

Standing at the Corner of Stability and Commitment

2025 Annual Report





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.
- All persons are respected and valued.

2025 BOARD OF TRUSTEES

Nick DiNardo - <i>President</i>	Roger Auer	Fannie Johnson
Georgia Keith - <i>Vice President</i>	Bridgette Burbanks	Robie K. Suggs
Bonnie Neumeier - <i>Secretary</i>	Patrick Daffin	Stacy Wiley
Bob Pickford - <i>Treasurer</i>	Jackie Dean	Sr. Patricia Wittberg

We extend a warm welcome to Jeremy D'Abreau and Christopher D'Amore, who will join the Board as new members in 2026.

Dear friends,

As we write this letter, Cincinnati is shoveling her way out of significant snowfall and trying to operate business as usual while wind chill temperatures sink below zero. **We are aware that many have no home and are staying at shelters or the warming centers during these frigid temperatures.** We walk to our office or to one of our buildings or to our home with focus on our steps, making sure not to slip on the ice. As we take a moment to reflect on the past year, our current weather experience seems a fitting metaphor for the year 2025.

As federal funding cuts swirled around us and uncertainty loomed large, we worked hard to focus on what was in front of us – providing housing and support for our neighbors. We were present in our community, doing the next right thing, and as such, we experienced an amazing year with so many good things happening!

On a sunny day in February 2025, **we cut the ribbon on Vandalia Point**, 52 units of affordable housing in the Northside neighborhood. This is our first, but not our last, project built in partnership with NEST and the Northside community.

We broke ground on and made significant progress on Gloria's Place construction after significant delay due to a lawsuit that sought to stop the project. Those 44 units of supportive housing will open in late 2026. Stay tuned for more on that ribbon cutting celebration!

We secured capital for Mid Line, a 57-unit affordable housing development in the Clifton Heights neighborhood, a partnership with 8K and Clifton Heights Community Urban Redevelopment Corporation.

Children attended evening art classes at our Children's Creative Corner program and went to sleepaway camp at Camp Ernst, where long-time OTRCH campers became camp counselors. And one of those camp counselors, Bry'Ayre, brought the audience to tears with her speech at our annual fundraiser, Celebrating Our Beloved Community.

We celebrated staff anniversaries and hosted block parties and community events, grilling hot dogs and playing bingo with our neighbors. **Over-the-Rhine teens designed and painted a mural along East Clifton Avenue and invited family and friends to the unveiling.** We are so proud of their creativity.

In this annual report, you will read about all of this, along with a personal story of triumph shared by a resident. Thank you for being part of this community-based effort to be present for each other, no matter what type of weather or politics swirl around us. With your friendship and support, we were able to stay focused on our walk toward an inclusive community with resident-centered affordable housing.

Mary B. Rivers

Nick DiNardo



Mary Burke Rivers
Executive Director



Nick DiNardo
President

Preserving History and Expanding Inclusion in the Heart of Northside

Vandalia Point was over two years in the making, marking our first project in the diverse Northside community. Our February 2025 ribbon-cutting was unseasonably warm as Mayor Pureval, Vice Mayor Lemon-Kearney, Hamilton County Commissioner Alicia Reese, and partners at Cincinnati Development Fund, Ohio Housing Finance Agency, National Equity Fund, and U.S. Bank formally welcomed residents. We were grateful to once again have the help of Design to Market Home Staging and Eye for Design Home Staging to stage units and gift furniture.

Over-the-Rhine Community Housing and Urban Sites partnered to complete Vandalia Point, providing **52 units of affordable housing at the intersection of Blue Rock, Hamilton and Vandalia Avenues.** We transformed these parcels into a vibrant community while respecting the character of Northside.

Northside has experienced the greatest increase in housing costs in Cincinnati,

according to the 2020 Census. The neighborhood has prioritized affordable housing to maintain the integrity of a rapidly evolving community. **This development offers quality housing at less than 30% of monthly income for households earning**



City leaders and community members joined us for the Vandalia Point ribbon-cutting on a beautiful day in February 2025.

30% to 60% of the area median income (\$25,600–\$51,240 for families of four and \$17,950–\$35,880 for a single person). The project also renovated the former office building of prominent Cincinnati Powel Crosley — a building with significant historical value to Northside.

The Northside Community Council is thrilled about the project. Its president, Bree Moss, said: **“This development is a representation of how Northside values renters, doesn’t subscribe to those negative perceptions, and will valiantly advocate to ensure inclusivity is possible in our neighborhood.**

719 homes

1244 residents

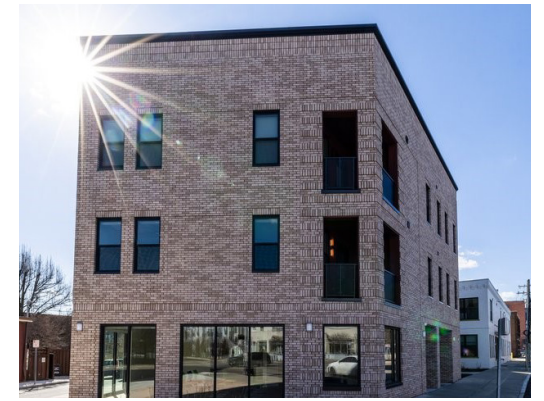
19% children

81% adults

Thank you for increasing the overall accessibility of this development beyond two or three token ADA units on the ground floor – thank you for valuing that these existing structures deserve to have their history preserved. Our concerns mattered to Urban Sites and OTR Community Housing – for that we celebrate Vandalia Point and we’re grateful for this development and the integrity of your work.

Northside has been the place to be for a significant amount of time. Unfortunately, over at least the last decade, the people who made Northside so desirable have also been getting incrementally priced out. This development is a great step toward rebuilding opportunities, making room for our creative members who couldn’t afford to be creative here anymore, and proudly regaining the diversity we’ve been losing.”

We have welcomed residents through events and programs, including Fourth of July and Halloween gatherings, a Cornerstone Renter Equity info session, a Red Bike installation, and Northside safety and livability meetings.



Vandalia Point shines brightly at a bustling intersection in Northside.

We partnered with NEST to install six murals – three interior and three exterior – created by neighborhood-based Enodia Studios. The murals celebrate Northsider and building rehab pioneer Maureen Wood, the Fourth of July parade, the music scene, the natural world, LGBTQIA+ neighbors and tattoo culture.

We look forward to continuing to be part of this dynamic neighborhood.

THANK YOU TO OUR PROJECT PARTNERS

VANDALIA POINT: Bob & Lisa Dorsey / Cincinnati Development Fund / City of Cincinnati / The George and Margaret McLane Foundation / Hamilton County / Jens G. Rosenkrantz Jr. Charitable Fund / Michael Rodarte Charitable Fund / Mike & Martha Strawser / National Equity Fund / Ohio Housing Finance Agency / The Port / Union Savings Bank / U.S. Bank / Western & Southern Financial Group

MID LINE: Cincinnati Development Fund / City of Cincinnati / Fifth Third Bank / Finance Fund / LISC / National Equity Fund / Ohio Housing Finance Agency

GLORIA’S PLACE: Beverly Thomas / Christ Church Cathedral / Cincinnati Development Fund / City of Cincinnati / The Corporation for Supportive Housing / Difference Maker Legacy Fund / The Edelweiss Foundation / Federal Home Loan Bank of Cincinnati / Fifth Third Foundation / The George and Margaret McLane Foundation / Greater Cincinnati Behavioral Health Services / Greater Cincinnati Foundation / Greater Cincinnati Homeless Coalition / Greg & Kay Harmeyer / Hamilton County / Jacob G. Schmidlapp Trust, Fifth Third Bank, N.A., Trustee / Model Construction / National Equity Fund / New Republic Architecture / Norfolk Southern / Ohio Housing Finance Agency / P&G / RiverHills Bank / Stock Yards Bank & Trust / Strategies to End Homelessness / The Sutphin Family Foundation / The Thomas J. Emery Memorial / U.S. Bank

Progress at Gloria's Place: Expanding Housing First Model in Over-the-Rhine



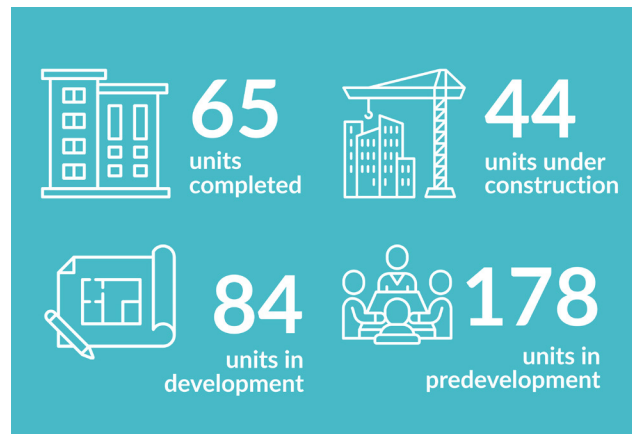
Attendees of our 2025 Celebrating Our Beloved Community: Walk Our Blocks event received a firsthand look at the progress on Gloria's Place.

We are thrilled to report that at Gloria's Place, we have raised the necessary funds, overcome key obstacles, and are now moving forward with construction.

Greater Cincinnati Behavioral Health's PATH Outreach Team reports a 25% increase in street homelessness over the past year. Our region is in dire need of affordable housing at all levels, but particularly for those most vulnerable. **Housing First is an evidence-based best practice that prioritizes providing permanent housing**

to people experiencing homelessness, serving as a platform from which they can pursue personal goals and improve their quality of life. The Housing First model rapidly ends homelessness, is cost-effective and positively impacts quality of life and community functioning.

Gloria's Place will provide permanent supportive housing based on the Housing First model in Over-the-Rhine and includes 44 apartments. The project will be a newly constructed building on a parcel at the corner of Dunlap and Henry streets, where Over-the-Rhine Community Housing has owned and operated a parking lot. The project will feature studio and one-bedroom apartments, providing safe, dignified, affordable housing for people who have experienced homelessness. The property will be a four-story structure with an elevator and will include a laundry room, common lounge/dining room, common kitchen to accommodate volunteers, single



point of entry, case management offices, space for visiting medical professionals and secure building entrances. The project will be staffed 24/7 with front desk personnel. **On-site case management and supportive services will be provided by Over-the-Rhine Community Housing and other providers.**

Mid Line Brings Housing Access and Opportunity to Uptown's Vine Street Corridor

The Mid Line project is a collaboration between 8K, Clifton Heights Community Urban Redevelopment Corporation (CHCURC) and Over-the-Rhine Community Housing **to develop 57 efficiency, one-, two-, and three-bedroom apartments affordable to residents earning 60% of area median income or less.** The project will achieve LEED Silver certification or higher. Located at Vine and Polk streets on the southern edge of CUF and the western edge of Mount Auburn, the project has strong support from both community councils. One existing building will be renovated and one new building will be constructed.

The project has secured \$14.25 million in Low-Income Housing Tax Credits, \$2.95 million in Affordable Housing Trust Fund dollars, and \$1 million in HOME funding from the Ohio Housing Finance Agency. With a total development budget of \$20.4 million nearly funded, a gap of approximately \$1.55 million remains.

The Vine Street corridor has suffered a generation of disinvestment, yet it connects Cincinnati's two densest job centers in Uptown and Downtown. Over the past decade, demand for city living has surged while supply has stagnated, causing some of the fastest rent growth in the nation. Locally, CHCURC has heard from businesses that retaining employees has become challenging due to rising housing costs. This project aims to address those pressures.

The project is intended to build upon the success of our long history of providing supportive housing for the most vulnerable members of our community. We will announce the official ribbon-cutting date over email and social media, so be sure to sign up, follow us and watch for a date in late summer or early fall.



Mid Line will bring 57 affordable, energy-efficient apartments to Clifton Heights.

Mid Line is poised to make a meaningful impact, both as a stand-alone development and as a catalyst for future investment along Vine Street. The site is within two miles of major employers and a half-mile from more than 200 small businesses. Its central location offers easy access to jobs and amenities via multiple transportation options, including on-site bike parking and direct connection to the new Bus Rapid Transit line. Financing and construction are expected to begin in spring 2026.

Resilience Leads to Results for Property Assets

Our Asset Management team wrapped up important projects in 2025, advancing sustainability, stabilizing operations and protecting the long-term health of our housing portfolio.

Energy Efficiency

Over-the-Rhine Community Housing, Green Umbrella, the City of Cincinnati, Indiana University, Carnegie Mellon University and the University of Pennsylvania **continued working together to study the impact of weatherization and electrification on residents' bills and health.** The group was awarded a prestigious EPA grant in 2023 along with funds from the City of Cincinnati to Duke Energy Ohio, the Carol Ann and Ralph V. Haile Jr. Foundation and The Greater Cincinnati Foundation for research.

While residents were identified to participate in 2024, weatherization was completed in 2025 only to lose the EPA grant mid-project with no notice as part of the federal administration's canceling of energy-related grants. The multiple university research partners found funding to keep the project going. 15 buildings holding 68 units received weatherization to improve air infiltration and insulation. **Up to six buildings and 17 units are being electrified to remove gas appliances and furnaces.**



Located at 1514-1516 Elm St., The Fulda was one of the first properties developed by Over-the-Rhine Community Housing and is often a highlight during our annual Walk Our Blocks event.

The Fulda

We nearly completed work at The Fulda, installing modernized efficient individual HVAC systems. We received our first funding for this energy efficiency project from KeyBank in 2021. With the support of U.S. Bank, PNC Bank, Fifth Third Bank and Carol Ann and Ralph V. Haile Jr. Foundation, 16 units at The Fulda have been converted from boiler heat and no air conditioning.

The boiler and radiator system has been a struggle for years for both the organization and residents. **As part of the renovation, the electric service to the building and units was significantly increased and wiring added to enable future complete removal of gas from the building.**

Real Estate Taxes

Along with many homeowners and rental property owners, OTRCH experienced a significant increase in our property taxes in 2023, over 40% across our whole portfolio. Some properties received a 300% increase

in valuation between 2022 and 2023. **This translated into over \$300,000 in additional taxes owed annually with no significant increase in income.** We spent two years appealing the valuation and were successful in lowering the valuations significantly.

Partnership with Tender Mercies Creates Pathways for Housing and Hope

At the heart of Tender Mercies' work is a simple but powerful belief: **stable housing changes lives.** Two developments created in partnership with Over-the-Rhine Community Housing, serving as co-developer, reflect that commitment in tangible and lasting ways, expanding permanent supportive housing and strengthening long-term stability for individuals in our community living with mental illness.



Tender Mercies held a ribbon-cutting ceremony for Spaeth and Kelly Hall on February 18, 2026.

Spaeth and Kelly Hall

Spaeth and Kelly Hall, located at 27 W. 12th St., represents a new beginning for those who have experienced housing instability and homelessness. Located within thoughtfully renovated Tender Mercies buildings, the development includes **30 units of permanent supportive housing designed to balance privacy, dignity and community.**

Shared amenities, including a resident lounge, exercise room, kitchen, laundry facilities and on-site staff offices, are intentionally incorporated to support daily living while fostering connection and access to services. Construction was completed at the end of 2025, and residents began moving in during early 2026.

Glen Wright Place at Pleasant House

Down the block from our main office at the corner of Pleasant and 15th streets, Glen Wright Place at Pleasant House represents the next chapter in expanding supportive housing. The project received a 9% Low-

Income Housing Tax Credit (LIHTC) award in May 2025, with construction anticipated to begin in spring 2026.

When complete, the development will replace a functionally obsolete structure, formerly comprised of single-room occupancy units, with 25 new efficiency apartments designed to offer residents greater independence, privacy and dignity. The new building will also include welcoming shared spaces such as a resident lounge, exercise room, kitchen and laundry facilities to support well-being while encouraging community connection.

Together, these developments tell a larger story, one of collaboration, thoughtful investment and a shared commitment to ensuring more individuals in our community have not just a place to stay, but a place to belong.



Building Community Through Art on East Clifton

While our mission centers on providing housing for our neighbors, our vision extends beyond that basic right. **We strive not only to develop and manage affordable housing, but also to cultivate a true sense of belonging among our residents.** You can see the results in the animated bingo games at our annual resident holiday lunch, the laughter shared during our end-of-summer block party water balloon fights, and most recently, in the vibrant mural on East Clifton, created during a summer collaboration with seven young residents.

Home to the Children's Creative Corner art center, East Clifton already serves as a space where Over-the-Rhine Community Housing provides more than housing.



Local professional artists engaged neighborhood youth to create the mural concept and design.

The East Clifton mural project expanded that commitment. With support from Keep Cincinnati Beautiful's Safe & Clean Neighborhood Fund, we hired professional artists and partnered with seven neighborhood youth to transform a neglected wall into a lasting symbol of community pride. **Staying true to our resident-centered approach, we invited neighbors to share their ideas about who and what should be represented in the design.** The installation process reflected that same spirit of collaboration, with the mural painted by the hands of our youth participants. This fully participatory project reflects what sets our organization apart: a commitment, in everything we do, to creating environments where residents are empowered to shape and celebrate their own stories.

The colorful scenes now brightening the East Clifton wall immediately draw the eye. Yet the mural's most meaningful feature appears near its end: a list of names in soft pink. These are the names of the young artists who brought the spirit of their street to life, **demonstrating to their neighbors and to our city the unique beauty that grows from a foundation of stable housing and resident-centered support.** In that sense, the mural represents more than public art; it is a lasting expression of community, pride and possibility.

The Power of Support: Richard's Path to Stability

After struggling with homelessness and trauma for years while working to raise his daughter, Richard and his daughter Rachel, now 16, secured housing with a private property owner in College Hill through our scattered-site PSH program. Last year, when his original OTRCH case manager retired, he met Jamie Ayer, his new housing case manager. Jamie has had the pleasure of working with Richard for the past nine months.

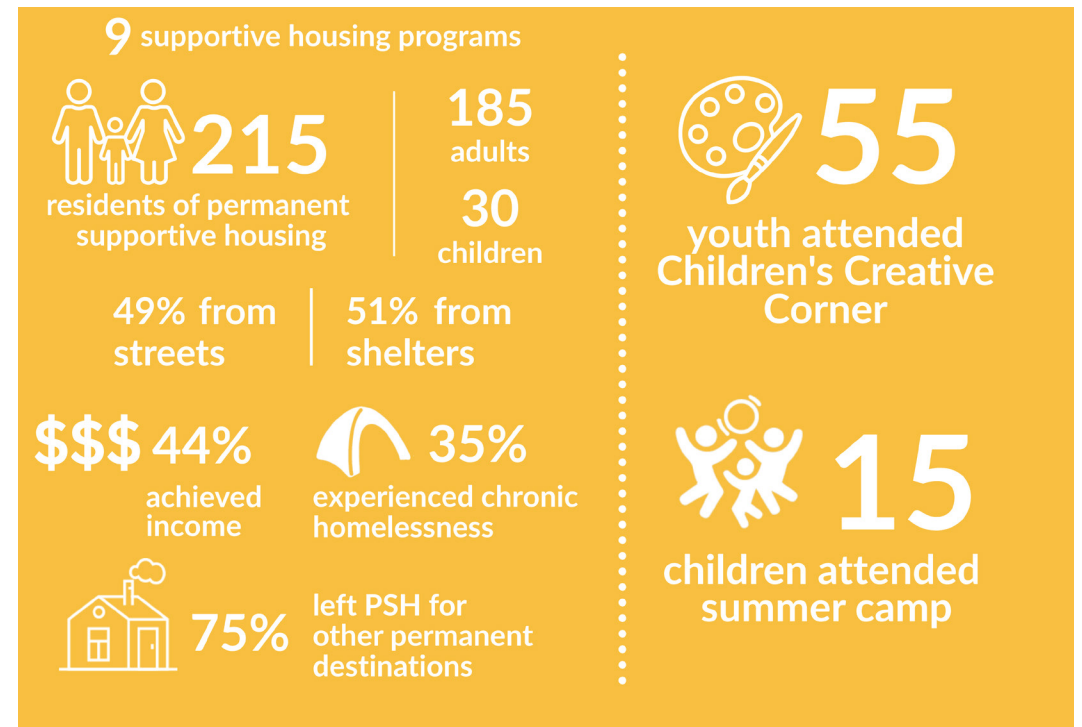
With housing in place, Richard set goals to get to where he wanted to be in life to support his daughter and himself. First on his list was job readiness. Jamie helped Richard enroll in CityLink's construction program. Richard graduated from the program after 12 weeks, spending three days a week in class and two days a week on job sites. He was thrilled to have the opportunity to do his fieldwork in Price Hill with Habitat for Humanity, helping to build



Richard graduated from CityLink's construction program, thanks to case manager Jamie's support.

approximately five single-family homes for other community members.

Next on his list was transportation for work. Jamie connected him with the folks at Changing Gears, where he was able to get his own car. Changing Gears offers their



clients the opportunity to buy restored cars that have been donated at half the price with a no-interest loan.

Currently, Richard is working part-time in the construction field and applying for full-time work. With the stability he has created in his life, he's also able to devote more time to being the best parent he can be. This support has helped Rachel thrive. She recently won an award at a dance competition. She enjoys doing hair in her spare time to earn some money and, as a high school junior, is looking forward to graduating and going to hair school.

Jamie recognizes Richard's hard work and is grateful to get to watch his and Rachel's journey. This is how Jamie views all residents that she works with: they're doing the work.

What Jamie has done with Richard is an example of how she shows up every day. **This resident-centered focus earned her the Julie Martin Service Provider of the Year Award for 2025 from the Greater**



Jamie Ayer poses for a photo with Andy Hutzel, director of resident services, after receiving the 2025 Julie Martin Service Provider of the Year Award from the Greater Cincinnati Homeless Coalition.

Cincinnati Homeless Coalition. Jamie says, "It's the community's award; it's Over-the-Rhine Community Housing's award." She believes that without advocacy and hope, healing through strong relationships doesn't happen. About Richard, she says, "I'm so proud of him. It's wonderful getting to work with such a determined and funny person."

Strengthening Operations by Investing in Our Maintenance Team

Our maintenance team is a vital piece to our blended management system. They provide quality service under all conditions. **For the past few years, we have been focused on how to improve this team's efficiency through improvements in systems our staff use while also providing the specialized work environment that they deserve.**

Thanks exclusively to donors and local foundations, the safety and functionality of the warehouse has greatly improved. The warehouse is clean and dry now that the main roof over the one-story portion has been replaced, the skylights have been fixed and the exterior masonry has been stabilized. **Many unnecessary materials have been relocated or recycled and organization systems have been created for what remains.** A new garage door entrance has been installed providing access to five of our other properties and a large tree that was damaging the roofs of multiple properties we own was removed.

This work has been a highlight at our Celebrating Our Beloved Community event over the last couple of years. **In 2025, we officially launched fundraising for phase two of this work which will bring the warehouse up to efficient standards by improving the existing bathroom and creating new office space for our new warehouse supervisor and admin roles.**

Thanks to supporters who donated at our annual event, the Wolgemuth Herschede Foundation, and the generous employees at the GE Evendale Plant Employees Community Service Fund, we've raised over half of the \$50,000 needed for this next phase of work. Support from donors like you brought in over \$13,000 at our annual event for this project.

We hope to showcase more progress on this project this year and begin planning for phase three.

Accreditations

Our accreditations reflect our commitment to developing and managing resident-centered affordable housing with excellence and integrity.



Improvements to the maintenance warehouse were highlighted during the 2025 Celebrating Our Beloved Community: Walk Our Blocks event.



2025 FINANCIAL SUMMARY

Invest in Stability & Inclusion

The work we do would not be possible without our generous donors. Consider supporting us through the following convenient giving methods.

Set Up Recurring Donations

Make a long-term impact by having payments automatically deducted from your credit card or bank account. You determine the amount, frequency and payment method using our online donation form.

Make a Stock Gift

For stock held in brokerage accounts, your broker can assist you in making a gift of stock via a direct transfer to Over-the-Rhine Community Housing. Donating stock instead of cash may have financial benefits for both you and our organization.

Plan for an Estate Gift

Remember us as a beneficiary in your life insurance, annuity or estate document. Contact Claire, director of philanthropy & communications, at cdaugherty@otrch.org or 513-381-1171 to learn more about this option.

Many employers offer gift-matching programs. Visit our website to see if your company will match your donation and to find instructions on how to submit your request.

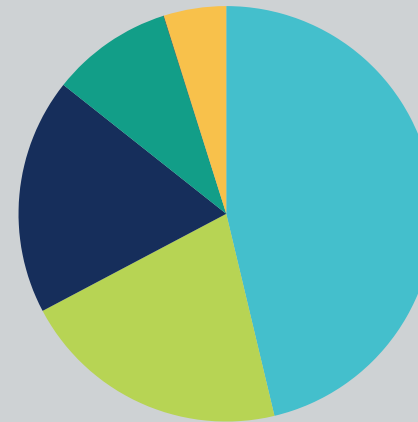
Donate today! You can make a tax-deductible donation of any amount using the online form at otrch.org/give, scanning the QR code on this page or by mailing a check to our office at 114 W. 14th St., Cincinnati, OH 45202.



Total Net Assets

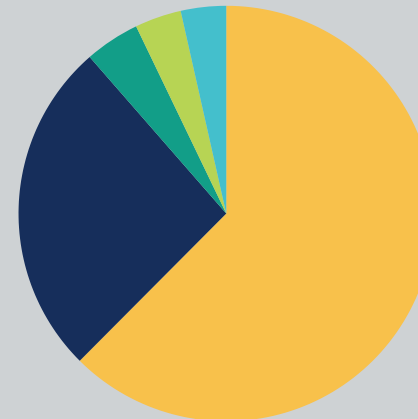
\$18,424,868

Numbers are based on unaudited financials



Revenue

Rental Income	\$4,109,933
Supportive Housing	\$1,864,290
Fundraising and Grants	\$1,633,809
Fees Earned	\$839,238
Miscellaneous Income	\$3,361
Other Gains and Losses	\$431,346



Expenses

Property Management	\$5,828,737
Resident Services	\$2,437,469
Management Services	\$398,969
Fundraising	\$337,911
Housing Development	\$328,750



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