As the summer of 2017 enters full swing, the Agency remains busy and motivated in our work. As we look forward to the rest of the year, we look back on a quarter filled with unique challenges and enormous successes. For the second year in a row, the Agency has been named a Top Workplace by Columbus CEO Magazine. I would like to thank our hardworking staff for everything they do to accomplish the mission of Opening the Doors to an Affordable Place to Call Home.

OHFA’s programs continue to perform exceptionally during a busy summer in the housing market. Over $500 million in gross reservations for homebuyer loans have been made, which allows Ohioans all over the state to accomplish the dream of homeownership. Thanks to the Hardest Hit Fund, $443 million have been paid out in an effort to save 25,293 homes. The Neighborhood Initiative Program (NIP) continues to stabilize property values and improve communities by removing 710 homes this quarter bringing the cumulative total to over 5,000.

The Office of Planning, Preservation and Development also released the results of the 2017 Housing Tax Credit Program funding round. Nearly $26 million in credits were awarded to 33 developments across the state of Ohio to create 1,698 quality affordable housing units for residents. Thank you to all of our partners in our homebuyer and development programs for their continued support and diligent effort.

In its 2018 Annual Plan, OHFA unveiled its four initiatives to further the Agency’s mission:

1. Continue to expand and preserve affordable housing opportunities through OHFA’s core programs
2. Focus on customer-driven, sustainable and multi-sector solutions to promote public health, welfare and prosperity through affordable housing
3. Promote awareness of OHFA’s affordable housing programs
4. Strengthen OHFA’s culture to encourage growth, innovation and collaboration among all Agency staff

These initiatives guide the Agency as we continue in our mission to provide affordable housing to all Ohioans.

Within the Agency, Dr. Holly Holtzen was promoted to Chief Operating Officer (COO) in May 2017. She served as OHFA’s Director of Research and Strategic Planning for eight years and will continue to supervise that office. In addition, the Office of Homeownership, the Office of Planning, Preservation and Development and the Office of Program Compliance will report to her; the Offices of Mortgage Funding, Debt Management, Communications and Marketing and Facilities will also be under her direction. Dr. Holtzen will also assist with OHFA’s policies and help strengthen the Agency’s culture.

This past quarter, Al Scott left his position on the Agency’s Board; Bill Sanderson will now serve in his role and advise the Board on the homebuilding industry. Bill Sanderson is Vice President of Land & Construction with BR Knez Homes in Lake County. He is an active member in the Ohio Association of Homebuilders and has experience in both single family and multifamily construction. I am proud to welcome him to OHFA’s Board and look forward to working with him.

Finally, save the date for the 2017 Ohio Housing Conference, Coming Together in Ohio, which will take place on November 7 – 9. See page 3 for more information on this informative and exciting annual conference as we continue to work with partners to provide homes for all Ohioans.

Respectfully submitted,

Sean Thomas
After years of uncertainty and a long-awaited renovation, Andrea finally has a secure home of her own at the YWCA Columbus.

For more than 130 years, the Young Women's Christian Association (YWCA) Columbus has provided vulnerable women in our community with access to safe housing. We are dedicated to eliminating racism, empowering women and promoting peace, justice, freedom and dignity for all. In support of our mission, we partnered with our community on the Believe in Women Campaign to renovate our historic downtown building that houses our women. The Ohio Housing Finance Agency’s (OHFA) extensive support of this campaign contributed to the success of the renovation and the creation of new living units for women who have struggled with chronic homelessness and mental health conditions.

Housing is a crucial first step in the path to stability for the at-risk women we serve. It has been decades since some of the women in this program have lived in a secure and affordable environment. Prior to the renovation, residents lived in single, dorm-style units with access to a communal bathroom and kitchen. The new studio and one-bedroom units offer them privacy and control of their space with their own bathroom and kitchen. Residents can cook meals, privately bathe and enjoy safety and comfort without even leaving their apartment.

OHFA also recognized the great need to not only update the historic building, but to create a healthier environment for the population that we serve. Through critical Low Income Housing Tax Credits, Housing Development Assistance funds and a Housing Development Loan, OHFA helped to completely transform floors two through eight of the Center for Women, creating 91 completely furnished studio and one-bedroom units. In addition to addressing the unique needs of our residents through the living units themselves, residents have access to numerous supportive services through YWCA Columbus and community partners to continue their journey to health, wellness and an independent, happy life.

For resident Andrea, this renovation meant a chance at that new beginning, “I didn’t see this one coming. A lot of prayer went into it for years and the things I’ve been through, but it’s good now. And I thank you all very much.”

YWCA Columbus is grateful for OHFA’s partnership and their vital role in transforming the lives of women in our community.

1Name has been changed to protect resident’s identity.
COME TOGETHER FOR AFFORDABLE HOUSING AT THE 2017 OHIO HOUSING CONFERENCE

AMY SUMMERS
COMMUNICATIONS AND MARKETING

Collaborate with us November 7-9 for the 19th annual Ohio Housing Conference, Coming Together in Ohio. Topics will provide new insights for both new and seasoned affordable housing professionals, including the mechanics of the Low-Income Housing Tax Credits and tips for women in the industry. To fulfill their goals, the Ohio Housing Finance Agency and the Ohio Capital Corporation for Housing will offer attendees the opportunity to build upon their educational knowledge base, as well as contribute to their peers’. During two and a half days and nearly 50 scheduled events, more than 1,700 professionals will come together to engage in dynamic discussions to further the advancement of the housing industry and related fields.

Highlights of this year’s event include:

• Industry experts and visionaries such as David Smith, Michael Novogradac, Diane Yentel, Edward Hill and Robert Vogt

• Keynote speaker and New York Times Best Selling Author of *Hillbilly Elegy* and Ohio native, J.D. Vance

• More than 40 interactive sessions and roundtables focused on the latest housing policies, research, legislation and regulations for professionals

• A packed exhibit hall representing more than 100 organizations and services vital to today’s housing industry

• A presentation of the 2017 William J. Graves Ohio Housing Excellence Award to a lifelong leader in affordable housing

• Dozens of formal and informal networking opportunities to learn and share with conference attendees, presenters and exhibitors

Come together with the affordable housing community in Ohio at the industry’s premier event, where you will not only define challenges, but also identify solutions with leaders that are shaping the industry for the next generation. Visit the conference website at [ohiohome.org/ohc17](http://ohiohome.org/ohc17) in the coming months for continued updates and announcements.
Every summer has its own story. Here at OHFA, our story is about success, optimism and hard work. Our team spent the past five months reviewing thousands of pages of applications and carefully scoring the latest batch of developments seeking Housing Tax Credits (HTC). Last week, we were proud to announce the 34 distinguished recipients that will create or preserve nearly 1,700 affordable housing units in communities all across the state:

- Barnesville Manor, Barnesville
- Grove Street PSF, Middletown
- Sunrise Terrace, New Carlisle
- Heritage Apartments, Coshocton
- Colfax Family Homes, Cleveland
- Emerald Alliance XI, Cleveland
- International Village, Cleveland
- Knickerbocker Apartments, Bay Village
- Forest City Square Apartments, Cleveland
- Blacklick Crossing, Reynoldsburg
- Parsons Village II, Columbus
- Madison Villa, Cincinnati
- Cincinnati Scholar House, Cincinnati
- The 821 Flats, Cincinnati
- Carpenter Flats, Norwood
- Ashley Villa, Ashley
- Broadway Park, Youngstown
- Crawford Station, Marion Township
- Mayfield Homes, Logan
- Meadow Ridge Apartments, Mount Vernon
- Cottages at Riverview, Elyria
- Arlington Square Apartments, Elyria
- General Franklin, Dayton
- Shepard Crossing, Port Clinton
- Ravenna Township Family Housing, Ravenna
- Spring Hill Apartments, Akron (Phase III)
- Middlebury Commons, Akron
- Arlington Ridge Townhomes, Akron
- International House at San Tomasso, Akron
- Senior Homes of Marysville, Marysville
- The Livingston, Columbus
- Shawnee Grove, Circleville Township
- Poindexter Village, Columbus (Phase IV)*
- Art Works Lofts, Dayton (Phase II)*

*Art Works Lofts and Poindexter Village each received consideration for a Local Initiatives Award in 2016, meaning that OHFA committed to funding a second phase of each development in the 2017 Tax Credit Round.

Each one of these developments is a summer all-star with its own compelling and incredible story. Cincinnati Scholar House, for example, hosts a transitional learning-living program that supports low-income single parents completing their college education. International House at San Tomasso deftly blends housing with social enterprise to create a humanitarian project for refugee families in Akron’s North Hill neighborhood. The Livingston represents a strategic investment in Ohio’s urban core that preserves an iconic building’s façade with the amenities of a walkable senior community. We invite our partners to learn more about each of OHFA’s 2017 Competitive Housing Tax Credit recipients on our website.

With the 2017 round barely in the rearview mirror, OHFA is already gearing up for next year by releasing a draft of the 2018-19 Qualified Allocation Plan (QAP) for comment. On July 11th, we welcomed 100 of our closest friends at the Columbus Metropolitan Library for a statewide forum to learn more about all of our draft policy proposals including the QAP, Kirwan USR Opportunity and Community Change Indexes, Design and Architectural Standards and Limited Scope Rehabilitation Sustainability Standards. We encourage you to share any feedback by contacting us at QAP@ohiohome.org before we finalize these documents in September.

While the 9% program may be the big summer blockbuster, it’s certainly not the only show in town. OHFA also received applications to all of our gap financing programs and expects to make announcements shortly, including awardees of the National Housing Trust Fund’s inaugural round. Our 811 program marked an important milestone by executing the very first Rental Assistance Contract and adding 12 new developments to the program. The Business and Project Administration team deployed a new Construction Monitoring Report to better monitor funds and align program compliance team needs. All of our team members are hard at work preparing for the 2017 Ohio Housing Conference; we look forward to seeing you November 7-9!
With the Internal Revenue Code stretching to more than 70-thousand pages, everyone agrees that tax reform is an attractive idea, right? Economists generally believe that simplifying the code encourages growth in the overall economy by reducing the costs of compliance with the law. Both President Trump and leadership in the 115th Congress have said that this is a priority. What would a modern tax reform look like, and why is the affordable housing industry so nervous about it? Are they right to be?

Tax reform generally refers to some combination of reducing tax rates and simplifying the code. Usually this takes the form of eliminating certain deductions and credits, which have been added to the code over the years in various attempts to incentivize actions that are helpful to the economy or to aid a disadvantaged group. As a result, tax reform is always a heavier lift politically than expected. While everyone will benefit from the lower rates, some groups will find that valuable deductions they relied on for prior decisions are being discussed for removal from the code – and some will find that the lost deductions are a bigger financial hit than the lower rates provided in savings. With more than 2,600 pages of code, a lot of groups fall into this category.

The last time we saw significant tax reform at the federal level was the Tax Reform Act of 1986 that was signed by President Ronald Reagan. So although the code is long and complex and it would be great if it were simpler, a lot of inertia exists behind the status quo.

President Trump’s proposed tax reform would make a variety of changes to individuals’ income taxes, including trimming the number of tax brackets from seven to three, and reducing the highest rate from 39.6% to 35%. Corporate tax rates would be cut from a maximum of 35% to 15%. It is this proposed reduction in the corporate rate that has some surprising potential to impact the affordable housing industry and development plans that are underway or still being priced by the market. How big of a concern is this in the affordable housing industry? As a CPA and advisor specializing in this area, I speak with decision-makers just about every day who are watching the tax reform discussion very closely.

So, how exactly would reducing the corporate tax rate affect the development of affordable housing projects? Let’s look at a simple example of a project developed under the competitive, 9% Low Income Housing Tax Credits (LIHTC) that make up the majority of LIHTC development in Ohio.

• In 2016 the Ohio Housing Finance Agency (OHFA) awarded a total of $32M in annual credits to 42 projects.
• Credits run for 10 years but projects are required to operate as affordable housing for 15 years.
• For simplicity let’s say a typical project receives $720,000 in annual credits, which the investor can claim on its tax return.
• Since it’s a 9% credit, the basis required to produce this amount of credit is about $8M ($8M x 9% = $720,000).
• Assuming the whole $8M is made up of a building that will be depreciated over 27.5 years, the project will deduct depreciation expense of $291,000 per year, which the investor can deduct on its tax return.

So, the benefit to the investor is made up of two parts: the credits themselves, which are a dollar-for-dollar reduction in the investor’s tax liability, and the ability to deduct depreciation and other expenses, which reduce the investor’s taxable income (not its tax liability).

A lot of factors go into determining the amount an investor is willing to invest in a project, but here’s a simplified look at an $8M project funded with 9% credits, with investors hoping to see a 6% return. The first column is under current tax law, the second one reflects the impact of tax reform reducing rates from 35% to 15%

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Basis of Building

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Credits Produced per Year (10 Years)

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Depreciation Deduction per Year (15 Years)

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Credits Produced

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Value of Deductions for Depreciation

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Total Return to Investor

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Present Value of Investment at 6%

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Investment per Dollar of Credits

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Gap Financing Needed

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The definitive length of the published IRS Tax Code varies.

Sorry for all the numbers. We accountants love numbers. The highlighted areas above really tell the story here. The total return to the investor drops by almost a million dollars under this scenario and required gap financing increases by $563,000. Gap financing represents additional grants, loans, or deferred developer fees that need to be obtained in order for the project to go forward at all.

So this would present a major challenge to developers of affordable housing if it comes to pass. How likely is this major tax reform?

In 2017? This accountant’s opinion: not going to happen. The 1986 Tax Reform Act took 10 months to get through Congress from the time full legislation was reported out of the House Ways and Means Committee to the time it reached President Reagan’s desk for signature. Even the Affordable Care Act took about 9 months from the initial introduction of legislation to the time it reached President Obama’s desk, despite Democratic supermajorities in both chambers of Congress.

While the Ways and Means Committee has held hearings on the subject of tax reform in May, and there are probably a number of proposals being debated behind the scenes, nothing I’ve heard suggests that anyone is ready to bring what will doubtless be a controversial bill forward any time soon. The Senate is preoccupied with debating the American Health Care Act, the ongoing confirmation of Administration appointees, and (of course) Russia. Until the Senate’s docket clears a bit, the House will not vote on anything controversial that will be months away from being taken up by the Senate, if at all.

What about 2018? That’s tougher to predict. Conventional wisdom says that if the Senate cleared the decks by the end of the year, then pushing through tax reform over the course of 9 or 10 months would have the final votes taking place on the eve of the November 2018 elections, which no one from either party would want to do. In spite of this, a consensus seems to be forming that it’s going to happen. One theory in circulation is that the run up in stock prices we’ve seen since the election represents the market pricing in a high likelihood of major tax reform. In that line of thinking, if it starts to look like reform won’t happen, a major correction to the market would occur, and a recession would become likely. While the two parties have shown little inclination to cooperate with each other on anything so far during President Trump’s Administration, perhaps avoiding a recession would be enough incentive to get the two sides to find some common ground and pull together.

Will this be enough to tip the scales in favor of moving forward with tax reform in the near term? Until the parties begin to show some cooperation and some attempts to find common ground, I’ll remain skeptical of the idea that major tax reform is imminent and will be enacted in what would be an election year. But the political world has made a habit of making conventional wisdom look silly over the past year. For the good of the nation’s economy I hope Congress defies the conventional wisdom one more time and is able to deliver some much-needed major tax reform.

As for affordable housing, in the meantime, pay attention to the House Ways and Means Committee’s Subcommittee on Tax Policy. Representative Pat Tiberi of Ohio’s 12th District is a key member and is a reliable ally of affordable housing in Ohio. But Representative Tiberi is only one member. The message to all of Congress should be that major tax reform is an idea whose time is come – but it needs to be done carefully so as not to jeopardize the industry’s ability to develop safe, decent and affordable housing.
June is Homeownership Month in the state of Ohio, and the Office of Homeownership celebrated with a lunch-time cookout. Director Jim Durham manned the grill and provided the burgers, brats, hot dogs, chicken and more. Other members of the management team provided sides, salads, drinks and desserts, while all the staff had to bring was a big appetite. Everyone was then asked to make a small donation into the house-shaped box that Vicky Hoffman made. Because of the incredible generosity of the homeownership team, a donation in the amount of $200 was presented to the YMCA in celebration of Homeownership Month.

Homeownership has had a lot to celebrate over the past year! New home loans for low- to moderate-income borrowers, mostly for first-time homebuyers, has gone from $186 million in FY14 to over $438 million for FY17. New loan reservations (gross) for FY17 even topped $500 million, which caused Director Durham to make good on his promise to celebrate in “The Shoe”. At the annual appreciation luncheon in August 2014, held at the AAA Columbus Clippers’ Huntington Park, Jim said that the luncheon would be moved to where the Buckeyes’ stadium is and when production topped $500 million. After hosting the event the next two years at Nationwide Arena and at the Jack Nicklaus Museum, this year’s event will move hosted at the Recruit Room inside of the Horseshoe. We would like to thank our vital mortgage lending, real estate and counseling partners.

As part of the outreach and training initiatives put together by the team, over 2,300 real estate agents have earned CEU credits by attending one of Jon Duy’s, Real Estate Relations Manager, training classes on fair lending, OHFA products and millennials. Tom Walker, Business Development Manager; Erin Higgins, Operations Manager; and several members of her team have been out on the road conducting lender trainings on our products, processes and procedures.

Over the past few months, the team has also participated in “Build A Bike” and “Real Money” with the Columbus Mortgage Bankers Association (MBA). Both programs support children and young adults in Central Ohio while also serving as a great networking and engagement opportunity with our lending partners.

Save the Dream Ohio is also part of the Office of Homeownership, and this group manages and administers the foreclosure prevention programs made possible through the Hardest Hit Fund. We have now helped over 25,000 families stay in their homes and demolished over 5,000 vacant and blighted properties throughout Ohio. Hearing from some of these recipients makes the work worth the effort. Whether it is a handwritten, thank-you note from a borrower that received rescue payment funds or a neighbor walking up to one of the staff on an inspection of a demolition saying, “thanks for tearing down that dangerous eye-sore and putting up a community garden,” we love to hear our customers’ stories.

The homeownership team has a lot to be proud of as we help make the dream of homeownership and preserving that dream a possibility. We look forward to working with our partners to help more Ohioans attain homeownership!
At its June meeting, the OHFA Board approved the FY 2018 Annual Plan and Housing Needs Assessment. This iteration of the plan is particularly notable, as the Agency revised its strategic priorities that will guide activities for the next three years. These priorities are as follows:

- Expand and preserve affordable housing opportunities through the continued development and administration of OHFA’s core programs.
- Focus efforts on customer-driven, sustainable and multi-sector solutions to promote public health, welfare and prosperity of the state’s residents through the production and preservation of affordable housing.
- Promote awareness of affordable housing programs in Ohio to external stakeholders and citizens.
- Strengthen OHFA’s culture to encourage personal and professional growth, innovation and collaboration among all staff to advance OHFA’s mission.

Underlying these priorities are 24 initiatives that further refine how the Agency will work to meet its goal to provide access to a safe, decent and affordable home for every Ohioan.

The Annual Plan was the product of many months of work, starting with discussions among the Board and senior staff last fall. Stakeholders were involved throughout the process, starting with use of the Codigital online platform in March and April. Then, the Annual Plan Advisory Board meeting occurred on May 3, followed by a month-long public comment period that included an open hearing. Finally, work groups were convened throughout the winter and spring, which included both managers and front-line staff, to develop and refine Agency initiatives. Throughout the process, employees of the Office of Affordable Housing Research and Strategic Planning coordinated this activity.

Meanwhile, the Housing Needs Assessment, a technical supplement to the Annual Plan, was updated and reorganized into three parts: The People of Ohio, Housing in Ohio and Vulnerable Populations. Each of these sections provides extensive information from federal, state, private and administrative data sources about the challenges our state faces. Notable facts include the following:

- Fifteen percent of Ohioans, including 21 percent of children, lived below the federal poverty line in 2015 — about $20,000 per year for a family of three.
- More than 650,000 Ohio households, one in seven statewide, pay more than half their income toward housing costs or have no income at all.
- Ohio school districts report nearly 20,000 students, one in 90 statewide, are housing insecure, meaning that they lack a permanent residence.

Both documents can be viewed on our website, and we strongly encourage everyone to give them a look.
Basics of VAWA

With the reauthorization by Congress of the Violence Against Women Act (VAWA) of 2013, the Housing Tax Credit (HTC) program was added to the list of covered programs. The VAWA protections apply to all victims of domestic violence and other related crimes, regardless of gender. The following housing programs are covered by VAWA:

- Department of Agriculture
- Department of Housing and Urban Development (HUD)
- Department of Treasury
- HOME
- Housing Opportunities for People with AIDS (HOPWA)
- Housing Tax Credit
- McKinney-Vento Act
- National Housing Trust Fund
- Public Housing
- Rural Development (RD) multifamily programs, such as 515 or 538
- Section 8 Housing Choice Voucher
- Section 8 project-based housing
- Section 202 housing for the elderly
- Section 221(d)(3) Below Market Interest Rate (BMIR)
- Section 236 multifamily rental housing
- Section 811 housing for people with disabilities

Within the VAWA protections, an applicant or tenant of housing assisted under the HTC program may not be denied admission or assistance. Furthermore, they may not be terminated or evicted from the housing on the basis that they are or have been a victim of domestic or dating violence, sexual assault or stalking. These applicants or tenants must also otherwise qualify for admission, assistance, participation or occupancy. If a tenant who is a victim requests an early lease termination, lease bifurcation from the abuser, or transfer to another unit because they feel unsafe, their HTC owner or manager must make every effort to comply with the request and shall not penalize the tenant.

OHFA Requirements for VAWA

Applicants or tenants must be informed of their rights under VAWA. OHFA recommends use of the HUD Notice of Occupancy Rights under VAWA form 5380 and language incorporated into the tenant selection plans. The OHFA Tax Credit Lease Addendum contains language regarding VAWA. However, additional language can be incorporated into the lease, or the HUD VAWA Lease Addendum may be utilized in addition to the OHFA Addendum.

Each owner or manager is required to have an emergency transfer plan (HUD Model Plan) for victims seeking safety. This plan must incorporate reasonable confidentiality measures to ensure that the location of the tenant’s unit is not disclosed to a person who committed an act of violence or stalking against the tenant.

OHFA recommends the use of HUD forms when rights under VAWA are invoked, which include the Certification of Domestic Violence form 5382 and the Emergency Transfer Request form 5383. Other possible documentation includes an affidavit signed by the victim under penalty of perjury; an affidavit or letter signed by a domestic violence service provider, attorney, or medical/mental health professional who assisted the victim; or a court record. This submission shall be confidential. HUD also provides VAWA forms in multiple languages.

Beginning with the 2017 Annual Owner Certification Reporting cycle, OHFA will require owners to certify compliance of VAWA requirements. The VAWA certification will be a separate form and not part of the Annual Owner Certification. Additional information on the VAWA certification will be issued in several months. Should an owner encounter a conflict between VAWA and a Housing Tax Credit rule, such as the Full-Time Student Rule, the owner should contact OHFA’s Office of Program Compliance (PC) for additional guidance.

CONTINUED ON PAGE 9
Utility Allowance and Air Conditioning

PC received several inquiries and questions on how an air-conditioning (AC) line item should be treated in the calculation on a utility allowance. Utilities include gas, electricity, water, sewer and trash, where applicable. Utilities do not include telephone, internet, cable television and, depending on the situation, air-conditioning.

Owners should not include AC as a separate utility charge if it is provided by the owner (i.e. central air). If the owner is not providing AC, then the air-conditioning charges should be included in a utility allowance. The Code of Regulations Title 24, specifically 24 CFR 965.506(e) regulation, reads as follows: If a Public Housing Authority (PHA) installs AC and gives residents the choice to use it, and it is either retail metered or check metered, residents must pay for the energy used. The PHA must not include air-conditioning in the utility allowance. For systems that offer residents the option to choose AC, but cannot meter it, residents should be charged a utility allowance.

Owners should only include an air-conditioning allowance in the Engineer’s Energy Consumption and HUD Utility Schedule Models if the owner does not provide it.

In instances in which the owner has included the AC in the utility, the owner must correct this at the next annual utility allowance update or when the local PHA Utility Allowance Schedule changes.

KEY TIPS TO HELP YOU STAY IN COMPLIANCE:

HOME Rent Approval Forms

The 2017 HUD-published HOME rents became effective June 15, 2017. Recipients and owners of projects which received HOME funds are required to submit an OHFA HOME Rent Approval Form on an annual basis. HOME rents must be reviewed 45 days from the effective date of the 2017 published HOME rents (or July 30, 2017) to ensure compliance of the rent restrictions in the HOME funding agreement.

Stay Informed: Join OHFA’s Email Subscription List

Owners and managers are highly encouraged to join OHFA’s email subscription list. Signing up for the list takes only a couple of minutes and can be customized to your preferences, such as receiving updates not only from Program Compliance, but also from OHFA’s Office of Planning, Preservation, and Development (PP&D). By joining this list, you can receive timely updates on regulatory and policy changes that will help you stay informed and in compliance.

OHFA’s Tax Credit Trainings

The Tax Credit Compliance Training focuses on the basics of compliance for the Housing Tax Credit program. Program compliance rules, regulations and procedures are frequently updated, so the course is beneficial for individuals new to the HTC program, as well as seasoned veterans. Some course concepts covered include income and assets, student rules, rent limits, utility allowances and OHFA policies and forms. Courses fill quickly, so register soon. Please visit the OHFA website for training dates and locations.
In 2013, residents and officials of Colerain Township and Hamilton County expressed concerns over blighted apartment buildings known for crime and police presence. The neighborhood, near Colerain Avenue and Jonrose Avenue, was plagued by foreclosure and a lack of affordable housing for seniors. The Cincinnati Metropolitan Housing Authority began working to secure funds to construct an affordable housing complex for seniors called West Union Square.

Located in Colerain in Hamilton County, West Union Square is a rental development for seniors that includes 70 new units in a three-story building. The lobby of the building resembles a town square with a theater, community room, café and post office. Outside, residents have access to a raised garden bed and a courtyard attached to the rear of the building.

The development has been praised by residents, public officials and local businesses for removing blight and crime in the neighborhood. The Board of Trustees of Colerain Township, State Senator William J. Seitz and State Representative Louis W. Blessing III also expressed their support. The development is energy efficient and certified by Enterprise Green Communities.

OHFA awarded the property $1 million in Low Income Housing Tax Credits and a $1.5 million Housing Development Loan (HDL) to help improve a blighted neighborhood and better the quality of life of seniors living in Hamilton County. This development broke ground on May 9, 2017.
Merici Housing
Youngstown, Mahoning County

The Ursuline Center in Youngstown, Ohio, is a campus that serves homeless residents in partnership with the Ursuline Sisters. The Ursuline institutions were started in 1535 by St. Angela Merici in Italy for the education of girls and the care of the sick and needy. Now, multiple Ursuline groups operate across the United States, including in Mahoning County, Ohio.

Adding to the Ursuline Center, the Merici House is a one-story building with four units of permanent supportive housing (PSH) for disabled adults living with HIV/AIDS and suffering from chronic homelessness due to substance abuse, mental health issues or criminal backgrounds. Each unit will have its own covered front porch and will be part of a campus that includes a community center for health and social services, programming for families affected by HIV/AIDS and, eventually, other permanent supportive housing units.

The Ursuline Center has worked with this population for over 20 years and found that stable housing and adequate support services significantly improve these residents’ health and quality of life. Referrals for these units will come from the Continuum of Care’s intake process and the Comprehensive Care Center, a medical clinic for persons with HIV/AIDS operated by the Ursuline Center.

OHFA awarded the property $463,109 out of the Capital Funding to End Homelessness Initiative (CFEHI). Merici Housing is the first housing development by the Ursuline Center, though they hope to create more permanent supportive housing to help this population out of housing instability and into an accommodating and caring community.

Other Grand Openings and Ground Breakings

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<tr>
<th>Abbott’s Manor</th>
<th>Adam-Amanda Mental Health Rehabilitation Center (GB)</th>
<th>Chapel Street Apartments</th>
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<td>Cutter Apartments</td>
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<td>Wapakoneta, Auglaize County</td>
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Summer 2017 Employee of the Quarter

Bryan Grady
Research Analyst,
Affordable Housing Research and Strategic Planning

Bryan is the type of teammate who is willing to do whatever it takes to get the job done. He is conscious of OHFA's policies, and he works diligently to showcase projects his office has completed that advance those efforts. He is a huge asset to OHFA through his meticulous drafting of the Annual Plan and Housing Needs Assessment, filling FOIA requests involving the most up-to-date LIHTC data and helping to secure additional funding for HHF, which allows us to increase program caps for NIP.

He also provides the data needed to extend target areas and coordinates the multistate "Midwest Cost Database" to assess varying regional housing development costs and analyze factors impacting them. Bryan always keeps an eye out for new information and forwards along articles that affect different programs, often interpreting academic research into real world implications. It’s easy to tell that he has a real passion for this work; if you spot him outside the office, there’s a good chance he’s talking about housing policy! To conclude, Bryan embodies the motto of service before self, and is dedicated to enhancing the quality of housing offered to the citizens of Ohio.