The Ohio Housing Finance Agency (OHFA) is a state agency established in 1983 to create and preserve affordable housing opportunities for Ohioans. OHFA’s programs serve first-time homebuyers, renters, seniors, veterans and others who might not be able to obtain quality housing otherwise. During its 31 year history, the Agency has empowered more than 143,000 households throughout Ohio to achieve the dream of homeownership. As the allocating Agency for the federal Housing Credit program, OHFA has assisted with the financing of more than 100,000 affordable rental housing units since 1987.

OUR MISSION
We open the doors to an affordable place to call home. OHFA uses federal and state resources to finance housing opportunities for low- to moderate-income families and individuals. OHFA’s programs develop, preserve and sustain affordable housing throughout Ohio.

OUR VALUES
We commit to delivering our programs with a high standard of excellence to continually meet the public need for affordable housing. OHFA has emerged as a respected leader in affordable housing through consistent demonstration of integrity, partnership and performance.

OUR IMPACT
With more than three decades of service, our impact is built on the power of partnerships. OHFA values its relationships with private sector, public sector and nonprofit organizations who share our commitment to serve homebuyers, renters and populations with special housing needs.
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SINGLE FAMILY PROGRAMS

The Office of Homeownership provides access to single family homeownership opportunities for low- to moderate-income homebuyers in Ohio with the First-Time Homebuyer program and Down Payment Assistance.

FIRST-TIME HOMEBUYER PROGRAM

OHFA’s First-Time Homebuyer program offers affordable mortgage financing for low- to moderate-income and first-time homebuyers purchasing a home in the state of Ohio. Our loan products feature competitive interest rates and resources designed to support households in achieving sustainable homeownership. OHFA relies on a strong network of Ohio lending institutions including banks, mortgage companies, and credit unions as well as real-estate professionals to reach eligible borrowers seeking financing for their first home.

DOWN PAYMENT ASSISTANCE

Borrowers participating in OHFA’s First-Time Homebuyer program may qualify for Down Payment Assistance up to 2.5 percent of the home purchase price. The assistance can be used for down payment, closing costs, or other prepaid expenses incurred prior to closing. To receive OHFA’s Down Payment Assistance, borrowers must complete a homebuyer education course offered by any U.S. Department of Housing and Urban Development (HUD) approved housing counseling agency, or through OHFA’s free online homebuyer education.

To meet each homebuyer’s needs, OHFA offers several loan products through its First-Time Homebuyer program. Our loan products include:

- Target Area Loan
- Ohio Heroes
- Grants for Grads
- 203(ks)

For more about the OHFA First-Time Homebuyer program please visit www.ohiohome.org.
HOMEBUYER EDUCATION

OHFA supports first-time homebuyers in achieving sustainable homeownership by offering homebuyer education with a focus on financial management and home maintenance. OHFA’s streamlined Homebuyer Education course guides new homeowners through the complexities of the buying process and equips borrowers with the necessary tools to adequately manage the responsibilities of homeownership.

FIRST-TIME HOMEBUYER PROGRAM ELIGIBILITY

Applicants for the First-Time Homebuyer program must meet income and purchase price limits as well as credit score requirements. The credit threshold for borrowers using OHFA’s homebuyer products must equal 640 or higher. Prospective borrowers may apply directly to the First-Time Homebuyer program through an OHFA-approved participating lender. These lenders will determine a borrower’s eligibility by assessing debt-to-income ratio, assets, job stability, liabilities and other financial commitments.

Homebuyers Using OHFA’s First-Time Homebuyer Program, 2013

- **Average Age**: 33 years
- **Average Household Income**: $45,084
- **Gender**: 57% female, 43% male
- **Race**: 81% White, 10% Black or African American, 6% Other/Refused/Unknown, 2% Hispanic, 1% Asian, Pacific Islander

The above figure shows the number of first-time homebuyer loans by county in fiscal year 2013 (July 1, 2012-June 30, 2013). OHFA provided affordable mortgage financing to 2,902 low- to moderate-income homebuyers in 72 of 88 counties.

In addition to our affordable homebuyer programs, OHFA offers housing counseling and foreclosure prevention resources to assist Ohioans at risk of mortgage default or foreclosure.

FORECLOSURE PREVENTION

Save the Dream Ohio, an initiative funded through the U.S. Department of the Treasury’s Hardest Hit Fund, provides assistance to Ohioans at risk of mortgage default or foreclosure in the event of a temporary or permanent reduction in income. OHFA reached an important milestone in December 2013 by assisting more than 15,000 homeowners through the commitment of nearly $200 million. The majority of distressed homeowners served by Save the Dream Ohio report unemployment through no fault of their own as the hardship leading to default or foreclosure.

HOUSING COUNSELING

OHFA partners with a statewide network HUD-approved housing counseling agencies to provide homeowners facing foreclosure with professional guidance. Housing counselors are trained to assist with resolving defaults through loan modification, refinancing and other negotiations.
MULTIFAMILY PROGRAMS

The Offices of Planning, Preservation and Development and Program Compliance administer OHFA’s multifamily housing development programs, providing oversight of rental units financed with Housing Credits and other resources that support affordable rental housing development.

HOUSING CREDIT PROGRAM

One of OHFA’s primary activities is the administration of the federal Low Income Housing Tax Credit program, more commonly referred to as the Housing Credit program. Established by the Tax Reform Act of 1986 and authorized under Section 42 of the Internal Revenue Code, housing credits have been used to finance the development of more than 100,000 affordable rental housing units throughout Ohio’s 88 counties.

The Housing Credit program is now the largest driver of the production of new and rehabilitated affordable housing in Ohio and the nation. Since 1987, OHFA has leveraged its partnerships with nonprofit, private sector, and public sector entities to finance a range of housing options for families, seniors and persons with special needs.

OHFA is committed to serving Ohioans where they live, which means providing affordable housing in urban, suburban and rural parts of the state. The above figure shows the number of Housing Credit units financed in all 88 counties since 1987.

Includes properties in active, extended use and inactive status funded between years 1987 and 2012. Properties awarded housing credits in year 2013 had not been constructed and/or placed into service at the time of this publication.
Annually, the IRS awards Housing Credits to state housing finance agencies based on population. Housing Credits are then allocated to developers through a process described in each state’s Qualified Action Plan (QAP). Each year, applicants for the 9% competitive credits exceed the available credit supply by a roughly three to one ratio.

The benefits of the Housing Credit program extend beyond the families and individuals residing in the properties to the state economy at large. With every affordable housing property financed, substantial economic benefits for state and local government are generated in the form of revenue and jobs. The National Association of Home Builders (NAHB) estimated impacts of 4,608 Ohio Housing Credit units certified in 2011 and 2012. The NAHB model captured the effect of the construction activity itself and the ripple impact that occurred when income earned from construction activity was spent and recycled in the state.

One-time impacts, such as those that occurred during construction, resulted in more than 5,000 jobs, $387 million in income for Ohio residents, and almost $83 million in revenue for state government and all local jurisdictions within the state combined. Ongoing impacts included nearly 600 jobs, $40 million in income for Ohio residents, and more than $12 million in tax and other revenue generated as a result of new units being occupied by tax paying residents who participated in the state economy year after year.

### Multifamily Housing Development Programs

In addition to tax incentives, OHFA provides resources to meet the funding needs of affordable rental housing communities. In many cases, developers combine financing from the Housing Credit program with one or more of OHFA’s housing development programs.

#### Housing Development Assistance Program (HDAP)

The HDAP offers competitive gap financing to support the development of affordable rental housing. Funds are issued in the form of low interest and deferred payment loans or, in some instances, grants. HDAP funds are made available through federal HOME Investment Partnership Funds and the Ohio Housing Trust Fund (OHTF).

#### Multifamily Bond Program

The Multifamily Bond program provides lower cost debt financing for the acquisition, construction and substantial rehabilitation of rental housing for low- to moderate-income households. These bonds are sometimes paired with the 4% housing credits.

#### Housing Development Loan (HDL) Program

The HDL program offers financing for developers to assist with site acquisition and construction expenses as well as to bridge the equity pay-ins from the sale of Housing Credits. HDL loans are funded through unclaimed funds from the Ohio Department of Commerce.

#### Recycled Tax Credit Assistance Program (R-TCAP)

The R-TCAP makes loans available to developers and owners of new and at-risk Housing Credit properties. Funds can be used to develop or operate housing that preserves affordability for low- to moderate-income households.

One of the many strengths of the Housing Credit program is the ability to prioritize state and local housing needs. More than 60,000 economically and socially diverse households are served by rental housing financed with Housing Credits.

#### Households residing in a Housing Credit unit, 2010

- 42% reported Social Security income
- 4% were homeless
- 59% did not have children
- 34% were extremely low income††
- $14,500 was the average annual household income
- 37% of households were over the age of 55
- 50% of income towards rent
- 5% were homeless
- 13% had someone with a disability
- 4% were elderly
- Average Age 47
- Average household size 2.2 People
- Average monthly rent $404
- Average household income $14,500
- Average length of stay 3 years

† A person or household paying more than 30 percent of annual income for gross housing costs is considered “housing cost burdened.”

†† A person or household earning below 30 percent area median income (AMI) is considered to be “extremely low-income.” AMI is published by the U.S. Department of Housing and Urban Development (HUD) for every county and metropolitan area.
1. Steve Chabot  
2. Brad Wenstrup  
3. Joyce Beatty  
4. Jim Jordan  
5. Bob Latta  
6. Bill Johnson  
7. Bob Gibbs  
8. John Boehner  
9. Marcy Kaptur  
10. Mike Turner  
11. Marcia Fudge  
12. Pat Tiberi  
13. Tim Ryan  
14. David Joyce  
15. Steve Stivers  
16. Jim Renacci
North Rhine Heights is an urban revitalization project in the historic Over-the-Rhine neighborhood of Cincinnati, Hamilton County. The project consists of four phases including the redevelopment of 14 properties on scattered sites creating 65 renovated one-, two- and three-bedroom apartments. Green Communities standards were met during the rehabilitation and the development exceeds Energy Star standards and OHFA Universal Design standards. Phase one completed the renovation of three properties, each containing six apartments. Resident incomes are restricted to no more than 50-60 percent of the area median gross income. The community meets the objectives of the Over-The-Rhine Comprehensive Plan and helps preserve affordable housing in an area that is experiencing rising market rate rents.

The Model Group of Cincinnati partnered with Over-the-Rhine Community Housing on the project. OHFA awarded $920,000 in 9% housing credits annually for ten years along with a $2.5 million Housing Development Loan funded by the Ohio Unclaimed Funds program.
HORIZON HOUSE

Horizon House is a historic rehabilitation of a senior-designated property in Portsmouth, Scioto County. Built in 1905 as a home to the dry goods wholesaler Joseph G. Reed Company, the structure now contains 50 one- and two-bedroom apartments. All residents receive rental payment assistance under a HUD Project-Based Section 8 contract.

The building was previously rehabbed in 1981 to accommodate residential senior living. The current rehabilitation increased accessibility, added an additional elevator, and improved the two community spaces. A basement community room was upgraded to include a kitchenette complete with refrigerator, microwave, and dishwasher. The basement was also partitioned for individual storage lockers and an exercise equipment area.

Security is provided by a controlled-access intercom/telephone entry system at each entrance. Apartments feature LEED / Energy Star appliances and fixtures, universal design features, programmable thermostats, intercoms, central air-conditioning and window coverings. Community Properties of Ohio (CPO) provides supportive services to the residents.

OHFA awarded CPO $496,110 in 9% housing credits annually for ten years along with an American Recovery and Reinvestment Act (ARRA) Tax Credit Exchange permanent grant of nearly $1.6 million and $550,000 from the OHFA Housing Development Assistance Program.

DISTRICT TWO

INITIAL HOUSING CREDIT INVESTMENT

$19 MILLION

MULTIFAMILY HOUSING BOND INVESTMENT

$131.9 MILLION

NEW OR REHABILITATED PROPERTIES

101

NEW OR REHABILITATED RENTAL HOUSING UNITS

5,103

PERCENTAGE OF RENTAL HOUSING UNITS BY TYPE

Family 66%

Senior 30%

PSH 4%

NUMBER OF FIRST-TIME HOMEBUYER MORTGAGES

13,105

The count of new and/or rehabilitated properties and new and/or rehabilitated units funded includes affordable housing investments financed with both federal and state resources. Federal funding sources include the Housing Credit program and HOME program, while state funding sources include the Ohio Housing Trust Fund and the Unclaimed Funds program.
WEINLAND PARK HOMES

Weinland Park Homes involved the construction of 40 new single family lease-to-purchase homes, 35 of which are adjacent to the former Columbus Coated Fabrics brownfield site and five that are scattered throughout the neighborhood. Residents have the opportunity to purchase their homes at the end of the 15-year leasing period for a reduced price, thereby promoting long-term home ownership. Features include three or four bedrooms, a fully-equipped kitchen, walk-in closets, detached one-car garage, full basement, abundant storage, washer and dryer connections, patios and front porches.

The development is distinctive because of the key role it plays in the comprehensive neighborhood redevelopment of the Weinland Park neighborhood in Columbus. It is serving as a catalyst for the continuing development of more than 500 units of market rate single family homes, townhomes and condominium units to be built in future phases of the larger project area.

OHFA provided the developers, NRP Group of Cleveland, with $812,223 in 9% housing credits annually for ten years along with a $400,000 OHFA grant funded by the Ohio Housing Trust Fund and a $2,000,000 loan through the state’s Unclaimed Funds program.
WILSHIRE PLACE

Wilshire Place involved the preservation of an existing 40-unit affordable housing development for families of Lima, Allen County. The property was first built in 1981 and consists of six buildings containing garden style and townhouse apartments and one community building with common areas, office and maintenance space. The two- and three-bedroom apartments include Energy Star appliances, new windows, a new heating and cooling system, new hardwood floors, new cabinetry, storage space, and outdoor patios. Units are available to residents who earn up to 60 percent of the area median income based on family size.

Fairfield Homes, Inc. of Lancaster acquired and rehabilitated Wilshire Place while Gorsuch Management provides daily operational services. OHFA awarded $470,376 in 9% housing credits annually for ten years with a $400,000 Housing Development Assistance Program grant funded through the federal HOME program, and a $2 million Housing Development Loan funded by the Ohio Unclaimed Funds program.

LIMA, OH
The Residenz at Sylvania is a new community of 51 apartment homes and villas. The development is the first property built in Sylvania Township specifically for residents age 55 and older to utilize the federal Housing Credit program. The three-story elevator-serviced main building has 39 one- and two-bedroom apartments and is surrounded by 12 two-bedroom villas with attached one-car garages. All homes include large walk-in closets, washer/dryer connections, energy efficient design and appliances, extra storage and pre-wired security systems.

The apartments are built to Enterprise Green Community standards and meet OHFA Universal Design standards. This pet-friendly community is close to shopping, dining, professional services, University Park Hiker/Biker Trail, and a Metro Toledo bus stop. Residents can also enjoy a large community area with a business center, theater room, fitness center, lounge area and large kitchen.

OHFA awarded $868,321 in 9% housing credits annually for ten years. The federal HOME program also granted $850,000 in funding and OHFA provided a $1 million Housing Development Loan from Ohio’s Unclaimed Funds program. Dayton’s Miller-Valentine Group partnered with Preferred Properties of Toledo on the development.
MONROE MANOR APARTMENTS

Monroe Manor Apartments involved an extensive rehabilitation of existing senior housing built in 1978 in Woodsfield, Monroe County. The 40 garden-style apartments are in seven one-story buildings located on a sloping terrain. Pathways were reconfigured to allow for wheelchair access and better walkability while the apartments were modified to promote visitability.

Additional improvements included energy-efficient electric heat pumps and central air conditioning, all new energy efficient windows and kitchen appliances, and new roofing. The community building received a new kitchenette, computer center, library, laundry facility, and office space for managers and service coordinators. Residents in 33 of the units receive USDA rental assistance and 20 percent of the units are reserved for residents with extremely low-income households.

The Buckeye Community Hope Foundation based in Columbus developed the project. OHFA awarded $416,221 in 9% housing credits annually for ten years along with $560,000 in OHFA funding from the Ohio Housing Trust Fund.
Gateway House II is a new construction, four-story permanent supportive housing community designed for formerly homeless residents in Canton, Stark County. The development consists of 30 efficiency, seven one-bedroom and three two-bedroom units with a target population that includes “hard-to-house” homeless, many of whom have little or no income.

The project is located near essential residential services. Amenities include secured entryways and a digital security camera system with remote viewing, access to storage, community kitchen, shared dining facilities and on-site case management and counseling. The YWCA of Canton provides supportive services and Community Services of Stark County provides case management and on-site services.

OHFA awarded the developer, YWCA of Canton, $534,328 in 9% housing credits annually for ten years and a $1.5 million permanent grant through the ARRA Tax Credit Exchange Program. State assistance included a Housing Development Loan of $1.5 million funded through the Ohio Unclaimed Funds program, and a $1 million grant from the Housing Development Assistance Program funded by the Ohio Housing Trust Fund.

The count of new and/or rehabilitated properties and new and/or rehabilitated units funded includes affordable housing investments financed with both federal and state resources. Federal funding sources include the Housing Credit program and HOME program, while state funding sources include the Ohio Housing Trust Fund and the Unclaimed Funds program.
BEACON POINTE TOWN HOMES

Beacon Pointe Town Homes is a project of the Butler Metropolitan Housing Authority (BMHA) located in Hamilton, Butler County. Phase I consists of 60 one- to four-bedroom townhomes, a community center, and a park. Plans call for an eventual total of 211 mixed-income housing units including senior living units. Townhome amenities include generous storage space, porches/patios, and fully-equipped kitchens with energy efficient appliances and fixtures. Residents can also enjoy a community game room, a fitness center, a gathering room with full-sized kitchen, and access to the Booker T. Washington Community Center located across the street. Outdoor amenities include a playground, picnic area, and community garden.

The development is located where the Bambo Harris Homes public housing project stood from the 1940s until 2007 and serves as a catalyst for economic development in the surrounding neighborhood. BMHA, who partnered with Herman and Kittle Properties of Indianapolis on the project, obtained supportive service agreements from sources including The Ohio State University Extension Office, YWCA, Legal Aid of Southwest Ohio and Primary Health Solutions. On-site seminars will assist residents with obtaining a GED, improving self-confidence, job searches, money-management, and child care.

OHFA awarded the Beacon Pointe Town Homes development $966,518 in 9% housing credits annually for ten years.
Collingwood Green is a new mixed-income community located close to downtown Toledo on the site of the former Brand Whitlock Homes and Albertus Brown Homes public housing communities built in 1940. The first phase of the development is a four-story building for seniors with 65 one- and two-bedroom apartments. Residents are able to walk to a nearby full-service health clinic, downtown businesses and services, bus lines, and surrounding green spaces.

Lucas Metropolitan Housing Authority (LMHA) is developing this four-phase community with property management provided by the Miller-Valentine Group. The total cost is estimated at $46 million and will eventually provide 272 townhomes and other housing units for both low- and middle-income families, a community building, and a seven-acre park. Phase I amenities include a balcony or patio in every unit, a wellness center, a computer room, a physician’s office and a library. The apartments in the elevator accessible, pet-friendly building include fully equipped energy-efficient kitchens, central heat and air conditioning, large closet spaces, an intercom system, and access to laundry facilities.

For Phase I, OHFA awarded LMHA a ten-year annual allocation of $456,624 in 4% housing credits to help keep rents affordable and create safe, quality housing for Toledo seniors.
FT. MCKINLEY HOMES

Ft. McKinley Homes involved the new construction of 25 single family, lease-to-purchase homes in a historic neighborhood northwest of Dayton, Montgomery County. Homes are located on scattered sites throughout the neighborhood in locations that formerly were occupied by vacant lots or abandoned and foreclosed houses. The development is part of a multi-jurisdictional, public/private revitalization effort in one of the area’s first suburban neighborhoods. The Ft. McKinley Homes were designed to blend with the existing architectural styles and contribute to the stabilization of the surrounding area. All homes have four bedrooms and two bathrooms, one- or two-car garages, and basements in the single car garage homes. Six of the homes meet federal accessibility standards and all have high efficiency gas furnaces and air conditioners, and kitchens are fully equipped with Energy Star appliances.

Dayton’s Oberer Companies and HomeStart (CountyCorp) partnered in the development and The New Path, Inc. provides social services to residents. OHFA awarded $160,231 in 4% housing credits annually for ten years, $2.7 million in mortgage revenue bonds, and a $2.0 million NSP III grant.
St. Rita Senior Housing is a new construction development for seniors age 55 and older in Garfield Heights, Cuyahoga County. The three-story building is situated in a campus community with other facilities at the Jennings Center for Older Adults and is affiliated with the Sisters of the Holy Spirit and the Catholic Diocese of Cleveland. The Jennings Center provides health care and supportive services to residents. The St. Rita development includes 63 one- and two-bedroom apartments affordable to a range of incomes.

Apartment amenities include walk-in closets, microwaves, disposals, private balconies, and access to laundry facilities on each floor. Community spaces are available for fitness activities, learning, socializing, salon services, and storage. Outdoor amenities include community gardens with walking paths, benches, and a gazebo. A chapel, wellness center, and auditorium are also located on the Jennings Center campus.

OHFA awarded a ten-year, annual allocation of $774,323 in 9% housing credits. Additional funding was provided by $250,000 from the OHFA Housing Development Assistance Program, funded by the Ohio Housing Trust Fund, and a $1 million loan from the Ohio Unclaimed Funds program.
SUNNYVIEW SQUARE APARTMENTS

Sunnyview Square Apartments was a preservation project that involved the acquisition and extensive rehabilitation of a senior community in Delaware, Delaware County. The property now consists of five ranch-style buildings containing 30 one-bedroom senior apartments that are affordable to a range of low-income residents. Significant upgrades were made to the interior of the units including replacing electric baseboard heaters and through-wall air conditioning with energy-efficient central HVAC systems with programmable thermostats. Twenty-six of the units were increased by approximately 120 square feet, allowing for a more accessible floor plan. Exterior improvements include an updated roof, new vinyl siding, soffits, gutters, downspouts, and entry doors. Additionally, a covered porch was added to each entry.

Apartments include Universal Design kitchens, new dishwashers, garbage disposals, front loading stackable washers and dryers, ceiling fans/light, and Energy Star windows. The units have high speed internet hookups available in the living rooms and bedrooms. Community Action Organization (CAO) of Delaware, Madison and Union Counties assist with supportive service coordination for the residents. The community building was renovated and expanded to house offices for the management staff, as well as a gathering room with TV, a kitchenette, and a computer room. The building also includes an outdoor patio with picnic tables and a grill. Adjacent to the community building are a gazebo, walking paths with benches, and resident gardens. A nearby YMCA and community park are also available for residents.

Wallick-Hendy Development Co. of Reynoldsburg partnered with the CAO of Delaware, Madison, and Union Counties on this project. OHFA awarded $311,878 in 9% housing credits annually for ten years and a $650,000 grant from OHFA’s Housing Development Assistance Program, funded by the federal HOME program.

DELTA DELEW, OH

INITIAL HOUSING CREDIT INVESTMENT
$22.7 MILLION

MULTIFAMILY HOUSING BOND INVESTMENT
$10 MILLION

NEW OR REHABILITATED PROPERTIES
88

NEW OR REHABILITATED RENTAL HOUSING UNITS
3,986

PERCENTAGE OF RENTAL HOUSING UNITS BY TYPE

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>67%</td>
</tr>
<tr>
<td>Senior</td>
<td>26%</td>
</tr>
<tr>
<td>PSH</td>
<td>7%</td>
</tr>
</tbody>
</table>

NUMBER OF FIRST-TIME HOMEBUYER MORTGAGES
10,225

The count of new and/or rehabilitated properties and new and/or rehabilitated units funded includes affordable housing investments financed with both federal and state resources. Federal funding sources include the Housing Credit program and HOME program, while state funding sources include the Ohio Housing Trust Fund and the Unclaimed Funds program.
The Village at Arlington II, located in Youngstown, Mahoning County, is a new construction community offering 60 rental townhomes. It plays a significant role in the redevelopment of the obsolete Westlake Terrace, a public housing project built between 1938-1940. Combined with the project’s first phase, the Villages offer the residents of Youngstown 120 new affordable housing units that are helping to revitalize the Arlington neighborhood.

The development features one-, two- and three-bedroom townhomes and is conveniently located within close proximity to downtown Youngstown and public transportation. Apartments feature high-quality finishes, dining areas, pantries, storage space, washer/dryer hookups and outdoor covered patios. Residents also share a clubhouse, community garden and playground. Utilities are included in the rents for apartments which have central air conditioning, built-in security systems, wheelchair-accessible first floors with first-floor restrooms, and angled parking spaces and sidewalks with curb cuts in front of each apartment. All apartments have water-conserving shower heads and toilet tanks as well as energy-efficient windows, fluorescent lighting, and appliances. The clubhouse also has a coin-operated laundry room, a computer lab, a gathering room, and a management office.

The NRP Group of Cleveland partnered with the Youngstown Metropolitan Housing Authority on the project. OHFA awarded $931,850 million in 9% housing credits annually for ten years. The first phase of the Village at Arlington was previously awarded $1 million in federal housing credits.
**HIGHLAND PLACE**

Highland Place involves the preservation of 120 affordable apartments located in Conneaut, Ashtabula County. The property was originally constructed in 1980 and consists of one, four-story, two, two-story, and five, three-story buildings. Units are available for low-income individuals and families with either one-, two-, or three-bedrooms. Amenities include renovated kitchens with refrigerators, electric and gas stoves, garbage disposals, air conditioning units, cable-ready connections, community room, and on-site laundry facility. The property is located near many residential services and shopping in downtown Conneaut.

Millennia Housing Development of Cleveland acquired, rehabilitated, and now manages Highland Place. OHFA awarded $499,999 in 9% housing credits along with a $550,000 federal HOME program grant.

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**CONNEAUT, OH**

**DISTRICT FOURTEEN**

**REP. DAVID JOYCE**

**INITIAL HOUSING CREDIT INVESTMENT**

$9 MILLION

**MULTIFAMILY HOUSING BOND INVESTMENT**

$10.7 MILLION

**PERCENTAGE OF RENTAL HOUSING UNITS BY TYPE**

- Family: 49%
- Senior: 35%
- PSH: 16%

**NEW OR REHABILITATED PROPERTIES**

47

**NEW OR REHABILITATED RENTAL HOUSING UNITS**

2,069

**NUMBER OF FIRST-TIME HOMEBUYER MORTGAGES**

6,661

The count of new and/or rehabilitated properties and new and/or rehabilitated units funded includes affordable housing investments financed with both federal and state resources. Federal funding sources include the Housing Credit program and HOME program, while state funding sources include the Ohio Housing Trust Fund and the Unclaimed Funds program.
Hunterwood Park involves the preservation of 100 units of affordable housing in Lancaster, Fairfield County. The property is split equally with 50 family apartments and 50 senior apartments for residents 62 years of age and older. The senior building has an elevator and one-bedroom units. Families can choose between two-, three-, and four-bedroom townhomes. The community is located near the Lancaster Bike Path and just minutes from downtown shopping, schools, banks, grocery stores, and entertainment.

Apartments are available to a mix of income levels ranging from households at or below 35 percent of the area median gross income (AMGI) to households at or below 60 percent of the AMGI. Rents are based on income and all apartments are eligible for rental payment assistance through a HUD project-based Section 8 contract.

The development includes accessible units featuring universal design elements. There is open green space and a family area that has two playgrounds.

Fairfield Homes of Lancaster acquired and rehabilitated Hunterwood Park and Gorsuch Management oversees the property. OHFA awarded $585,146 in 9% housing credits, a $600,000 grant from the federal HOME program, a $1.5 million Housing Development Loan funded by the Ohio Unclaimed Funds program, a $2.5 million ARRA Tax Credit Assistance Program bridge loan, and $814,431 from the ARRA Tax Credit Exchange program.
RETIREMENT RESIDENCE OF GREEN

The Retirement Residence of Green is a new construction, four-story, 58-unit building for seniors aged 55 and older. The project, located in Green, Summit County, is a mixed-income building that includes ten units rented at market rate. All units feature a fully-equipped kitchen, central air conditioning, blinds and carpeting. The building has a central elevator, laundry facilities, a craft room, a fitness center, a library, a multi-purpose room, an intercom security system, dining rooms for hosting events, and a hair salon. A large outdoor terrace was constructed adjacent to the community room for warm weather activities.

Apartments feature extra-wide doors for handicap accessibility, lower cabinet heights, convenience bars in the bath areas, emergency pull-cords, and lever-type door handles. Additional services include an optional meal program, and transportation to local grocery stores and shopping areas, many of which are located within a one-mile radius of the residence. Three acres of green space surround the building.

A.M. Rodriguez Associates, Inc. of Pittsburgh developed the property and Congregate Management Services handles daily operations. OHFA awarded $362,201 in 9% housing credits annually for ten years along with a $251,000 federal HOME program grant, and a $695,000 Housing Development Loan funded by the Ohio Unclaimed Funds program.
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 for more information.