2016 proved to be a very busy and productive year as OHFA addressed a basic human need – decent, affordable housing. OHFA’s First Time Homebuyer Program is experiencing its best results since 2008, while the State of Ohio received an additional $192 million in Hardest Hit Fund (HHF) resources that the Agency has used to reopen direct homeownership assistance efforts and to expand the state’s blight elimination activities. Competitive housing credit awards were allocated to 42 developments, and use of multifamily bonds coupled with 4% LIHTC equity has enabled an increasing number of preservation deals to move forward. OHFA continues to meet its regulatory responsibilities in the timely monitoring of a growing portfolio of affordable rental properties, and the Agency is continuing its preparation of the 2018 Annual Plan, which includes a detailed assessment of housing needs and priorities, and ultimately a resetting of the Agency’s strategic metrics for the next three years.

As we move forward into 2017, there will be challenges and opportunities in the markets in which OHFA operates. As a result of the November elections, the potential for tax reform could impact the availability and/or value of housing credits and municipal bonds, Dodd-Frank and HUD’s Affirmatively Furthering Fair Housing policies will likely see pullbacks, and increased spending on defense may put more pressure on discretionary spending, including the gap filling resources used in affordable housing.

The uncertainty created by the possibility of tax reform has already impacted the pricing and timing of housing credit investment and the recent spike in interest rates is having a similar effect on rental and homeownership financing. In this environment of change and uncertainty, OHFA and its partners must continue to work together to tell the affordable housing story and help inform policy decisions that will impact the tools that we use to create and preserve affordable housing opportunities.

With my impending retirement at the end of March, OHFA will welcome a new Executive Director who has the vision and ability to lead in these challenging, yet opportunistic, times and take the Agency to an even higher level of achievement. My thanks to the Board, staff and partners for your support over the past 13 years – the best and most meaningful of my professional career – as the important work continues in our commitment to provide safe, decent affordable housing for those who need help the most.

Respectfully submitted,

Doug Garver
OHFA recently sent an email to our partners and interested parties, urging support for a campaign to expand funding for the Ohio Housing Trust Fund.

The goal of Home Matters to Ohio is to strengthen the Trust Fund through increased funding in the upcoming state budget. Economic recession and the housing market slump have resulted in declining fee revenues that support the Trust Fund. Total appropriations have decreased nearly 21 percent since Fiscal Year 2013.

The Trust Fund provides a foundation for the state’s efforts to end homelessness and to expand access to safe, decent affordable housing for Ohio’s most vulnerable residents. In addition to housing for low-wage families, the disabled, seniors, veterans and the homeless, the Trust Fund also supports emergency homeless shelters, accessibility modifications and home repair in all of Ohio’s 88 counties.

In recent years, Trust Fund resources have been used to complete the funding in roughly 40 percent of the multifamily rental communities that OHFA has helped to develop through the allocation of federal Housing Tax Credits. It is a flexible tool that enables OHFA to maximize or leverage other resources and create additional affordable housing.

There is also an economic development side to the Trust Fund that will be the subject of a soon-to-be released OHFA study. Construction workers, operational staff and service providers are all benefited by the Trust Fund and communities grow stronger as a result.

Expanding the Trust Fund will make home a reality for thousands of at-risk Ohioans while leading to better outcomes for health care, education and child welfare. The state’s leaders now have an opportunity to show that Home Matters to Ohio.
2016 OHIO HOUSING CONFERENCE RECAP

KASEE MERRITT
COMMUNICATION AND MARKETING

Election week could not have been more exciting at the 18th Annual Ohio Housing Conference, held November 8-10 at the Greater Columbus Convention Center. Facilitated by OHFA and the Ohio Capital Corporation for Housing (OCCH), this three-day event went off without a hitch, despite ongoing renovations to the convention center. Nearly 1,700 participated in over 50 educational sessions, offering everything from trainings and plenaries to mobile tours and a screening of the film Free to Ride. Attendees also networked with more than 100 innovative exhibitors and fellow industry partners, colleagues and a variety of visionaries.

For the first time ever, the Ohio Housing Conference released an interactive app to be used as a mobile event guide and to enhance the ongoing dialogue of the conference. The app included live polls, reminders, maps, games and hotel information. Users were encouraged to visit exhibitor booths, plan their daily schedules, read up on speaker bios and even share posts and pictures of the event through social media.

The evening reception and after-party was held again at a 115-year old former church in downtown Columbus, The Bluestone. New to the after-party was live entertainment from Stillwater, a southern rock band with a folk flair. As well as further networking opportunities, the event also featured dancing, cocktails, heavy appetizers and a variety of desserts.

OHFA and OCCH honored Affordable Housing Trust for Columbus & Franklin County President Steve Gladman with the 2016 William J. Graves Ohio Housing Excellence Award. Gladman has over 30 years of experience managing housing issues, housing funding sources, and financing options and his strong commitment to creating affordable homeownership and rental housing opportunities for working households and seniors makes him undeniably deserving of this award.

OHFA Executive Director Doug Garver recognized U.S. Congressman Pat Tiberi as a champion of affordable housing. First elected to the Ohio House in 1993, he visited his first housing credit community while still a member of the State Legislature. Tiberi currently sits on the powerful House Committee on Ways and Means, which enables him to engage on critical issues, such as taxes, Social Security, Medicare, trade and health care. He also serves as Chairman of the Subcommittee on Health and is a member of the Tax Policy Subcommittee. As a former realtor, Tiberi is a trusted friend of affordable housing and a great champion of the Low Income Housing Tax Credit.

Keynote speaker Angela Blanchard, president and CEO of Neighborhood Centers Inc., addressed evolutionary change in community development. In her heartfelt and passionate hands-on approach to building communities she stated, “The measure of a great city is not who is there, it’s who is welcome there.” Deeply moving words of transformation and enlightenment, Angela sent off attendees with this message, “Go back to work with the understanding that we live in an abundant world and can make a place for everyone.” Her inspirational work truly embodies this year’s conference theme of Life. Liberty. HOME.

Please save the date for the 19th Annual Ohio Housing Conference, which will be held November 7-9, 2017, at the Greater Columbus Convention Center.
The goal of the Neighborhood Initiative Program (NIP) stabilizes property values by removing and greening vacant and blighted properties in targeted areas. These efforts help prevent future foreclosures for existing homeowners by stemming the decline in neighborhood home values.

In Ohio, 31 percent of homeowners with loans owe at least 125 percent more than their estimated home value. When negative equity occurs, the risk of foreclosure is high because homeowners do not have the option to sell a home they can no longer afford. On occasion, these properties will fall into disrepair leading to demolition which is a critical component of strategies to stabilize the remaining home values in the neighborhood.

In Trumbull County, OHFA is pleased to partner with the Trumbull County Land Reutilization Corporation to return land and vacant abandoned properties to productive use, reduce blight, increase property values, support community land use goals and improve the quality of life for all county residents. Through its work with NIP, the Trumbull Neighborhood Partnership has reclaimed vacant space, creating community engagement with facilities, such as Woodland Bike Park, Buena Vista Garden and neighborhood basketball courts.

In Jefferson County, OHFA partnered with the Jefferson County Land Reutilization Corporation. The reutilization corporation partnered with their local D.A.R.E. chapter turning a previously blighted house into a community parking lot for a city park and the #1 haunted attraction in Ohio, West Virginia, Kentucky, and Indiana, the Wells Township Haunted House. Upon its inception in 2013, the Wells Township Haunted House raised money for the Mozingo family, who lost their home and daughter when their home exploded in Brooke County, West Virginia. The haunted house also sponsors community little league teams and scholarship funds.

Perhaps most ambitious is the Lucas County Land Bank’s 1500 in 1500 program, which seeks to demolish or finish renovation on a property every day for the next 1,500 days, with an ultimate end goal of removing almost every blighted and abandoned property in Lucas County by 2020.
The Office of Planning, Preservation and Development is actively preparing for the 2017 Housing Tax Credit round. The November election has generated some unease and uncertainty in the equity market as investors await the outcome of potential tax reform in 2017. As a result, developers, lenders, investors and syndicators are reporting drops in equity pricing leading to financing gaps, estimated to be between $400,000 and $1 million, in developments OHFA funded in the 2016 Housing Tax Credit round. Following discussions with many stakeholders, including the Ohio Housing Council, OHFA has developed a draft amendment to the 2017 Qualified Allocation Plan (QAP) to address the issue.

Balancing the need to assist projects that are no longer financially feasible due to contraction in the market and the desire to minimize disruption to the 2017 round, OHFA is proposing to set aside up to $4.59 million for developments that received an award of HTCs in 2016. Owners with unused eligible basis will be permitted to request additional credits in an amount not to exceed 15 percent of their original award. However, as a condition of receipt, owners must agree to defer a portion of the developer’s fee and must negotiate an agreement with their equity provider to return a portion of the additional credits or repay a loan to OHFA if investor returns exceed current projections. Once OHFA has determined how much additional credit is required to assist 2016 projects, 2017 pools amounts will be reduced proportionately by the total amount of additional credits reserved to the 2016 projects.

The draft amendment to the 2017 QAP has been posted and the public comment period runs through February 6, 2017. There is also a public hearing on the amendment scheduled for Wednesday, January 25 at 10:30 AM in the Roger McCauley Board Room at OHFA. In the event that the amendment is not approved by the OHFA Board, OHFA staff will seek approval to extend the program calendar only, to provide our partners sufficient time to prepare an application in the required time frames. The proposed new 2017 Housing Tax Credit proposal application deadline is March 16, 2017.

OHFA released a draft of the 2017 Housing Development Assistance Program (HDAP) Consolidated Guidelines for public review. This revision includes changes to the style and layout that will highlight differences between the Bond Gap Financing (BGF) and Housing Development Gap Financing (HDGF) programs, as well updates to scoring criteria and fair housing sections. As a working draft, OHFA is seeking comment on all aspects of the Guidelines and does anticipate modifications before a final draft is presented to the OHFA Board for consideration in February. The public comment period will be observed through February 1, 2017.

Finally, we recently announced the successful applicants to the most recent Housing Development Gap Financing (HDGF) round. Development teams for CHN Northwest Boulevard and Forest Village Homes have been asked to submit final applications. You can view the final HDGF reservations here.
The inaugural Starting at Home event was a success beyond our wildest expectations, with over 280 attendees from across the United States and Canada. In 2017, we hope to continue the momentum by bringing together a variety of visionaries - from academics and philanthropists to urban planners, social service advocates and investors - to continue a dialogue about the difference affordable housing can make in the lives of low- and moderate-income families.

Meet our Keynote Speaker

Jonathan F. P. Rose
President, Jonathan Rose Companies

Jonathan F. P. Rose’s business, public policy and not-for-profit work all focus on creating more environmentally, socially and economically resilient cities. In 1989, he founded Jonathan Rose Companies LLC, a multi-disciplinary real estate development, planning and investment firm, which creates real estate and planning models to address the challenges of the 21st century. Rose has led the firm’s vision, program and growth, developing award winning new projects, investment funds and city plans to model solutions to the issues of housing, economic development and the environment.

The company’s mission is to develop communities that enhance opportunity for all. The firm’s work touches many aspects of community health; working with cities and not-for-profits to build affordable and mixed-income housing, cultural, health and educational infrastructure, and advocates for neighborhoods to be enriched with parks and open space, mass transit, jobs and healthy food.

The firm’s innovative development, planning, investment and owners representation work has won awards from a wide range of notable organizations including: the Urban Land Institute, the National Trust for Historic Preservation, the Natural Resources Defense Council, the American Planning Association and the American Institute of Architects.

Mr. Rose frequently lectures on affordable housing, community development, smart growth and the environment.

Mr. Rose has testified before U.S. Senate and House Committees on housing, infrastructure and environmental issues, and served as an Advisor to the White House Office of Urban Affairs. Rose is also the author of The Well Tempered City, What Modern Science, Ancient Civilizations and Human Behavior Teach us About the Future of Urban Life.

Mr. Rose and his wife Diana Calthorpe Rose are the co-founders of the Garrison Institute and serve on its Board. The Institute connects inner transformation with outer solutions to relieve suffering in the fields of trauma, education and the environment.
CELEBRATING OUR PARTNERS

WIN Hall of Fame Class of 2016

On November 21, 2016, Working in Neighborhoods (WIN) inducted three outstanding Cincinnati leaders into the WIN Hall of Fame:

- **Robert Bilott** for successfully litigating a class action suit representing 70,000 clients with serious health consequences resulting from industrial pollution by DuPont, in addition to championing the assessment of water supplies in Northern Kentucky to prevent negative health consequences resulting in industrial water pollution.

- **Laura Brunner** for providing new opportunities for creative land use and neighborhood redevelopment, especially contributing to home ownership in the urban neighborhoods that WIN serves.

- **Michael Cappel** for his work to redevelop the College Hill business district, which complements WIN's work in housing redevelopment in the area.

Congratulations to these three leaders for their work to improve the quality of life in the Cincinnati area.

Opening the Doors to a Place to Call (Tiny) Home

For many years, OHFA has partnered with Habitat for Humanity, and in November, committed to being a lead sponsor for a tiny house build as part of the Habitat of Ohio 2016 annual conference. It's the first of its kind for SE Ohio Habitat for Humanity, as it launches The Tiny House Project in Ohio. The plan will serve a demographic the organization couldn’t help much in the past – those with very low incomes who are ineligible for other services.

“The typical Habitat house is about 1,250 square feet, has a floor plan that includes three or four bedrooms and is built with a family in mind,” said OHFA Executive Director Doug Garver. “In comparison, the tiny house floor plan is typically around 500 square feet, has one bedroom and is built for one or two people.”

Tiny houses have been on the rise in the past decade as more people equate simpler living with fewer square feet. Part of the appeal of a tiny home comes from their smart use of space.
On April 1, 2017, OHFA will say goodbye to Executive Director Doug Garver, who began his tenure in March 2004. Doug is revered by staff members for his laid-back demeanor and family-style approach to managing OHFA. Workforce culture is a priority for Garver, who promotes a productive and fun working environment. He stresses three core values: trust, respect and communication. He believes strongly in team building as evidenced by events he has personally sponsored such as dress down days and “tailgate” lunches. However, his legacy is how he has raised the profile of OHFA through ongoing political and public policy discussions, enabling the Agency to open the doors to an affordable place to call home for every Ohioan. As Doug prepares to retire, he is leaving the Agency on solid financial footing with a strong portfolio of homeownership and multifamily programs, in addition to an innovative senior management team and passionate staff.

OHFA would like to congratulate Doug and wish him the best in his retirement.

- Prior to his tenure as Executive Director, Garver served as OHFA Board Chairperson and helped with the efforts to make OHFA an independent agency in 2005.
- In 2005, OHFA’s homebuyer programs bounced back and we received over a billion dollars in loan reservations in a single year.
- After loan volume fell again in 2008 due to the economic crisis, OHFA rebounded again after developing a market-rate program and internal hedging process and working with our partners on innovative bond structures.
- Under his leadership the Agency was able to quickly put together systems and procedures to administer large amount of new federal funds through the ARRA programs and HHF.
- Recognizing that better data management was needed, OHFA’s Office of Research and Strategic Planning was created. Staffed by OHFA, the office works in partnership with The John Glenn College of Public Affairs at The Ohio State University and collaborates with other colleges, universities and partners to engage research to guide affordable housing policies.
- Doug has advocated for OHFA to reinvest in its mission. Examples include the Preservation Loan Fund, Housing Investment Fund and CFEHI.
- Garver has also been a champion for permanent supportive housing and for working with other state agencies and policymakers to leverage resources and help house those most in need.
- OHFA named a “Top Workplace” in 2016 by Columbus CEO magazine and Workplace Dynamic, which conducted an extensive survey of key areas including direction and values, execution on plans, connection with employees, training and work/life balance, relationships with managers, employee engagement, and pay and benefits.
NCSHA Awards Won by OHFA Under Garver’s Leadership

2006
Homeownership: Home Improvement and Rehabilitation

2007
Special Achievement

2008
Rental Housing: Multifamily Management
Communications: Communications is Creative Media

2010
Homeownership: Empowering New Buyers
Management Innovation:
Human Resources
Communications: Creative Media

2011
Rental Housing: Preservation & Rehabilitation
Management Innovation: Financial

2014
Management Innovation: Operations

2016
Special Needs: Housing for Persons With Special Needs

GARVER AT A GLANCE

55,912 home loans and/or MTCs
4,260 blighted homes demolished
50,693 rental units built or preserved
24,581 Save the Dream Ohio homeowners assisted
Key 2016 Accomplishments, Highlights and Looking Forward

This past year marked a very busy time for The Office of Program Compliance (PC), due to significant regulatory and internal policy changes. The accomplishments of 2016 are behind us and we are looking ahead to several initiatives to enhance service to our industry partners. Some of the most notable highlights and accomplishments include:

• **A successful Kaizen training event**
  PC participated in a Kaizen event which was conducted by Lean Ohio. PC was the first OHFA program office to attend this training. Kaizen is a process of continuous improvement by standardizing activities and processes and eliminating waste. The event focused on preparing for a compliance review. Staff along with three industry partners diligently worked and developed ideas for process improvement, including form revisions and better integration with OHFA’s database system, DevCo. As a result of the Kaizen event, 66 percent of process steps involved in preparing for a review were eliminated.

• **Compliance Reviews**
  PC monitors over 1,300 Housing Tax Credit projects. Each PC analyst manages their own portfolio which ranges from 100-130 projects. For 2016, PC conducted 406 property reviews which included a sampling of over 4,600 buildings and over 28,000 resident units.

• **Tax Credit Trainings**
  PC held 10 Tax Credit Compliance trainings in 5 cities. Over 600 industry officials were in attendance. All trainings were sold out. We will expand venue sizes for 2017 in order to accommodate the demand of this important training. The 2017 training dates will be posted to OHFA’s website soon.

• **Annual Owner Certifications (AOCs)**
  Analysts completed their review of over 1,300 AOCs and tenant data. We are working to improve the AOC review process for 2017 not only for staff, but for our partners.

• **DevCo**
  PC developed interactive DevCo guides and webinars which have proved invaluable tools and provided improved guidance on using DevCo. PC also began publishing DevCo release updates to highlight changes to DevCo.

• **Policies and 2013 Final HOME Rule**
  PC revised several policies with the consultation and input from OHFA’s Program Compliance Advisory Committee. One of the more significant policy changes was a result of the 2013 Final HOME Rule and the utility allowance requirement. OHFA requires owners of projects that received an allocation of HOME funds on or after August 23, 2013 to submit an individual utility allowance for the HOME-assisted units by using the HUD Utility Model, utility company estimate, or energy consumption model. Owners of these projects are no longer able to use the Public Housing Authority (PHA) allowance for the HOME-assisted units.

• **PC’s Asset Management Office**
  PC continued to grow our Asset Management Office. We developed a risk-rating guide and financial projection tool for 80 Affordable Recovery and Reinvestment Act (ARRA) funded projects. These tools should help to proactively mitigate financial instability of ARRA projects.

Looking forward, PC will be engaging in many exciting initiatives, some of which include developing a new Tax Credit training session and interactive compliance training tools, establishing an ‘on-boarding’ process for management companies and owners who are not known to OHFA or have little Housing Tax Credit experience, implementing testing for physical inspection software and holding a partner luncheon to announce property management company awards and recognizing those who evidence excellence in management and resident services. There’s a good deal of challenging yet exciting work ahead of us, but PC looks forward to working with our partners and providing more value and options to assist you in staying compliant.
Policy Changes You Should Know About

In December 2016, PC revised its policy on move-in Tenant Income Certification (TIC) signature dates. These changes were made to better align OHFA's policies with requirements of the Housing Tax Credit Program. This revised policy does not apply to recertification TICs. Owners can have tenants sign recertification TICs on or up to 120 days of the household's move-in date. The revised policy impacts all projects in initial lease-up and those that have completed their lease-up. Effective January 1, 2017, PC no longer allows the move-in TIC to be signed in advance. The TIC signature and effective date must be the same as the date of move-in.

A second significant policy change concerned our Utility Allowance Policy. Revisions to the policy focused on changes occurring in the industry related to the HOME program and OHFA's policy shift regarding consumption-based allowances. OHFA will no longer accept consumption-based methodology utility allowance requests. OHFA will allow for a waiver to this policy change for owners who submitted a consumption-based utility allowance request from January 1, 2016 to June 30, 2016, and were approved to use that allowance. Owners of these developments will be able to request a one-time consumption-based utility allowance upon annual renewal. If an owner of an extended use project is currently using a consumption-based utility allowance, the owner must use another utility allowance methodology as outlined in our utility allowance policy. Visit OHFA's website for further information on these policy changes.

2016 Annual Owner Certifications

Owners are required to submit the 2016 Annual Owner Certification (AOC) and Tenant Data via OHFA's online reporting system: DevCo Online. The 2016 AOC and Tenant Data are due March 1, 2017. Review the 2016 Annual Report Requirements Chart for further reporting details.

Compliance Tips

Here are a few key tips to help your development stay in compliance:

- There are several resources available to assist our partners with DevCo issues and/or problems. These resources include the Compliance User Guide, How-to-Videos, Compliance FAQs and the DevCo Helpdesk. The How-To Videos cover major areas of DevCo used in reporting. All of these resources are on the OHFA website.

- PC has received many questions on the move-in inspection, specifically the date it should occur. The move-in inspection should occur when the tenant takes possession of the unit (e.g. signs the lease). The tenant might not be moving in on the day he/she takes possession of the unit, but legally the tenant is agreeing to the condition of the unit when the lease is signed. If the move-in inspection occurs on a date other than the date in which the lease is signed, PC compliance analysts will note this in the compliance review report for any move-in occurring on or after January 1, 2017. The owner should document the reason for the delay and put it in the tenant’s file using the OHFA Clarification Record (PC-E20). Keep in mind the lease may be signed before the move-in date. But, the effective date on the lease must be the same date as the move-in.

Stay Informed-Join OHFA’s Email List

Owners and property managers are encouraged to join OHFA’s email subscribe list. By doing so, you can receive timely PC updates on regulatory and policy changes that will help you not only stay informed but stay in compliance.
HOMEOWNERSHIP UPDATE

JIM DURHAM
DIRECTOR OF HOMEOWNERSHIP

On a Roll

The streak has now reached 28 months in a row as December 2016 new loan reservations topped the same month for the previous year. Gross reservations exceeded $32.5 million for the month, putting net reservations over $217 million for the first six months of FY17. New loan purchases/closings for the first half of FY17 will total close to $250 million, which is a great start towards hitting the goal of $400 million.

OHFA continues to see an increase in conventional loan volume, up from around 5 percent just a year ago to over 15 percent during FY17. Over 92 percent of the borrowers select some type of down payment assistance with over 79 percent of those choosing the 5% DPA over the 2.5% DPA option. Ohio Heroes is accounting for 22 percent of the volume while Grants for Grads has shown a slight increase, up to 13 percent of the total production.

An analysis of the demographics show a 34 year old borrower, with a credit score of 708 and income of $50,652, with a loan amount of $115,142, on a sales price of $118,050. The majority of the borrowers are white (79 percent) with 13 percent African American, 2 percent Hispanic, and 1 percent Asian. Franklin County continues to lead with 26 percent of the total production. Of the 88 counties in Ohio, 14 counties (down from 17 in November 2016) have zero OHFA loan closings for FY17, with most of those counties along the Ohio River to the south and east along with a pocket in northwest Ohio.

Save the Dream Ohio Update

During the month of December 2016, OHFA received 80 applications for Rescue Payment and/or Mortgage Payment Assistance, which was a 55 percent decrease from the previous month. Thirty-eight borrowers were funded under the new program and OHFA continues to make payments on behalf of two borrowers under the original Hardest Hit Fund program. For these two programs $340 million has been disbursed contributing to the 24,700 families that have been able to stay in their homes from assistance offered under all HHF programs.

During December, 31 demolitions were funded across all land banks bringing the total to 4,260. Over $58 million has been reimbursed under this program. To date, we have disbursed $483 million to homeowners and land banks with $52.9 million in administrative costs.
Cary Crossing
Mt. Healthy, Hamilton County

In November 2016, Cary Crossing opened its doors to adults and families with disabilities. The 36-unit development was designed to be accessible to a population across a spectrum of disabilities, and the Cincinnati Metropolitan Housing Authority officials say it is the first housing community of its kind in Hamilton County.

Built on the former site of Duvall Elementary School, all units are compliant with Uniform Federal Accessibility Standards and provide supportive services, in addition to a hydroponic greenhouse and a retail initiative to create job training and employment opportunities. Prior to its grand opening, there were more than 500 applicants for the apartments.

“Our thanks to Mt. Healthy Mayor, Joe Roetting, who selected this development as a Local Development Priority,” said OHFA Director of Legislative Affairs, Guy Ford, who attended the grand opening. “Letters of support were also received from the Hamilton County Board of County Commissioners, Chris Monzel, Greg Hartmann and Todd Portune, along with State Representative, Dale Mallory, and State Senator, Eric Kearney.”

OHFA was pleased to award the development a $3.5 million Housing Development Loan, in addition to more than $645,000 in housing credits.

Cary Crossing is the second CMHA affordable housing project built in partnership with the city of Mount Healthy. The Reserve on South Martin was a joint project by the city, CMHA and the Cincinnati-Hamilton County Neighborhood Stabilization Program Consortium that features 60 units of affordable senior housing. The Reserve on South Martin replaced 15 apartment buildings that were a major source of complaints from residents because of property maintenance and crime issues.
Central Hotel Senior Apartments
Galion, Crawford County

After a year and a half and $5 million worth of construction, one of Galion’s most iconic buildings officially reopened in December 2016, after an extensive amount of renovations. The Galion Central Hotel Senior Living Apartments has been part of downtown Galion since before the Civil War. In fact, Thomas Edison once stayed at the hotel, and Alexander Graham Bell did telephone testing in the building.

However, structural problems forced an evacuation of the senior living apartments that have been housed in the building since 2005, putting the future of the landmark building into question.

“There was a very real possibility that this was going to be a vacant hole, a parking lot or a halfway dilapidated building. We were fortunate in the city to have the resources to respond to this plan,” said Galion Mayor Tom O’Leary.

The Central Hotel represents a significant investment both financially and in workforce development and OHFA awarded the development $551,000 in HOME funds.

In addition to fixing the building’s structural problems, the renovation included updates of all the building’s community spaces as well as hallways and apartment units. The apartment building contains 30 affordable housing units for seniors ages 55 and older. About 16 of the units are occupied, with another handful of future residents preparing to sign leases.

Other Grand Openings and Ground Breakings

A Place for Us Senior Apartment Homes
Cleveland, Cuyahoga County

Clinton Circle Apartments
Defiance, Defiance County

Clinton County Homeless Shelter
Wilmington, Clinton County

Freedom’s Path at Chillicothe Apartments
Union Township, Ross County

John W. Clem Recovery House
Athens, Athens County

Liberation Station
Youngstown, Mahoning County

Marian Commons
Youngstown, Mahoning County

Putnam Howe Village
Belpre, Washington County

Sands Senior Apartments
Cincinnati, Hamilton County

YMCA Kensington Avenue
Youngstown, Mahoning County

Zelma George Family Shelter
Cleveland, Cuyahoga County
## Employee News

### Winter 2016 Employee of the Quarter

**Amy Summers**  
**Outreach & Events Specialist, Communication & Marketing**

In just over a year, Amy has proven that she is a valued asset to OHFA in many ways. When planning large events, such as the Ohio Housing Conference, Amy is highly skilled at managing several “moving parts” at once. She is extremely thorough in her planning processes, always ensuring that all details are covered, no matter how small or insignificant. She combines her vast event planning experience with her passion and creativity to ensure the success of every event, no matter how large or small. Amy always has a positive, can-do attitude. Her willingness to go above and beyond is infectious and has a positive effect on those she works with every day. Although she has many years of experience planning and executing events, she is always open to learning more about the agency and implementing what is best for OHFA, its employees, partners and customers. She is extremely humble and never takes the credit she deserves for all of her hard work. She comes in each day and gives the same effort making her the type of teammate others truly appreciate.

### Employee Milestones

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<th>Duration</th>
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<th>Department</th>
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<tr>
<td>5 Years</td>
<td>Christopher Oyer</td>
<td>Homeownership</td>
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<td>10 Years</td>
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<td>Program Compliance</td>
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<td></td>
<td>Ashleigh Conkey</td>
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<tr>
<td>25 Years</td>
<td>Tom Walker</td>
<td>Homeownership</td>
</tr>
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### New Employees

- **Diane Alecusan**  
  Business & Project Administration Manager  
  Planning, Preservation & Development
- **Marc Gardner**  
  HHF Data Analyst  
  Homeownership/HHF
- **Debra Peters**  
  Single Family Senior Accountant  
  Finance

### Promotions

- **Eric Corthell**  
  Asset Management Portfolio Analyst  
  Program Compliance
- **Terri Gibbs**  
  Administrative Professional II  
  Homeownership
- **Denise Thompson**  
  Housing Development Analyst  
  Homeownership
- **Eric Winston**  
  Sourcing Associate  
  Facilities