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## MESSAGE FROM THE EXECUTIVE DIRECTOR



In June, the Ohio Housing Finance Agency (OHFA) joined the nation and Governor John Kasich in recognizing Homeownership Month and the importance of providing each Ohioan with access to an affordable place to call home.

From first-time homebuyers to adults aging in place, homeownership is a critical part of Ohio's economy and Homeownership Month is a perfect opportunity for us to reflect on our mission to *Open the Doors to an Affordable Place to Call Home*.

In order to help make the dream of homeownership more attainable to first-time homebuyers, we made changes to our Grants for Grads loan product, effective July 1, which will further encourage recent graduates to take advantage of the multiple savings opportunities the Agency provides through its First-Time Homebuyer program. Under Grants for Grads, borrowers can now apply within 48 months of graduating from an accredited educational institute. Previously, homebuyers applied for the grant within 24 months of graduating.

In addition, we have made changes to our overall First-Time Homebuyer program, which closely aligns our loan products to industry standards. More details are available on page 9.

June 30 marked the conclusion of OHFA's second successful advertising campaign targeted to lenders, real estate agents and adults ages 25 to 39. Our advertising campaigns continue to complement the Agency's outreach initiatives and partner engagement efforts. Read more about the recent advertising campaign on page 6.

In April, we held an inaugural event, *Starting at Home: Using Philanthropy, Research and Practice to Build a Better Ohio*. This two-day conference hosted a range of sessions about the implications affordable housing has on education, healthcare and community stabilization. The discussions were engaging and thought-provoking, and I am looking forward to seeing what partnerships develop as a result. A recap of the event is on page 8.

OHFA recently announced the 2015 Housing Tax Credit (HTC) program awards to 40 developments that will serve families, seniors and individuals with disabilities in rural, suburban and urban

areas. The recipients will each receive a portion of more than \$30 million. Awardees were chosen out of 103 applicants seeking approximately \$77 million in credits. The competitive HTC program continues to help advance OHFA's mission throughout the state, bringing affordable housing to those who need it the most. I look forward to seeing the newly constructed and preserved affordable housing communities that will develop from this latest round of funding.

The OHFA Board approved the Fiscal Year 2016 Annual Plan and Housing Needs Assessment in June. Developed with input from stakeholders, partners and Agency staff, the plan sets the Agency's future goals and strategies to address Ohio's affordable housing needs. The documents are essential to the Agency's work in continuing to achieve our mission of providing Ohio's men, women and children with safe, affordable housing. More details are available on page 2. The Board also approved OHFA's first-ever two-year Qualified Allocation Plan, which will help to further public-private partnerships and is developed in collaboration with partners and stakeholders who share OHFA's vested interest in advancing housing policy that addresses the needs of Ohioans.

The OHFA Board welcomed Jacqueline Williams, director of the Ohio Department of Commerce, as an ex officio member, and Brad Knapp of Lebanon.

Williams was appointed director by Governor John R. Kasich in April 2015 and serves as a member of the Governor's cabinet. Knapp is a senior vice president of Henkle Schueler & Associates. He was recently elected as a regional vice president for the National Association of Realtors (NAR) and chair of the Professional Standards Committee, and is currently a national director of NAR representing Ohio.

Lastly, the OHFA Board said farewell to John Lynch, a long-standing Board member. During his nine year tenure, he was an invaluable part of both the Board and the Single Family, Finance and Annual Plan committees.

## WAYS TO KEEP IN TOUCH:



## JOIN OUR EMAIL LIST:





# OHFA LOOKS TO FUTURE GOALS WITH RELEASE OF THE ANNUAL PLAN AND HOUSING NEEDS ASSESSMENT

**BRYAN GRADY — RESEARCH ANALYST**

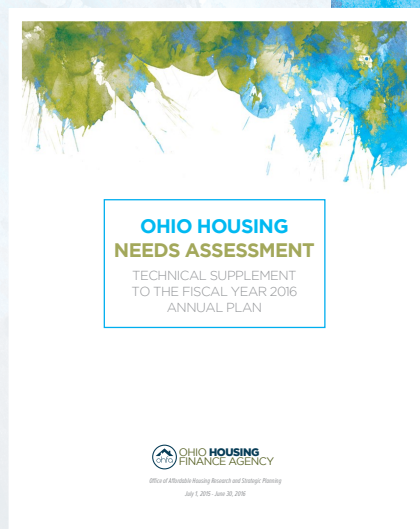
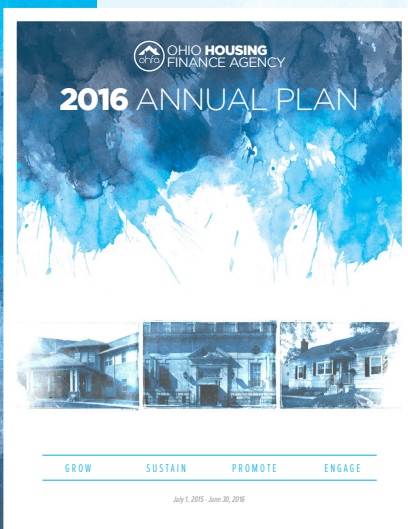
On June 17, the OHFA Board approved the Fiscal Year 2016 Annual Plan, which went into effect on July 1. The document was developed by the Office of Affordable Housing Research (OAHR) and involved months of consultation with stakeholders, Board members and the general public. OAHR facilitates discussion among Agency staff and distills the managerial priorities articulated by each office into overall objectives and initiatives. The overall strategic priorities for the Agency are unchanged, as the FY15 Plan was enacted with the intent of being a multiyear document. However, changes were made to particular initiatives in accordance with new OHFA programs and funding streams, such as multifamily lending and HUD Section 811. Feedback from our Annual Plan Advisory Board meeting also led to some changes, such as more clearly emphasizing the Agency's commitment to furthering fair housing and using more precise language when referencing programs that serve the homeless. The draft Plan was also subject to a 30-day public comment period per state law, and was publicized on our website and in newspaper announcements.

For the third consecutive year, the Annual Plan includes the Housing Needs Assessment as a technical supplement. As in previous years, the document provides demographic and economic information about Ohio and its counties, as well as information about market conditions in single family housing and the availability and affordability of rental units. For the first time, some data were presented at the Census tract level, bringing greater detail to both urban and rural portions of the state. In addition, a number of new state and federal data sources were used to highlight issues such as the scope of hydraulic fracturing taking place in Eastern Ohio, the depth of student debt incurred by college graduates, and the spatial mismatch between where low- and moderate-income Ohioans live and where they are employed.

These documents will drive the Agency's activities for the fiscal year, so we strongly encourage our partners and anyone interested in affordable housing in Ohio to review them. If you have any questions or comments about these documents, please do not hesitate to contact us.

## OHFA FY 2016 ANNUAL PLAN STRATEGIC PRIORITIES

1. Sustain and advance OHFA through its core programs
2. Demonstrate impactful and measurable results
3. Concentrate efforts on the highest priority housing needs
4. Act as an entrepreneur in advancing OHFA's mission
5. Strengthen OHFA's workforce culture





# 2015 HOUSING TAX CREDIT RECIPIENTS

**MYIA BATIE** — PROGRAM AND POLICY MANAGER

OHFA announced awards for the 2015 Housing Tax Credit program on June 17. Through a competitive process reflecting the goals of the 2015 Annual Plan, more than \$30 million was awarded to 41 affordable rental housing developments throughout urban, suburban and rural counties. Priority areas funded through the 2015 QAP included the creation of new affordable housing, preservation of existing affordable housing units and developments serving populations with special and underserved needs.

Since announcing awards, the Office of Planning, Preservation and Development has been busy conducting meetings with successful applicants to plan for construction and final approval of all developments. OHFA began meetings with partners who were not successful to discuss funding decisions, areas for application improvement and other issues of importance in July. The 2015 awards are as follows:

DEVELOPMENT	CITY	COUNTY	TOTAL NUMBER OF UNITS
Career Gateway Homes	Columbus	Franklin	58
Chapel Street Apartments	Cincinnati	Hamilton	24
Conneaut Manor Apartments	Conneaut	Ashtabula	53
Courtyard Apartments	Cincinnati	Hamilton	137
Devonshire I Apartments	London	Madison	52
Emerald Alliance IX	Cleveland	Cuyahoga	66
Everts Hill	Circleville	Pickaway	49
Galion East Apartments	Galion	Crawford	60
Georgetown Senior Apartments	Delaware	Delaware	50
Hamilton Crossing	Whitehall	Franklin	64
Hi-Land Terrace Apartments	Hillsboro	Highland	48
Hocking Senior Village	Falls Township	Hocking	40
Hopewell Cottages	Hebron	Licking	50
Hopkins Commons	Hamilton Township	Warren	59
Hough Heritage	Cleveland	Cuyahoga	60
International Towers	Youngstown	Mahoning	173
Kent Place Homes	Columbus	Franklin	53
Lamplighter Senior Village II	Grove City	Franklin	60
Lawrence Manor Apartments	South Point	Lawrence	60
Lofts at Lion Mills, The	Cleveland	Cuyahoga	36
Maple Knoll Meadows	Springdale	Hamilton	149
Marion Towers II	Marion	Marion	45
Market Street Lofts	East Liverpool	Columbiana	45
Marlowe Court	Cincinnati	Hamilton	53
Nelsonville School Commons	Nelsonville	Athens	33
Poindexter Phase IIB	Columbus	Franklin	87
Proctor's Landing	Rome Township	Lawrence	56
Riverlodge III Apartments	Columbus	Franklin	147

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Senior Homes of Findlay	Findlay	Hancock	62
Sheakley Center for Youth, The	Cincinnati	Hamilton	39
Spring Hill Apartments-Phase II	Akron	Summit	209
St. Hedwig Senior Housing	Toledo	Lucas	44
St. Mary's Senior Apartments	St. Mary's	Auglaize	44
Terrace Place	Columbus	Franklin	60
Village at Town Center, The	Tallmadge	Summit	48
Wapakoneta Village	Wapakoneta	Auglaize	41
Wellness Village at Midway	Canton	Stark	36
West Union Square (aka Jonrose Redevelopment)	Colerain	Hamilton	70
Whitehouse Square Townhomes	Whitehouse	Lucas	55
Whitmore Arms Apartments	Dayton	Montgomery	40
Yorkview Apartments	Massillon	Stark	50

A more detailed summary of all recipients can be found [here](#):

Since its inception, the Housing Tax Credit program has assisted with the financing of more than 100,000 units of affordable housing statewide serving tens of thousands of low-income households.

## DEVELOPER SPOTLIGHT

### SARA BARTON — COMMUNICATIONS AND MARKETING



From multifamily and single family homes to senior housing and adaptive reuse, the Woda Group has partnered with OHFA for 25 years, helping to offer high quality supportive housing to low- to moderate-income seniors and families throughout Ohio. In 2014, Woda ranked as the fourth largest affordable housing developer in the country and the thirty-first largest affordable housing owner by Affordable Housing Finance.

Our typical customer varies,” says Principal David Cooper, Jr. “They might be handicapped or a retiree with limited income, or they may be working their way up the wage scale. We also house a lot of single parents with kids. Our typical residents are the typical people you meet in everyday life.” According to Cooper, Woda’s portfolio is about 97 percent occupied, so there is a tremendous demand for the housing they provide. Cooper adds, “The biggest impact we provide is a high quality of housing in a safe environment at a cost that is reasonable and the quality far exceeds what might normally be available at that cost.” Woda developments typically include a range of services, from senior health care services to job training and educational opportunities for families.

Through the tax credit program, Woda is able to provide residents effective housing at an affordable price, and Cooper largely credits OHFA with the program’s success.

“OHFA seems to understand a developer’s and owner’s perspective on affordable housing,” he says. “Our company works in 14 states and there are a number of states where the state housing agency doesn’t understand what it takes to build, own and manage a property over the long term. OHFA just gets it.”

Cooper also states that maintenance is critical and OHFA’s compliance standards play a key role in maintaining high quality housing that will last. “We all have to develop with the understanding that [the properties] are going to remain high quality indefinitely,” says Cooper. “It bothers me when people worry about what happens to a property at year 15. We emphasize curb appeal and maintenance, and we expect our properties to look good at year 15, 20 and beyond.”

# A TALK WITH JEREMY MYERS, DIRECTOR OF HOMEOWNERSHIP PRESERVATION

**SARA BARTON** — COMMUNICATIONS AND MARKETING

Save the Dream Ohio (SDO) was funded with \$570.4 million through the U.S. Department of the Treasury's Hardest Hit Fund. Since the program's inception in 2010, Ohio has served as a leader among the 18 states and the District of Columbia who received a portion of the funds.

As of March 31, 2015, 24,410 Ohio homeowners received assistance totaling \$406 million through SDO. This includes more than \$164 million in Rescue Payment Assistance (RPA) to 20,219 homeowners and more than \$147 million in Mortgage Payment Assistance (MPA) to 14,854 homeowners, some of whom also received RPA. We spoke with Jeremy Myers, OHFA Director of Homeownership Preservation, to get a better understanding of the full scope of SDO and the degree of relief it brought to struggling homeowners.

## ***Did SDO do what it set out to do, and help the intended audience?***

Without a doubt. This program was intended to help struggling homeowners who had fallen on hard times after the market collapse in 2008. During and after the Great Recession, Ohio saw record high unemployment and underemployment. The majority of the assistance that was provided through SDO went to help those affected by unemployment or underemployment. Over 19,000, or 80 percent of those who applied, were assisted.

## ***When will the remaining funds be disbursed?***

We are anticipating we will get most of the funds disbursed by the end of 2016.

## ***Will any funds get sent back to Treasury?***

Not if we can help it! The Homeownership Preservation management team is doing a stellar job determining what dollars will remain after the hallmark programs, such as reinstatement, monthly payment, modification and lien elimination assistance have been exhausted. We can use the remaining dollars in our Neighborhood Initiative Program, which is the program that razes vacant and blighted residential structures. We are also looking into other possible initiatives that will ensure all program dollars go toward helping as many Ohioans as possible.

## ***How did Ohio's program measure up to other states?***

Ohio received the third largest allocation in the program, which included 18 states and the District of Columbia, and we have the most comprehensive set of programs (six) out of all the states. As of March 2015, Ohio ranked fifth in percentage of total allocation spent, and ranked second in number of homeowners assisted. Those statistics tell the success story of Ohio's program and evidence how effective the program was in comparison with other states.

## ***What's the retention rate of the program?***

It's really too soon to tell. We have several homeowners who have either just rolled off of assistance or are still receiving assistance. It will take some time for those numbers to bear out. OHFA's Research team has also secured a MacArthur grant to analyze and determine the success rate of SDO.

## ***Do you still receive requests for funding?***

We keep track of calls we receive from those still seeking assistance. We receive, on average, about 75 to 100 calls per week from individuals who need some sort of foreclosure mitigation help.

## ***What resources are available for homeowners who are in need?***

Counseling agencies from around the state receive various grants to provide foreclosure mitigation assistance to those who qualify. We maintain a list of those agencies and do our best to get folks plugged in to those local resources.



# \$16,569

Average amount of assistance per household



# \$405,696,124

Total assistance provided



# 13,526

cited Unemployment as their hardship that led to potential foreclosure.

# 6,115

cited Underemployment as their hardship that led to potential foreclosure.



For additional information, please refer to the [Save the Dream Ohio Quarterly Report](#).

# 2015 FIRST-TIME HOMEBUYER ADVERTISING CAMPAIGN ENCOURAGES PARTNERS AND RENTERS TO 'MAKE THE MOVE' WITH OHFA

*PROMOTION INCREASES BRAND AWARENESS,  
DELIVERS PROMISING RESULTS*

**ARLYNE ALSTON** — DIRECTOR OF COMMUNICATIONS AND MARKETING

**MAKE THE MOVE**

*Realtors!*

Help your clients make their move! The Ohio Housing Finance Agency offers a variety of mortgage products for low- and moderate-income buyers.

- Down payment and closing cost assistance
- Mortgage tax credits
- Career-related, military and graduate discounts

**OHIO HOUSING FINANCE AGENCY**

57 E Main Street Columbus OH 43215 toll free 888.362.6432 fax 614.644.5393  
The Ohio Housing Finance Agency is an Equal Opportunity Housing entity. Loans are available on a fair and equal basis regardless of race, color, religion, sex, familial status, national origin, military status, disability or ancestry. Please visit [www.ohiohome.org](http://www.ohiohome.org) for more information.

**MAKE THE MOVE**

*Lenders!*

Partner with the Ohio Housing Finance Agency to offer a variety of mortgage products for low- and moderate-income buyers.

- Fast, simplified loan processing
- Down payment and closing cost assistance
- Mortgage tax credits
- Career-related, military and graduate discounts
- Homebuyer education

**OHIO HOUSING FINANCE AGENCY**

57 E Main Street Columbus OH 43215 toll free 888.362.6432 fax 614.644.5393  
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Example of campaign print ads targeting partners.

OHFA launched its second multi-media statewide advertising campaign aimed at promoting the First-Time Homebuyer (FTHB) program on March 1. Themed “Make the Move,” the campaign complemented the Agency’s strategy to enhance mortgage loan products and engage lenders, real estate agents and renters.

The Office of Communications and Marketing maximized dollars by concentrating efforts on the most influential mediums for the target audience. The campaign was statewide with a concentrated effort in the Columbus target market. Franklin County was selected as the primary target market based upon mortgage volume trends, renters’ household income and demographics.

While the campaign included multiple layers across a number of channels, the focal point of the campaign was digital advertising. Digital ads promoted OHFA products on social media, and utilized search, display and online video to increase search engine optimization. With branded messages displayed on multiple media platforms including Google, Zillow.com, Realtor.com and Facebook, more than 13 million digital impressions were delivered throughout the campaign.

Digital ads were complemented by TV, billboards, radio and print advertisements in niche markets. This media mix accurately reflects the viewing and online habits of partners and young renters. [Video spots](#) created by the Office of Communications and Marketing were aired more than 150 times on FOX Sports Ohio during popular programming including pre-, in- and post-game shows surrounding the Columbus Blue Jackets and Cincinnati Reds schedules, and viewed more than 8,000 times on the Agency’s Facebook page and YouTube channel.

In addition, dozens of print ads were featured in nine niche publications targeting minorities, active duty military, teachers, veterans, nurses, police officers, firefighters, emergency medical technicians, direct patient care givers and graduates. Radio commercials featuring OHFA products aired more than 350 times on mega hit radio stations including WNCI 97.9 FM, WBWR 105.7 FM and WZCB 106.7 FM during peak driving times. Seven billboards were displayed in Central Ohio during the campaign and delivered four million impressions in 12 weeks.

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The advertising campaign, combined with partner events including the Ohio Mortgage Bankers Association Convention, Columbus Board of Realtors Affordable Housing Committee and Ohio Bankers Day, raised brand awareness to benefit those we serve.

As a result of the advertising campaign which concluded on June 30, nearly 46,000 Ohioans visited MyOhioHome.org, a mobile optimized website focused on OHFA mortgage loan products. By comparison, 20,426 visitors came to OHFA's website during a previous campaign.

	<i><b>FY 2014 Campaign</b></i>	<i><b>FY 2015 Campaign</b></i>	
	<b>April 28 – August 3, 2014</b>	<b>March 1 – June 30, 2015</b>	<b>Variance</b>
<b>Visitors</b>	20,426	45,907	+124%
<b>New Visitors</b>	16,692	37,710	+125%
<b>Percentage of New Visitors</b>	82%	82%	0%

*Comparison of total visitors to MyOhioHome.org during the FY14 and FY15 campaigns.*

In addition, the Office of Communications and Marketing made significant progress with revamping the Agency's social media strategy. The relevancy of the content is testament to the number of social mentions, retweets, shares and likes. In fact, OHFA gained 2,163 new likes on Facebook during the campaign alone. Click-through rates, a measurement of the ratio of clicks to impressions, for Facebook and Google search ads paced well above two percent throughout the campaign, compared to the national average of .08 percent.

	<i><b>FY 2014 Campaign</b></i>	<i><b>FY 2015 Campaign</b></i>	
	<b>April 28 – August 3, 2014</b>	<b>March 1 – June 30, 2015</b>	<b>Variance</b>
<b>Facebook</b>	78 New Likes	2,163 New Likes 7,738 Views (FTHB Commercial)	+2,673%
<b>Twitter</b>	N/A	304 Tweets 229 Link Clicks 153 Favorited Tweets 144 @OhioHousing Mentions 136 Retweets 3 New Followers	N/A
<b>YouTube</b>	983 Total Views 3 New Subscribers 0 Shares 0 Likes	1,798 Total Views 745 FTHB Commercial Views (Launched March 18, 2015) 356 FTHB Video Views (Launched September 22, 2014) 11 New Subscribers 11 Shares 3 Likes	+82% Total Views +266% Subscribers

*Comparison of fanbase growth on social media during FY14 and FY15 campaigns.*

Read the complete campaign [recap](#) and evaluation for additional information or contact Arlyne Alston at [aalston@ohiohome.org](mailto:aalston@ohiohome.org) for details. Another multimedia advertising campaign is set to launch the week of July 20 to promote the FTHB program statewide through September 30.





## STARTING AT HOME: USING PHILANTHROPY, RESEARCH AND PRACTICE TO BUILD A BETTER OHIO

**BRYAN GRADY** — RESEARCH ANALYST

On April 29 and 30, OHFA and the Ohio Capital Corporation for Housing co-hosted the inaugural Starting at Home conference at the Renaissance Columbus. The event brought philanthropists, researchers and practitioners together to discuss the connections between housing and health, education, financial stability, neighborhood revitalization and local governance. A total of 284 participants from 10 states, the District of Columbia and Canada attended the event.

The opening keynote was delivered by Chris Krehmeyer, President and CEO of Beyond Housing, who spoke about the central role that affordable housing plays in rebuilding the communities of Saint Louis County, Missouri. Nationally-renowned experts, such as Maya Brennan of the Urban Land Institute and Alan Mallach of the Center for Community Progress, joined those active in revitalizing Ohio's communities, like Michael Wilkos from The Columbus Foundation and Justin Fleming from Cleveland Neighborhood Progress, for a day of compelling panels, forums and roundtables. U.S. Senator Sherrod Brown also delivered taped remarks during lunch.

The second day of the conference began with a Call to Action by Chris Estes, President and CEO of the National Housing Conference, who highlighted the urgency of the housing challenges faced by underprivileged families. The event concluded with five collaboration and policy development panels, sparking discussion about how funders, academics and "housers" could work together to improve the lives of Ohioans.

The Starting at Home [website](#) includes a registrant list, photo gallery and event materials.



# CHANGES TO OHFA PROGRAMS OPEN THE DOORS TO MORE HOMEOWNERS

**ERIN HIGGINS** — OPERATIONS MANAGER

OHFA's mission to *Open the Doors to an Affordable Place to Call Home* is always at the forefront of its daily operations. OHFA recently reviewed its programs and explored opportunities to make them available to more Ohio homebuyers. The following changes became effective July 1, 2015:

- When calculating household income, only the borrower(s) living in the home and listed on the mortgage and promissory note will be used. Previously, OHFA included all income for those age 18 or older living in the household.
- The Grants for Grads graduation requirement has been extended from 24 to 48 months. We found that many college graduates were not buying homes within two years of college graduation. Now, those graduating within 48 months of application to OHFA can receive our 2.5 percent down payment assistance.
- Homebuyers are only required to live in the property for the first year of the mortgage loan. After this timeframe, they are permitted to rent the property to a third party. Homebuyers were previously forbidden from renting out their residence while utilizing an OHFA mortgage loan.
- The new borrower release form will allow OHFA to track the performance of its mortgage loans. This will help provide information when making future decisions on improving our mortgage loan products.
- OHFA will now prepare the commitment packages for mortgage lenders to streamline paperwork requirements.

## FREE ONLINE TRAINING COURSES FOR MORTGAGE PROFESSIONALS

**JONATHAN DUY** — REAL ESTATE RELATIONS MANAGER

OHFA launched its first-ever training website exclusively for those who work in the mortgage industry and originate, underwrite and process OHFA loans. The Agency currently offers two online training courses:

### **Becoming an OHFA Expert**

*(Approximately one hour in duration)*

This course reviews the variety of OHFA loan options, eligibility guidelines, process and purchase timelines and product combinations that can reduce-of-pocket expenses for homebuyers.

### **Mortgage Tax Credit Course**

*(Approximately 30 minutes in duration)*

This course provides an in-depth review of the benefits of the Mortgage Tax Credit Program. Eligibility guidelines and tax credit examples illustrate how homebuyers can increase their tax savings.

Mortgage professionals can register for a free training course at [www.ohiohome.org/trainingcourses.aspx](http://www.ohiohome.org/trainingcourses.aspx).



## PROGRAM COMPLIANCE STAFF CONTRIBUTE TO SHELTERFORCE BLOG

OHFA Program Compliance director Betsy Krieger, former director Brian Carnahan and intern Taylor Koch recently collaborated on an article for *Rooflines*, which is published by the National Housing Institute.

### ***Walking Away: What Happens When a Project Can't Be Completed?***

*As children, many of us grew up hearing from our parents that we must, "finish what we started." Whether we stalled on a math assignment or scooped too much food onto our dinner plate, we were instructed to keep going until we were done. Certainly, this lesson provides some guidance for events to come later in life: beginning a new job that requires a lot of learning, keeping promises, and choosing the right college major (although we may have slipped up on that one). However, this lesson can't be applied to every situation, and can lead to problems when implementing a program, especially with funders.*

*When considering a new program or project, sincere deliberation on the goals, outputs, and outcomes must be conducted before embarking. The team leading the program or project must ask the tough questions, such as: can we really meet the goals given to or developed by us? Have we accounted for potential problems that may arise? Do we have strong contingency plans if these problems surface? Do we have the buy-in from stakeholders? Is this program easy to implement for both managers and staff members?*

To read the full article please visit the [Shelterforce blog](#).

## PROGRAM COMPLIANCE UPDATE

### **BETSY KRIEGER — DIRECTOR OF PROGRAM COMPLIANCE**

#### **New Reporting Procedures: Rent Approvals for HOME Assisted Properties**

Owners of projects that have received HOME funds through OHFA are now required to submit an [OHFA HOME Rent Approval Form](#) each year, per the 2013 Final HOME Rule issued July 24, 2013.

The 2013 Final HOME Rule amends §92.252(f)(2), which requires that a Participating Jurisdiction (PJ) review and approve rents for each HOME-assisted project annually to ensure that the project complies with the HOME limits and do not result in undue increases from the previous year. Prior to 2013, PJs were required to approve initial rents, then provide the published maximum HOME rents to project owners and examine reports submitted by owners that report the rents and occupancy data of all HOME-assisted units.

Owners were required to certify what 2015 HOME rent will be used at the subject property and submit the OHFA Rent Approval Form by July 15. Owners who failed to submit the Rent Approval Form by July 15 were placed on OHFA's HOME Delinquency List and OHFA's Office of Planning, Preservation and Development was notified (this could impact future program funding allocations).

#### **Reminder: New Monitoring Procedures**

The Office of Program Compliance (PC) has changed monitoring procedures for properties that are either in Extended Use or have completed the original 15-year compliance period. Effective January 1, 2016, Extended Use projects will have both a physical and file review conducted on either a three-year or five-year rotation cycle. Owners of Extended Use properties will also be required to submit an Annual Owner Report through the DevCo Online System and report all tenant events to include current and new residents of any given reporting year.

OHFA has seen a substantial increase in the financial and physical deterioration of many projects in the Extended Use period to include increased vacancies, over-leveraged debt and lack of funds to turn units or make capital improvements. In order to protect OHFA's asset, ensure the property is safe for the residents and community and assist with the financial viability of the property, it is necessary to begin active, on-site monitoring. The inspections will include a sampling of 10 percent of the tenant files, units and project buildings or more, if required. PC staff will prepare a written report to the owner and property manager of the review findings. If an owner fails to respond and/or correct deficiencies, the owner may be placed in "Not in Good Partnership" which would restrict the ability to access OHFA program funding such as Housing Tax Credits (HTC). Some reporting requirements will be relaxed for Extended Use reviews. PC staff will not monitor for the Student Rule, Unit Vacancy Rule or Next Available Unit Rule. Owners/Syndicators are cautioned that if reallocation of credits are pursued in the future, OHFA advises that owners continue following all tax credit rules. Additional information and guidance will be issued on this new policy over the next several months.

#### **Annual Owner Certifications and DevCo**

The Annual Owner Certification deadline was April 6, 2015. All Extended Use or Gap Financing only properties had until May 1, 2015 to submit the Tenant Data information through DevCo. OHFA's portfolio contains over 1,400 properties. As of June 6, 2015, OHFA received 1,203 Annual Owner Certifications — 1,065 of those also included the tenant data portion. Owners that failed to submit all information will receive a notice of noncompliance and Form 8823 will be issued to the IRS. PC compliance analysts are sending notices to owners and property managers to notify them as to whether the Certification and/or Tenant Data have compliance issues (i.e. over-income tenants or vacancies). Owners will have 60 days to correct any compliance issues.

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## Key Dates: Trainings and Regional Forums

### 2015 Tax Credit Compliance Training - Course Overview

OHFA's Compliance Training focuses primarily on the basics of compliance for the HTC program. Because compliance rules and procedures are frequently updated, the course is beneficial for individuals new to the HTC program as well as seasoned veterans. The course is a Qualified Allocation Plan (QAP) requirement and also may be required to fulfill OHFA's Experience and Capacity Review Requirements.

The course also provides six hours of continuing education credit for the Specialist in Housing Credit Management, the Housing Credit Certified Professional and Certified Public Account designations.

Seating is on a first-come, first-served basis but not guaranteed until payment of \$89 has been received by OHFA. Training dates and locations are listed below:

- **August 13; 9:00 a.m. – 4:00 p.m.**  
Holiday Inn, 3855 Hauck Rd., Sharonville, OH 45241
- **September 10; 9:00 a.m. – 4:00 p.m.**  
Holiday Inn Independence, 6001 Rockside Rd., Independence, OH 44131
- **September 17; 9:00 a.m. – 4:00 p.m.**

Hilton Garden Inn Toledo Perrysburg, 6165 Levis Commons Blvd., Perrysburg, OH 43551

- **October 20; 9:00 a.m. – 4:00 p.m.**  
Hilton Garden Inn Beavercreek, 3520 Pentagon Blvd., Beavercreek, OH 45431
- **November 30, 2015; 9:00 a.m. – 4:00 p.m.**  
During the Ohio Housing Conference training day. The registration for this event will be handled through the Conference registration website.

### Regional Compliance Forums

Join us for interactive discussion on OHFA's compliance and monitoring policies, DevCo, 2016-2017 QAP, landlord tenant issues, OHFA's "new kid on the block" HUD 811 award, and challenging compliance issues. Because of seating capacity, attendees must register on OHFA's website but registration is free. Compliance Forum dates are listed below.

- **July 21; 1:30 p.m. – 3:30 p.m.**  
Canterbury Court Apartments, 450 N. Elm St., West Carrollton, OH 45449
- **August 27; 1:30 p.m. – 3:30 p.m.**  
USDA Rural Development Office, 7868 Country Rd. 140, Findlay, OH 45840
- **September 30; 1:30 p.m. – 3:30 p.m.**  
TBD, Cincinnati



*Before and After Photos of 5413 Magnet Ave, Cleveland*

## LEADING THE FIGHT AGAINST BLIGHT

### CARLIE BOOS — NEIGHBORHOOD INITIATIVE/ COMPLIANCE MANAGER

On June 30, OHFA was pleased to participate in the Greater Cleveland Housing Roundtable, co-hosted by Hope Now, Neighborhood Housing Services of Greater Cleveland and NID Housing Counseling Agency. The half day event gathered some of the most influential and knowledgeable housing experts in Northeast Ohio, including representatives from the lending, counseling, research and advocacy fields. Panelists provided compelling data on the status of market recovery and discussed successful strategies for supporting and expanding homeownership. Local government leaders also shared their experiences in combating blight and creating welcoming communities.

OHFA representative Carlie Boos, welcomed the opportunity to provide an update on the Save the Dream Ohio program. Boos was excited to announce that, as a result of the hard work and dedication of many of the organizations present, SDO has now served over 24,000 households, representing over 100,000 unique Ohioans. Our vanguard blight elimination model, the Neighborhood Initiative Program, continues the foreclosure prevention efforts begun by SDO and has now facilitated the removal and greening of more than 1,000 blighted housing units (as displayed on the left). This initiative has infused more than \$11 million into local economies in just over a year and has created unique and lasting opportunities for nonprofit and community associations to help rebuild their neighborhoods.

The afternoon culminated with a networking lunch and a robust discussion of the next stages of the market's recovery and potential challenges. Whatever that landscape looks like, OHFA will continue to be a pivotal influence and trusted resource for our local partners.



# GRAND OPENINGS AND GROUND BREAKINGS

**SARA BARTON** — COMMUNICATIONS AND MARKETING



## **Anna Louise Inn** *Cincinnati, Hamilton County*

After more than 100 years at its downtown location, the Anna Louise Inn officially opened its Auburn Hills location on June 9. The Inn was originally founded in 1909 and remains the only single room occupancy residence for women in Cincinnati. Following a two-year fight with a Fortune 500 company determined to buy the 104-year-old property and turn it into a boutique hotel, the grand opening was a welcomed chapter in the Inn's history.

The facility features 85 efficiency apartments. OHFA funding included \$9.2 million in Housing Tax Credits over 10 years. Letters in support of this project were received from Vice Mayor Roxanne Qualls, Cincinnati Center City Development Corporation, United Way of Greater Cincinnati, Santa Maria Community Services, the Urban League of Greater Cincinnati, the Freestore Foodbank and Greater Cincinnati Behavioral Health Services.

OHFA executive director Doug Garver expressed his support for this historic development, which not only provides affordable housing for women, but also leverages private sector participation, creates jobs and supports the surrounding community. Garver also expressed his gratitude for the vision and persistence of the development team — Cincinnati Union Bethel and OTR Community Housing.

Although not a part of the LIHTC project, the Anna Louise Inn also houses 12 units with a total of 24 beds for the Off

the Streets Program. The mission of the program is to assist women involved in prostitution to move toward safety, recovery, empowerment and community reintegration. The program involves a community partnership of over 20 agencies that coordinates support services for women.

## **Templin Bradley** *Cleveland, Cuyahoga County*

For 100 years, the Templin Bradley Company building served as a gateway to the Detroit Shoreway neighborhood and once housed the nation's largest seed and bulb company. The company gave away literally hundreds of thousands of seeds and bulbs during the Depression and was a leader in helping citizens start victory gardens during World War II. For the past decade, however, it sat vacant and boarded up until June 25, when the new Templin-Bradley Lofts opened the doors to 30 units of affordable housing.

To assist in this adaptive re-use, OHFA awarded the property more than \$2.5 million in Housing Tax Credits over 10 years and \$1.5 million in grants and loans. OHFA director of legislative affairs Guy Ford said that tax credits are, unfortunately, a scarce resource and OHFA typically funds only one out of every three applications each year. Ford also expressed his appreciation to the Detroit Shoreway Community Development Organization and its partners for sharing OHFA's commitment to providing affordable housing that also revitalizes neighborhoods.

CONTINUED ON PAGE 13



Guy Ford speaks at grand opening for Templin Bradley. (Photos Courtesy of Detroit Shoreway Community Development Organization)



Doug Garver attends the grand opening for Anna Louise Inn. (Photos Courtesy of Ohio Housing Capital Corporation)



## OTHER GRAND OPENINGS AND GROUND BREAKINGS

OHFA staff also attended events celebrating the following affordable housing communities during the spring and early summer:



Doug Garver and U.S. Representative Jim Jordan attend the grand opening for Marysville Meadows.

### **Eastway Village**

Whitehall, Franklin County

New construction of one two-story elevator building with 32 one-bedroom units for seniors

Multifamily bonds: \$3.5 million

R-TCAP: \$795,000

Developer: Homeport/Columbus Housing Partnership

### **Hornsby House**

Lisbon, Columbiana County

New construction of two one-story buildings with 10 one-bedroom units for households with severe and persistent mental illness, who may also have a history of substance abuse or addiction

HDAP: \$750,000

Developer: Columbiana County Mental Health Clinic, Inc.

### **Parkway Apartments**

Cincinnati, Hamilton County

Adaptive reuse of former motel rooms into 34 efficiency and one-bedroom units of Permanent Supportive Housing for veterans

HDAP: \$350,000

HDL: \$2 million

Housing Credits: \$3.5 million

Developer: Talbert Services, Inc.

### **Beasley Place**

Cincinnati, Hamilton County

Rehabilitation of a five-story building in the historic Over-the-Rhine neighborhood

HDAP: \$600,000

Developer: Over-the-Rhine Community Housing

### **Esther Marie Hatton Center for Women**

Cincinnati, Hamilton County

Construction of a two-story emergency shelter for women who are either homeless or at-risk of homelessness

CFEHI: \$2 million

Developer: Cincinnati Center City Development Corporation

### **Parsons Village**

Columbus, Franklin County

Adaptive reuse of a former shopping center into 56 units of affordable senior housing, which is also part of a neighborhood redevelopment plan

LIHTC: \$1.7 million

Developer: NRP Holdings, LLC

### **Lyons Place II**

Dayton, Montgomery County

New construction of 55 units of affordable senior housing, located on a Veterans Administration campus

Housing Credits: \$3 million

HDAP: \$500,000

Developer: St Mary Development Corp.

### **Faith Village I and II and Marysville Meadows**

Columbus, Franklin County; Marysville, Union County

Preservation of three aging developments encompassing 38 buildings and a total of 246 units of affordable family housing

HDAP: \$6.9 million

R-TCAP: \$1.5 million

Housing Credits: \$5.4 million

Multifamily bonds: \$8.6 million

Developer: Wallick-Hendy Development Company



OHFA's Kevin Clark and U.S. Representative Joyce Beatty attend the grand opening for Faith Village I & II.

**ARE YOU PLANNING AN  
EVENT FOR AN  
OHFA-FUNDED PROJECT?  
PLEASE LET US KNOW.**

## SUMMER 2015 EMPLOYEE OF THE QUARTER



### **Myia Batie**

*Program & Policy Manager*

*Office of Planning, Preservation and Development*

During the annual Summer All Staff Meeting, OHFA named Myia Batie its Summer 2015 Employee of the Quarter. Batie oversees program planning and evaluation for one of the Agency's most critical programs — the Low Income Housing Tax Credit program. She has also led the development of program guidelines, including the Multifamily Bond program, the Housing Development Gap Financing Program Guidelines, the Capital Improvement Program Guidelines and OHFA's first two-year Qualified Allocation Program.

Batie goes above and beyond in every task that she is given, and is also one of the few individuals in the Agency who has met nearly every single developer we partner with and handles meetings and correspondence with them with poise and professionalism. Her strong presentation and public speaking skills are evidenced by her regular presentations to the Multifamily Committee and the Board, where she garners the respect of her peers. She continuously exceeds expectations and demonstrates the knowledge and experience of a seasoned veteran and manager.

Prior to joining PP&D, Batie was an integral team member in other areas of the Agency, notably her experience in the Office of Affordable Housing Research, where she led the development of OHFA's Annual Plan and Housing Needs Assessment.

## SERVICE MILESTONES

Congratulations to the following employees, who received pins to commemorate years of service to OHFA.

*25 Years of Service*

**Cleo Evans**

*Homeownership*

**Sonji Grant**

*Finance*

**Ed Skipper**

*Program Compliance*

*20 Years of Service*

**Sally Mitchell**

*Planning, Preservation  
and Development*

*5 Years of Service*

**Kim Tonn**

*Finance*

**Ashley Woods**

*Mortgage Funding*

*10 Years of Service*

**Kathy Berry**

*Planning, Preservation  
and Development*