



Over-The-Rhine Community Housing

2008 annual report

Building a Beloved Community

"It takes courage, risk and a lot of faith to believe in something different for our world and our neighborhood. We are up for the challenge!" Long time OTR resident, activist and OTRCH board member Bonnie Neumeier spoke those words shortly after the merger of OTR Housing Network and ReSTOC in 2006. I love that quote. It captures the challenge of our work as well as provides us the encouragement to get it done. In 2008 we took some risks with courage and faith that we along with our supporters could create something different for our world. And we are!

As you read in this, our 2008 Annual Report, we are hard at work fulfilling our mission – Building a Beloved Community.

We built our capacity in the area of Property Management so that we could improve on the important but often underappreciated work of maintaining and managing affordable rental housing. We started down the road of development for two exciting endeavors. The first – housing for people who are chronically homeless and the other – for-sale housing for a mix of incomes. We laid the ground work for a third project that will provide housing for area seniors. The Children's Creative Corner continues to flourish thanks to the innovation of staff and volunteers, allowing us to continue addressing the need for children's programming. At the same time, our relationship with long time volunteer groups from Moeller and Elder grew to new heights when they joined forces to rehab a single family home.

We ended the year on a particularly high note when the Greater Cincinnati Coalition for the Homeless recognized us as *Service Provider of the Year*.

I am grateful to have this opportunity to reflect on all that we have accomplished and to recognize how much we count on the friendship and support of the Greater Cincinnati community. Over-the-Rhine Community Housing is one of the only groups in Cincinnati to both develop and maintain affordable housing – and as the demand for affordable housing grows, our work and your support become all the more vital.

Thank you for your support and I hope you will join us as we continue to pursue the vision of the Beloved Community.

A handwritten signature in black ink that reads "Mary B. Rivers".

Mary B. Rivers
Executive Director





programs



building partnerships

Our volunteer program continued to thrive in 2008.

- Over a 10 month period in 2008 some 1,120 volunteers from Greater Cincinnati and beyond completed nearly 3,340 hours of work, saving the organization over \$30,000 in labor costs!
- The Children's Creative Corner staffed and supported exclusively by volunteers provided caring arts and enrichment programs to over 100 children.
- Miami University and Xavier University Residency Programs brought the resources of 19 energetic and thoughtful students to our community where they served in many different capacities.

preserving affordable housing

In 2008 we made improvements in Property Management. This may be the most challenging and most important part of our work, managing our properties and providing a good product while charging low rents. It is a basic math problem – people can't afford to pay what it costs to operate housing units. But with your help we do it and in 2008 we:

- Increased occupancy and housing stability.
- Improved rent collections.
- Developed a plan to take on Management of 106 additional units effective January 2009.
- Built our capacity with the addition of new staff.
- Went from managing 230 unit to 380 units.



creating a mixed income community

- **CITY HOME** – We broke ground on our 22 unit mixed income home ownership project. This project will restore 4 historic buildings, creating 10 condo units, and construct 11 new courtyard carriage house homes.
- **NANNIE HINKSTON HOUSE** – We completed the development of the Nannie Hinkston House. Located at 45-47 E. McMicken Ave., the Nannie Hinkston House will provide 12 units of transitional housing for homeless men and women.
- **JIMMY HEATH HOUSE** – We secured financing for the development of the Jimmy Heath House. This project will provide 25 units of permanent supportive housing for people who are chronically homeless. This housing model, sometimes called Housing First, has demonstrated measurable success in many cities across the country.
- **ELMOE** – Our Friends at Elder and Moeller continued work on their collaborative project ELMOE. This project involves the rehabilitation of 1423 Republic St. and will provide an affordable homeownership opportunity for a low income family.

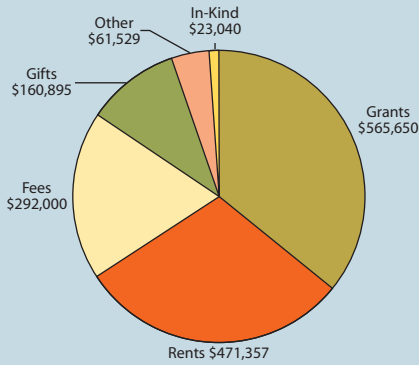
building community

In addition to building and preserving housing, we focus on building community. In 2008 our Resident Development staff produced the following results:

- 130 tenants received individual counseling services
- 40 tenants received emergency food boxes
- 15 tenants attended financial literacy course
- 80 tenants attended resident picnic
- 100 children involved in OTRCH art program
- 40 tenants received financial assistance
- 10 tenants benefited from weatherization program
- 20 tenants involved in 3 art mural projects
- 50 tenants received cleaning supplies
- 75 tenants attended holiday luncheon
- 15 evictions prevented



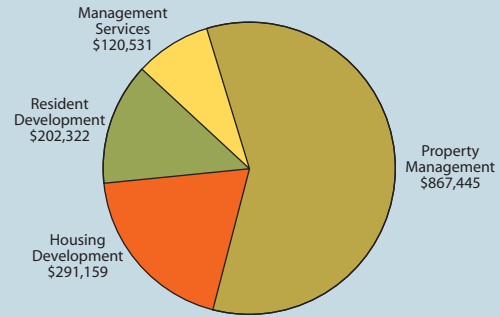
2008 Finances



Revenue

Grants	\$565,649
Rents	\$471,357
Fees	\$291,999
Gifts	\$160,895
In-Kind	\$23,040
Other	\$61,529

Total Revenue: \$1,574,469



Expenses

Property Management	\$867,445
Housing Development	\$291,159
Resident Development	\$202,322
Management Services	\$120,531

Total Expenses: \$1,481,457

thank you

We are grateful to the following organizations that provided major support to OTRCH in 2008:

CDC Association of Greater Cincinnati
Cincinnati New Markets Fund
Community Shares of Greater Cincinnati
Drop Inn Center Shelterhouse
Federal Home Loan Bank of Greater Cincinnati
Greater Cincinnati Foundation

Local Initiatives Support Corporation (LISC)
of Greater Cincinnati
Ohio Capital Corporation for Housing
Ohio Community Development Finance Fund
Ohio Department of Development
City of Cincinnati

SC Ministry Foundation
Spirit of America National Bank
U.S. Department of Housing
and Urban Development
PNC Bank

OTRCH Staff and Interns

Staff

Mary Burke Rivers, <i>Executive Director</i>	Betty Lyles, <i>Receptionist</i>
Andy Hutzler, <i>Director of Operations</i>	Charles Perkins, <i>Maintenance Director</i>
Sarah Allan, <i>Project Manager</i>	Ron Dixon, <i>Maintenance</i>
DaKenya Gunn, <i>Property Manager</i>	Harper Andrews, <i>Maintenance</i>
Latrece Williams, <i>Leasing Agent</i>	Tony Morgan, <i>Maintenance</i>
Amy Silver, <i>Resident Engagement</i>	Mike Rogers, <i>Maintenance</i>
Ken Weartz, <i>Finance Director</i>	Maurice Wagoner, <i>Maintenance</i>

Student Interns and VISTA Volunteers:

Bill Haigh	Rob Goeller
Erika Hinshaw	Kelsey Clark
Kathy Kelleman	Fanni Johnson

2008 Board of Directors

Roger Auer – Board President <i>Elder High School</i>	India Davis <i>Spirit of America National Bank</i>
Georgia Keith – Board Vice President <i>Cincinnati Public Schools</i>	Nick DiNardo <i>Legal Aid Society</i>
Jonathan Diskin – Board Treasurer <i>Earlham College</i>	Fr. Greg Friedman <i>St. Francis Seraph</i>
Bonnie Neumeier Board Secretary <i>OTR Advocate</i>	Fanni Johnson <i>Drop Inn Center</i>
Ken Bordwell <i>Retired</i>	Sharon Jones <i>Resident</i>
Valerie Dowell <i>Resident</i>	Bob Pickford <i>Corporation for Findlay Market</i>
Melissa Currence <i>Talbert House</i>	Simon Sotelo <i>PNC Bank</i>



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www.otrch.org

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our mission

Over-the-Rhine Community Housing is a non-profit organization that works to build and sustain a diverse neighborhood that values and benefits low-income residents.

We focus on developing and managing resident-centered, affordable housing in an effort to promote inclusive community.

our vision

Over-the-Rhine Community Housing (OTRCH) envisions a future in which:

- Affordable housing is a basic right, available to all.
- Over-the-Rhine residents, and especially renters, have a true voice in shaping public policy.
- The benefits of increasing property values are shared among all residents of Over-the-Rhine.
- Over-the-Rhine is a truly mixed-income community where the most vulnerable residents are not displaced by development, but find a supportive place to grow and flourish.
- The Over-the-Rhine neighborhood is economically, racially, and socially diverse, with a sustainable mix of good quality low-income housing side-by-side with market rate housing.
- People of all income levels can meet their needs in Over-the-Rhine through neighborhood-serving businesses, quality schools and public parks and recreation.
- Eco-friendly design and building practices make Over-the-Rhine a model for the region.
- OTRCH plays a leading role in a collaborative and inclusive planning process in which low-income housing development and maintenance is widely shared among non-profits, for-profits and government organizations.