit affordable housing development in Lower Price Hill in partnership with Community Matters, broke ground in the fall of 2021. We cut the ribbon on the first building at 642 Neave St. on November 18, 2022!



This important community project weathered setbacks throughout 2022 as the direct result of supply chain disruption. As many of our neighbors know so well, issues beyond our control continue to impact all of our lives

and the project timeline. **Inspired by residents**, we persevere and in January of 2023, the first resident of LPH Thrives signed her lease. We look forward to project completion and full occupancy with thriving neighbors in 2023!

We closed on the financing for **Barrister** apartments, our 44-unit development in a former law office building at 214-216 E. 9th St. in the fall of 2022. Since then our partner Urban Sites began interior demolition and abatement work, and soon after framing for the future homes went up. We toured our friends and



supporters such as Greater Cincinnati Foundation at the end of 2022. The project is scheduled for completion in the fall of 2023. Stay tuned for details as we plan to cut the ribbon on the **first affordable housing in the Central Business District in over 20 years!**

Our newest project with Tender Mercies closed on financing and began construction in 2022. **Slater Hall** received the first allocation of funding from the City of Cincinnati through the Cincinnati Development Fund's, "Fund of Funds"! This project, located in the West End, will provide 62 units of housing and support for people who are experiencing homelessness and



mental challenges. The project **builds on the success** of 821 Flats, Tender Mercies' 57-unit development that we co-developed in 2021. Slater

Hall is named for Ed Slater, one of the founders of Tender Mercies and an **advocate for affordable housing and support for vulnerable neighbors**. Ed is a former Over-the-Rhine Housing Network board member, an ongoing supporter of OTRCH and Tender Mercies, and he works at Center for Respite Care.

In 2022 we applied for and secured a Low Income Housing Tax Credit (LIHTC) award for **Vandalia Point**, our first foray into the **Northside neighborhood**. We have received **neighborhood support** for our affordable housing development and blended management model. We are partnering with Urban Sites on this project to develop 52 units of affordable housing at Vandalia and Blue Rock. The project involves both new construction and adaptive reuse. Our team, including New Republic Architects, hosted **community input** design sessions where neighbors weighed in on designs.

2022 FINANCIAL SUMMARY

NET ASSETS \$ 15,713,420

INCOME

| | |
|------------------------------|-------------|
| • RENTAL INCOME | \$2,081,239 |
| • SUPPORTIVE HOUSING..... | \$1,672,694 |
| • FUNDRAISING & GRANTS | \$1,892,843 |
| • FEES EARNED | \$1,159,466 |
| • MISCELLANEOUS INCOME..... | \$25,402 |
| • OTHER GAINS & LOSSES | \$8,214 |

EXPENSE

| | |
|-----------------------------|-------------|
| • PROPERTY MANAGEMENT..... | \$3,064,460 |
| • RESIDENT SERVICES | \$2,065,171 |
| • MANAGEMENT SERVICES..... | \$325,408 |
| • FUNDRAISING..... | \$249,313 |
| • HOUSING DEVELOPMENT | \$372,523 |

*numbers are based on unaudited financials

 **473** homes

851 residents  **36%** children
64% adults

194 units in  **predevelopment**

 **96** units in **development**

 **153** units **under construction**

248 units **completed** 

 **90** units **improved**

 **118** residents lives **enhanced**

55 residents **reduced utility costs** 

Thank You for Answering the Call for 40 Years



This fall at our annual *Celebrating Our Beloved Community* event we shared the news that our longtime board president would be stepping down. Roger Auer's **40 years of service** and leadership at our 45-year-old organization is truly something to be celebrated.



Roger was recruited by buddy gray and others to join the small but determined affordable housing efforts in OTR as a ReSTOC volunteer and board member in 1982. That is not only 40 years of monthly board and committee meetings, working with buddy, Bonnie and others. It was a time with very limited resources which meant many late-night calls, strategy meetings, donor visits, and unlimited meetings at City Hall. Roger always answered the call.

Maybe the thing that has brought Roger more joy than anything while in OTR, was **spending time with residents** of OTR, especially individuals who were hired from the shelter to work maintenance at ReSTOC, like Bill Engelo, Doyle Anders, Rufus Grant, and Carl Combs. Roger reflected on his dedication over the past few decades, "Over-the-Rhine Community Housing is an organization of incomparable value to our community, especially to our neighbors for whom safe, affordable housing would have been out of reach without OTRCH. I would like to take this opportunity to express my gratitude for being elected

Board President of ReSTOC from 1982 to 2006 and Board President of OTRCH from 2006 to the 2022. It is a **tremendous honor** to be trusted to lead this fine organization. The successes I have witnessed in OTRCH, and before it, ReSTOC, in providing beautiful affordable housing gives me **enormous hope for the future.**

OTRCH is recognized throughout our city as **the best way to provide and maintain affordable housing.** The dedicated leadership, staff, management, and maintenance are what make OTRCH great, working together to provide every creative remedy that would allow tenants to remain in their homes even during the most tumultuous of times. It has been my privilege to be a small part of that huge endeavor to provide safe, affordable housing where we can **all live with dignity and thrive."**



All of us at OTRCH, from fellow board members and volunteers to staff, residents, donors, advocates, and supporters, echo Director of Resident Services, Andy Hutzel's sentiment,

“**Thank you for your hands. Your skilled hands have probably worked on nearly half of the buildings in OTR. You and buddy have done more to preserve these historic buildings over the years than most. Thank you for your humility, Roger. Even as Board President for 40 years, you never put yourself above anyone, especially our staff and residents.**”

What It Takes to Maintain Affordable Housing



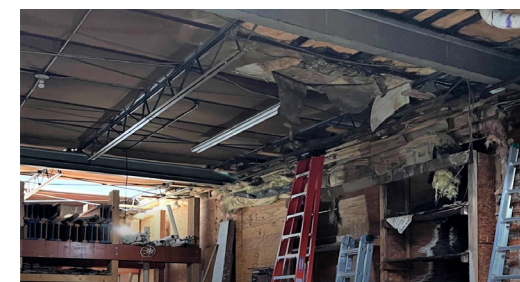
Our maintenance team is a big part of what makes OTRCH special. They are truly our front line 24/7 with residents. They are the eyes and ears for our Resident Services staff. We use a blended management approach to our work which means that all **OTRCH residents have the full support** of our Property Management, Resident Services, and Maintenance Teams. This approach works so well because many of our staff are from the community. When our Maintenance Team goes into a home to fix a leak they do more than fix, they interact with respect, and **show up to be of service.** With **over 100, mostly historic buildings,**



our Maintenance Team has their work cut out for them. The maintenance team's work is particularly difficult because our units have been rehabbed or improved over the last 3 decades, but there's not one uniform part to address similar issues across the inventory.

Our Maintenance Warehouse building was purchased by ReSTOC in November 1992 while it was still rented to a horse and carriage company for their horses. We continued to rent to them for a number of years until we needed the space to support our work.

Today we continue to **grow the capacity of our community-based maintenance department.** In 2021, we hired an organizational consultant to work with our maintenance department to professionalize our processes. With the support of volunteer architect John Kornbluh, we've developed a plan for improvements to the building itself including things like a locker room and workshop including space for skills training, as well as items such as a new roof, sufficient lighting, and a heating system to keep the warehouse at least 50 degrees throughout the winter.



Last year we began fundraising for the most critical needs to weatherize the Warehouse. We plan to reroof the center of the three buildings later this year. The fundraising hill will be steep. **We will have to raise several hundred thousand to complete all the necessary work over the next three years.** This year we hope to raise enough to replace decaying brick and windows.

Given the critical need for affordable housing, supporting the work of our maintenance team through investment in the Warehouse will improve our ability to meet our mission. **This helps us keep rents at a level our neighbors can afford.**

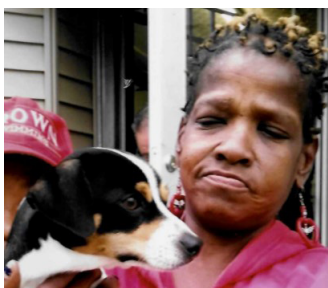
New Permanent Supportive Housing for Over-the-Rhine



OTRCH received a Low-Income Housing Tax Credit (LIHTC) award in 2022 for Dunlap Street Permanent Supportive Housing, now called **Gloria's Place**. Gloria's Place will provide 44 units of permanent supportive housing for those who have experienced chronic homelessness. It is modeled after our successful Jimmy Heath House (JHH).

The project is named for Gloria, a resident of JHH who passed away in 2021. Gloria had experienced chronic homelessness before moving into the Jimmy Heath House.

Anyone traveling the streets of Over-the-Rhine had likely seen Gloria and her dog Bear-Bear. Whether Gloria was housed or not, her life in, and connection with, the OTR community is indisputable.



Gloria was part of OTR and with this project we recognize her life and the lives of the many men and women who continue to struggle for the right to have a home.

Despite opposition, Cincinnati City Council approved the zoning needed for the project but some neighbors who opposed filed a lawsuit to stop the project the day after the project zoning was approved. Efforts to secure an injunction to stop the project failed. Given that we have all approvals needed and given the deep need for affordable housing, we continue to move forward with plans for a groundbreaking in the fall 2023. A hearing on the lawsuit is scheduled for July 2023. Stay tuned for further updates and project progress this year.

Sign up for our newsletter at bit.ly/3TsblUt

We operate 9 supportive housing programs for individuals and families who have experienced homelessness. We utilize a range of models from recovery oriented to housing first.

 **256**
residents of permanent
supportive housing

224 adults
32 children

41% experienced chronic homelessness

51% from streets | **46%** from shelter

51% achieved income 

 **65%**
left PSH for other permanent destinations

4 years average length of stay 

The Feeling of Neighborhood



Spring is just around the corner and that is always made very apparent on East Clifton Ave. and Peete Street on a warm afternoon. On warm days of the year, **kids play up and down the sidewalks**. Residents bring their grills out to enjoy the evening light in the **company of their neighbors**. In the northern part of our neighborhood, OTRCH has a dense stock of housing located along East Clifton Ave. and Peete Street. In this important part of our community, we have 67 units across 23 buildings. These units are called home by **74 adults and 84 children**.



East Clifton Ave. (and Peete St. just one block above) is a **unique space** in Over-the-Rhine as it is a purely residential part of the neighborhood. There are no tourists walking to and from the new fad bars here. Anchored by the last public neighborhood school in our community, Rothenberg, this part of the neighborhood feels like a true **neighborhood in the richest sense of the word**. On East Clifton, people know one another and look out for one another. Some of OTRCH's residents have lived on the block since our predecessor, Over-the-Rhine Housing Network,

opened the buildings in the 1990s. There is a strength in this community that comes from the longevity of the stable housing here and the presence of our residents.

At OTRCH it has always been our goal to not only provide quality housing, but to **cultivate community**. During the summer we host block parties on East Clifton Ave. and send kids to sleep away camp. Our evening art program, Children's Creative Corner, is on East Clifton Ave. and welcomes young residents every Tuesday and Thursday night for creative and enriching time with friends.



OTRCH has long been investing in this part of our community to focus our impact on this large group of residents. In an effort to continue that **support to families** on East Clifton Ave. and Peete Street, OTRCH applied for and was awarded a grant from Keep Cincinnati Beautiful's Safe and Clean Accelerate Fund this past December. With this funding, we look forward to building upon the work we have been doing for years with expanded security features that will make our community safer for families that live there. We want to show up for these families with a renewed push to work towards calm blocks on which to live.

 **44** youth attended Children's Creative Corner

23 youth attended summer camp with YMCA Camp Ernst 

Stand with us at the corner of
Community and Inclusion to enable the
 thriving, vibrant, diverse community that we are
 all a part of by donating today.



SCAN THE QR CODE
 TO MAKE YOUR
 DONATION!

THANK YOU TO OUR PROJECT PARTNERS

LPH THRIVES

Carol Ann and Ralph V. Haile, Jr. Foundation / Cincinnati Development Fund / City of Cincinnati / CREA
 Community Learning Center Institute / Community Matters / Duke Energy Foundation / Finance Fund / First
 Financial Bank / George B. Riley Trust / Greater Cincinnati Foundation / Hamilton County / HGC Construction
 Jacob G. Schmidlapp Trust Fifth Third Bank, Trustee / Lower Price Hill Community Council / Marge & Charles
 J. Schott Foundation / Neighborhood Action Team / Nehemiah Manufacturing Co. / Ohio Department
 of Development / Ohio Housing Finance Agency / Platte Architecture / The Port of Greater Cincinnati
 Development Authority

THE BARRISTER

Anonymous / Christ Church Cathedral / City of Cincinnati / City Studios / First Financial Bank / Greater
 Cincinnati Foundation / Haile Foundation / Hubert Family Foundation / Jacob G. Schmidlapp Trust, Fifth-Third
 Bank, Trustee / LISC / Nation Equity Fund / Marge & Charles J. Schott Foundation / McLane Foundation / Ohio
 Department of Development / Ohio Housing Finance Agency / The Port of Greater Cincinnati Development
 Authority / Urban Sites

SLATER HALL

Cincinnati Development Fund / City of Cincinnati / Fifth-Third Bank / Federal Home Loan Bank / HGC
 Construction / New Republic Architecture / Ohio Department of Development / Ohio Capital Corporation
 for Housing / Ohio Housing Finance Agency / Ohio Mental Health and Addiction Services / Tender Mercies
 Strategies to End Homelessness

VANDALIA POINT

Cincinnati Development Fund / National Equity Fund / New Republic Architecture / Ohio Department of
 Development / Ohio Housing Finance Agency / Urban Sites / US Bank

GLORIA'S PLACE

City of Cincinnati / The Model Group / National Equity Fund / New Republic Architecture / Ohio Housing
 Finance Agency / Strategies to End Homelessness

OTRCH STAFF

ADMINISTRATION

Mary Burke Rivers - Executive Director
 Lisa Cecil - Director of Finance
 Ty Black - Senior Staff Accountant
 Edwin Ferguson - Staff Accountant

PROPERTY MANAGEMENT & MAINTENANCE

Tanya Murphy - Director of Property Management
 Cynthia Bell - Leasing Manager
 Thomas Fields - Administrative Assistant
 DaKenya Gunn - Compliance Manager
 Cynthia Talbert - Compliance Manager
 Shanika Redmond - Property Manager
 Patrice Smoot - Receivables & Collections Specialist
 Carol Strayhorn - Front Desk Manager
 Robert Taylor - Assistant Property Manager
 Marsha White - Housing Coordinator
 Carl Combs - Maintenance Supervisor
 Harper Andrews - Maintenance Technician
 Livingston Beauchamp - Maintenance Technician
 Tim Carter - Maintenance Technician
 Frank Cook - Maintenance Technician
 Reginald Presley - Maintenance Technician
 Terrance Segar - Maintenance Technician
 Kelvin Roberson - Maintenance Technician

PROPERTY DEVELOPMENT

Ben Eilerman - Director of Real Estate Development
 Dejah Rawlings - Project Manager

FUND DEVELOPMENT

Claire Daugherty - Director of Fund Development
 Sydne Blackburn - Fund Development Coordinator
 Susie Webb - Grant Writer

ASSET MANAGEMENT

Ashleigh Finke - Director of Asset Management
 Jason Gudorf - Physical Asset Manager

RESIDENT SERVICES

Andy Hutzler - Director of Resident Services
 Michelle Christopher - PSH Case Manager
 Markita Coach - PSH Case Manager
 Sherran Harris - buddy's Place & Nannie Hinkston
 House Program Coordinator
 Emily Stant-Kelly - Children's Creative Corner
 Coordinator
 Amy Silver - Resident Services Coordinator
 Lauren Stoll - Resident Services Advocate
 Elizabeth Southgate - PSH Coordinator
 Christine Wooten - Recovery Hotel Program Coordinator
 Angela Merritt - Recovery Hotel Support Staff
 Cheryl Flores - Recovery Hotel Support Staff
 David Elkins - Jimmy Heath House Program Coordinator
 Tony Boggan - Jimmy Heath House Front Desk Staff
 Robin Boles - Jimmy Heath House Front Desk Staff
 Robert Bowman - Jimmy Heath House Front Desk Staff
 Mike Gramann - Jimmy Heath House Front Desk Staff
 Marvin Hunter - Jimmy Heath House Front Desk Staff
 Ralph Patman - Jimmy Heath House Front Desk Staff
 Bonnie Seymore - Jimmy Heath House Front Desk Staff

BOARD OF TRUSTEES

Nick DiNardo - President
 Georgia Keith - Vice-President
 Michael Bootes - Treasurer
 Bonnie Neumeier - Secretary
 Jonathan Diskin - Trustee
 Bridgette Burbanks - Trustee

Kelly Clements - Trustee
 Roger Auer - Trustee
 Stacy Lutz - Trustee
 Bob Pickford - Trustee
 Fanni Johnson - Trustee
 Robie Suggs - Trustee



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, and inclusion.
- Neighborhood amenities and services are available for all members of our diverse community.



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