BUILDING A STRONGER OHIO

2015 CONGRESSIONAL REPORT

John R. Kasich, Governor
Douglas A. Garver, Executive Director
ABOUT THE OHIO HOUSING FINANCE AGENCY

The Ohio Housing Finance Agency (OHFA) was founded in 1983 to create and preserve affordable housing opportunities for low- and moderate-income Ohioans. OHFA uses federal and state resources to fund fixed-rate mortgage loans and provide financing for the development of affordable rental housing. The Agency relies on its partnerships with private sector, public sector, and nonprofit entities to serve first-time homebuyers, renters and populations with special housing needs. During its 32-year history, OHFA has empowered more than 149,500 households throughout Ohio to achieve the dream of homeownership. As the allocating Agency for the federal Low-Income Housing Credit (Housing Credit) program, OHFA has supported financing for more than 104,500 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- and moderate-income families and individuals. Our programs develop, preserve and sustain affordable housing throughout Ohio.

OUR VISION

We believe that every Ohioan should have a quality place to call home. Through stewardship of public trust, OHFA leads the state in providing access to affordable housing for low- and moderate-income households.

OUR VALUES

OHFA commits to delivering its programs with a high standard of excellence to continually meet the public need for affordable housing. Our mission statement provides focus for the daily work of the Agency. OHFA has emerged as a respected leader in affordable housing through consistent demonstration of integrity, partnership and purpose.

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AT A GLANCE

Homebuyers Assisted\(^1\)
149,500

New or Rehabilitated Rental Housing Units
104,500

Total Housing Investment\(^2\)
$1.7 Billion

1983 - 2014

\(^1\) Includes mortgage originations and Mortgage Tax Credits
\(^2\) Includes initial allocation of Housing Credits, Multifamily Bonds and HOME funds
HOMEOWNERSHIP PROGRAMS

OHFA administers programs and resources to expand access to single family homeownership opportunities for low- and moderate-income homebuyers.

OHFA offers the following products and programs:

**FIRST-TIME HOMEBUYER PROGRAM**

The First-Time Homebuyer program offers affordable mortgage options, from conventional loans at competitive rates to government programs, all with generous income and purchase price limits.

**DOWN PAYMENT ASSISTANCE**

Homebuyers receiving an OHFA loan may qualify for up to 2.5% of their home’s purchase price to use toward a down payment, closing costs or other pre-closing expenses. Down payment assistance is forgiven after five years if the buyer retains ownership.

**CLOSING COST ASSISTANCE**

Homebuyers may receive up to 2% of the loan amount to cover the closing costs of a home purchase, such as lender fees, title, insurance or local taxes.

**MORTGAGE TAX CREDIT**

OHFA provides eligible first-time homebuyers with a tax credit to help with homeownership expenses. First-time buyers get a tax credit of up to 40% (up to $2,000) of their annual mortgage interest and can claim the remaining percentage on their taxes.

**GRANTS FOR GRADS**

This program rewards recent graduates who have earned a degree from a qualified program within the last 24 months with a discounted mortgage interest rate. The Grants for Grads program includes down payment assistance and optional closing cost assistance.

**OHIO HEROES**

Residents who serve the public, such as U.S. veterans, active duty military and reserve, teachers, direct patient caregivers, police officers, firefighters and EMTs are eligible for a discounted mortgage interest rate. Buyers can elect to include down payment and closing cost assistance for a slightly higher mortgage interest rate.

**NEXT HOME**

The Next Home program offers a 30-year, fixed rate mortgage loan at a competitive market rate with down payment assistance. The loan is available to homebuyers who meet credit, income and purchase price guidelines and currently own a home, or have owned a home in the past three years.

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**Characteristics of OHFA’s Homebuyers, 2001 - 2014**

- **Average Age**: 33
- **Median Credit Score**: 684
- **Male**: 55%
- **White**: 78%
- **Household Income (Avg.)**: $44,465
- **Average Loan Amount**: $95,417
- **Bought Single Family Homes**: 92%
OHFA provides direct foreclosure prevention assistance, supports housing counseling and funds the demolition of vacant properties throughout Ohio in an effort to lower the state’s foreclosure rate.

In 2014, Ohio ranked 5th among states for the highest number of foreclosures with 27,700 according to CoreLogic’s National Foreclosure Report. The number of foreclosures is down 20% from 2013, when 34,600 Ohio homes entered into foreclosure.

SAVE THE DREAM OHIO

OHFA has disbursed more than $381 million from the federal Hardest Hit Fund on behalf of more than 24,000 homeowners at risk of foreclosure while an additional $60 million is reserved for anticipated disbursements.

HOUSING COUNSELING

OHFA supports foreclosure prevention counseling by providing National Foreclosure Mitigation Fund Counseling (NFMC) grants to local housing counseling agencies.

DEMOLITION

OHFA’s Neighborhood Initiative Program (NIP), which is funded with $60 million from the state’s Hardest Hit Fund, aims to stabilize property values by removing and greening vacant and blighted properties.

The above map shows the number of first-time homebuyer loans originated by county from January 1, 2010 to December 31, 2014. OHFA provided affordable mortgage financing to 14,487 low- and moderate-income homebuyers in 87 of 88 counties.

This Ardenall Avenue property located in East Cleveland was demolished and greened by the Cuyahoga County Land Bank in 2014. It was one of 764 properties razed and greened last year with NIP dollars.
RENTAL HOUSING PROGRAMS

OHFA provides financial support and tax incentives to developers committed to building and preserving housing that is affordable to low- and moderate-income Ohioans. The Agency achieves this goal through a variety of programs administered by the Office of Planning, Preservation and Development.

HOUSING CREDIT PROGRAM

The Housing Credit program is a federal tax incentive that increases the supply of quality, affordable rental housing by helping developers offset construction costs and keep rents affordable for individuals with low- and moderate-incomes. This program is the largest production driver of new and rehabilitated affordable housing in Ohio and the nation. Since 1987, OHFA has used Housing Credits to provide more than 104,500 affordable rental housing units throughout the state.

Each year, the Internal Revenue Service distributes Housing Credits to states based on population. State housing finance agencies then allocate the credits to developers through a process described in the state’s Qualified Allocation Plan (QAP).

**Number of Housing Tax Credit Units by County, 2010 - 2014**

Number of Housing Tax Credit Units by County, 2010 - 2014

- **None**
- **1 - 99**
- **100 - 249**
- **250 - 499**
- **500 - 999**
- **1,000 or more**

**5,942 Jobs (FTE)**

**$298 Million Wages and salaries**

**$26.6 Million Economic output**

**$734 Million**

**Housing Credits EACH YEAR PRODUCES**

On average, **$1 of Housing Credits** generates **$13 in funds from other sources**, contributes more than **$27 to the Ohio economy**, and produces more than **$11 in wages and salaries**.

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The number of jobs, wages and salaries, and economic output represent the overall annual impact of Housing Credit projects. That impact includes the direct effect, which consists of construction and related expenses incurred in the development of affordable housing; the indirect effect, which reflects the impacts generated from increased demand for raw materials and other goods produced up the supply chain; and the induced effect, which represents increased consumer spending by workers employed by Housing Credit projects.

This analysis was conducted using IMPLAN, a software package with a four-decade track record in economic impact modeling that allows researchers to track the flow of money through the economy. The analysis includes Housing Credit projects funded between 2004 and 2011. Economic output is Gross State Product (GSP), which is the total of the value added by industries within the state and serves as a counterpart to the Gross Domestic Product. Totals may not add due to rounding.
HOUSING DEVELOPMENT ASSISTANCE PROGRAM (HDAP)
HDAP is a competitive program through which OHFA provides gap financing to developers for expanding, preserving and improving the supply of quality affordable housing. HDAP leverages dollars from the Ohio Housing Trust Fund and the federal HOME program.

MULTIFAMILY BOND PROGRAM
The Multifamily Bond Program provides low-cost debt financing to preserve and construct rental housing for low- and moderate-income households using proceeds from the sale of tax-exempt bonds.

HOUSING DEVELOPMENT LOAN (HDL) PROGRAM
The HDL program is a source of financing for developers to leverage with other multifamily funding sources offered by OHFA to reduce construction loan interest, increase equity generated from Housing Credit sales and address unmet financing needs.

RECYCLED TAX CREDIT ASSISTANCE PROGRAM (R-TCAP)
R-TCAP, capitalized through the repayment of loans made under the American Recovery and Reinvestment Act (ARRA), makes loans available to developers of new housing financed with Housing Credits to develop or operate housing that preserves affordability for low-income households.

CAPITAL FUNDING TO END HOMELESSNESS INITIATIVE (CFEHI)
This one-time capital funding boost of $32 million to Continuums of Care aims to assist strategies to end homelessness in Ohio by funding construction, repair and/or renovation of permanent supportive housing (PSH), transitional housing facilities or emergency shelters.
**DISTRICT PROFILE 1983 - 2014**

**Initial Housing Credit Investment**

$50.4 Million

**Multifamily Housing Bond Investment**

$105.7 Million

**HOME Program Investment**

$12.5 Million

**154** New or Rehabilitated Properties

**11,383** New or Rehabilitated Housing Units

**Rental Housing Units by Type**

79% FAMILY • 13% SENIOR • 8% PSH

**First-Time Homebuyer Mortgages**

9,854

**Mortgage Tax Credits**

1,496

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**ST. AMBROSE APARTMENTS | CINCINNATI, HAMILTON COUNTY**

- **Number of Units**: 102
- **Construction Type**: New Modular
- **Funding Sources**: 9% Housing Credits - $1.37 million annually for 10 years
- **Population Served**: Families
- **Developer**: Model Property Development of Cincinnati in partnership with Over-the-Rhine Community Housing
- **Description**: This project is part of a comprehensive redevelopment plan to provide affordable housing units and economic development in four neighborhoods—Evanston, Over-the-Rhine, West End and Pendleton—near downtown Cincinnati.
DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$25.1 Million

Multifamily Housing Bond Investment
$134.1 Million

HOME Program Investment
$15.7 Million

116 New or Rehabilitated Properties

6,949 New or Rehabilitated Housing Units

Rental Housing Units by Type
66% FAMILY • 30% SENIOR • 4% PSH

First-Time Homebuyer Mortgages
8,637

Mortgage Tax Credits
962

DIMITT WOODS SENIOR APARTMENTS | BATAVIA, CLERMONT COUNTY

Number of Units
40

Construction Type
New

Funding Sources
4% Housing Credits - $189,009 annually for 10 years
Multifamily Housing Bond - $3.7 million

Population Served
Seniors

Developer
Clermont Senior Services

Description
Dimmitt Woods Senior Apartments offers on-site management and supportive services such as personal care, homemaking, transportation and Meals on Wheels to promote independent living and aging in place.
DISTRICT THREE

DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$89.6 Million

Multifamily Housing Bond Investment
$91.4 Million

HOME Program Investment
$8.7 Million

247 New or Rehabilitated Properties
19,087 New or Rehabilitated Housing Units

Rental Housing Units by Type
70% FAMILY • 16% SENIOR • 14% PSH

First-Time Homebuyer Mortgages
16,340

Mortgage Tax Credits
1,248

COMMONS AT LIVINGSTON I & II | COLUMBUS, FRANKLIN COUNTY

Number of Units 100
Construction Type New
Funding Sources
9% Housing Credits - $1 million annually for 10 years
Federal Stimulus funds - $2.2 million
Ohio Unclaimed Funds - $1 million
HOME - $1.85 million

Population Served Formerly homeless and disabled veterans
Developer National Church Residences
Description This permanent supportive housing project, the first built by the developer that is exclusively for veterans, provides housing coupled with on-site supportive services such as case management from the local Veterans Administration, and social, educational, therapeutic, vocational, and health services to help residents move toward self-sufficiency.

Representative Joyce Beatty speaks at the Commons at Livingston II Grand Opening.
**District Profile 1983 - 2014**

**Initial Housing Credit Investment**  
$31.8 Million

**Multifamily Housing Bond Investment**  
$41.1 Million

**HOME Program Investment**  
$15.3 Million

119 New or Rehabilitated Properties

6,551 New or Rehabilitated Housing Units

74% FAMILY • 25% SENIOR • 1% PSH

5,495 First-Time Homebuyer Mortgages

1,235 Mortgage Tax Credits

**Point Village Apartments | Russells Point, Logan County**

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>58</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction Type</td>
<td>Rehabilitation</td>
</tr>
</tbody>
</table>
| Funding Sources | 9% Housing Credits - $748,700 annually for 10 years  
Ohio Housing Trust Fund - $500,000 |
| Population Served | Families and Seniors |
| Developer | Herman & Kittle of Indianapolis in partnership with Tri-County Community Action CLS |
| Description | The rehabilitation of this development included the creation of two new community buildings, new kitchens and carpeting, privacy and security fencing, recreational areas and on-site management. |
KENTON STATION | KENTON, HARDIN COUNTY

Number of Units: 32
Construction Type: New
Funding Sources:
  - 9% Housing Credits - $584,821 annually for 10 years
  - HOME: $576,860
Population Served: Seniors
Developer: LW Associates from Ashville, in partnership with Chillicothe-based Frontier Community Services
Description:
The development, which features ranch-style apartments housed in eight, one-story buildings, offers a separate community building, central air conditioning, Energy Star appliances, washer/dryer hookup, patios, covered front porches, and attached oversized one-car garages.

DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment: $24.6 Million

5,120 New or Rehabilitated Housing Units

$15.8 Million Multifamily Housing Bond Investment

$12.9 Million HOME Program Investment

115 New or Rehabilitated Properties

Rental Housing Units by Type:
  - 61% FAMILY
  - 31% SENIOR
  - 8% PSH

First-Time Homebuyer Mortgages: 1,658

Mortgage Tax Credits: 836
**DISTRICT PROFILE 1983 - 2014**

**Initial Housing Credit Investment**
$22.5 Million

**Multifamily Housing Bond Investment**
$10.2 Million

**HOME Program Investment**
$30.5 Million

**145** New or Rehabilitated Properties

**5,377** New or Rehabilitated Housing Units

**Rental Housing Units by Type**
63% FAMILY • 32% SENIOR • 4% PSH

**First-Time Homebuyer Mortgages**
2,193

**Mortgage Tax Credits**
726

**POMEROY CLIFFS | POMEROY, MEIGS COUNTY**

- **Number of Units**: 30
- **Construction Type**: Rehabilitation
- **Funding Sources**: 9% Housing Credits - $370,587 annually for 10 years, HOME - $750,000
- **Population Served**: Families
- **Developer**: Lancaster-based Fairfield Homes in partnership with Gallia-Meigs Community Action Agency
- **Description**: This project preserved affordable housing units for families and added improvements such as new HVAC, windows, doors, cabinets, flooring, energy efficient appliances, electrical components and masonry/foundation repair.

Representative Bill Johnson speaks at the Pomeroy Cliffs Grand Opening.
DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$18 Million

Multifamily Housing Bond Investment
$32.2 Million

HOME Program Investment
$12.9 Million

95 New or Rehabilitated Properties

3,091 New or Rehabilitated Housing Units

Rental Housing Units by Type
55% FAMILY • 28% SENIOR • 17% PSH

First-Time Homebuyer Mortgages
4,123

Mortgage Tax Credits
1,179

VILLAS AT WINDHAM BRIDGE | HARTVILLE, STARK COUNTY

| Number of Units | 42 |
| Construction Type | New |
| Funding Sources | 9% Housing Credits - $697,321 annually for 10 years |
| HOME - $350,000 |
| Population Served | Seniors |
| Developer | Testa Companies |
| Description | The Villas features a single story, ranch-style residential mix of two bedroom/one bath and two bedroom/one-and-a-half bath units to promote aging in place. This development offers on-site management, an attached one-car garage with an additional driveway parking spot, a patio, a picnic area with grill, a clubhouse with an exercise room, computers and a library. |
**DISTRICT PROFILE 1983 - 2014**

*Initial Housing Credit Investment*

$26.9 Million

*Multifamily Housing Bond Investment*

$25 Million

*HOME Program Investment*

$7.3 Million

89 New or Rehabilitated Properties

5,840 New or Rehabilitated Housing Units

Rental Housing Units by Type

64% FAMILY • 32% SENIOR • 4% PSH

First-Time Homebuyer Mortgages

5,492

Mortgage Tax Credits

701

**MULBERRY TERRACE | SPRINGFIELD, CLARK COUNTY**

- Number of Units: 32
- Construction Type: New
- Funding Sources:
  - 9% Housing Credits - $585,878 annually for 10 years
  - Ohio Unclaimed Funds - $1 million
  - HOME - $350,000
- Population Served: Homeless families and individuals
- Developer: RLH Partners
- Description: This permanent supportive housing scattered-site development offers 26 one-bedroom units in a single building and four duplexes containing eight three-bedroom family apartments. The development provides on-site management and supportive services through voluntary case management as well as laundry facilities, a community room and a health clinic.
DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$46.6 Million

Multifamily Housing Bond Investment
$66.3 Million

HOME Program Investment
$10.5 Million

New or Rehabilitated Properties
131

New or Rehabilitated Housing Units
8,632

Rental Housing Units by Type
62% FAMILY • 26% SENIOR • 12% PSH

First-Time Homebuyer Mortgages
10,491

Mortgage Tax Credits
1,452

THE RESERVE AT LAKEVIEW LANDING | HURON, ERIE COUNTY

Number of Units
45

Construction Type
New

Funding Sources
9% Housing Credits - $747,734 annually for 10 years
Ohio Unclaimed Funds - $1 million
HOME - $350,000

Population Served
Seniors

Developer
Miller-Valentine Group

Description
This development offers accessible one- and two-bedroom apartments in a three-story elevator building and villas with attached garages that include Energy Star appliances, a computer room with high-speed internet availability, a fitness center and a theater.

Representative Marcy Kaptur speaks at the Reserve at Lakeview Landing Grand Opening.
District Profile 1983 - 2014

Initial Housing Credit Investment
$48.7 Million

Multifamily Housing Bond Investment
$96.5 Million

HOME Program Investment
$12.3 Million

162 New or Rehabilitated Properties

12,370 New or Rehabilitated Housing Units

Rental Housing Units by Type
64% FAMILY • 25% SENIOR • 11% PSH

First-Time Homebuyer Mortgages
6,266

Mortgage Tax Credits
3,100

The Lofts at Court and Main | Washington Court House, Fayette County

| Number of Units | 31 |
| Construction Type | Rehabilitation |
| Funding Sources | 4% Housing Credits - $177,000 annually for 10 years |
| | Multifamily Housing Bond - $3.8 million |
| Population Served | Families |
| Developer | Woda Group |
| Description | The Lofts emerged from the rehabilitation and adaptive reuse of a vacant four-story Shriners Temple built in 1913. The developer also purchased and demolished two adjacent and blighted buildings, creating green space and resident parking while helping to revitalize the neighborhood. |
**DISTRICT PROFILE 1983 - 2014**

**Initial Housing Credit Investment**

$109.7 Million

**Multifamily Housing Bond Investment**

$93.9 Million

**HOME Program Investment**

$25.8 Million

265 New or Rehabilitated Properties

20,579 New or Rehabilitated Housing Units

Rental Housing Units by Type

71% FAMILY • 22% SENIOR • 7% PSH

First-Time Homebuyer Mortgages

7,779

Mortgage Tax Credits

504

**FAIRFAX INTERGENERATIONAL | CLEVELAND, CUYAHOGA COUNTY**

Number of Units: 40

Construction Type: New

Funding Sources:

4% Housing Credits - $484,305 annually for 10 years

HOME - $3.2 million

NSP II - $1 million

Population Served: Families

Developer: Cuyahoga Metropolitan Housing Authority in partnership with Fairfax Development Corporation

Description:

This first-of-a-kind development is designed specifically for grandparents raising grandchildren. Eight buildings house two-, three-, and four-bedroom apartments as well as a community center and community room. An on-site supportive services coordinator offers guidance to residents on medical services, transportation, and educational needs. The project redeveloped 25 vacant parcels, the majority of which came from the local land bank.
DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$27.7 Million

Multifamily Housing Bond Investment
$23.7 Million

HOME Program Investment
$12.3 Million

93 New or Rehabilitated Properties
4,590 New or Rehabilitated Housing Units

Rental Housing Units by Type
67% FAMILY • 26% SENIOR • 7% PSH

First-Time Homebuyer Mortgages
6,668

Mortgage Tax Credits
115

APPLEWOOD VILLAGE APARTMENTS | NEWARK, LICKING COUNTY

Number of Units 46
Construction Type Rehabilitation
Funding Sources 4% Housing Credits - $140,724 annually for 10 years
Multifamily Housing Bonds - $2.5 million
Ohio Housing Trust Fund - $1 million
Ohio Unclaimed Funds - $1 million
Population Served Families
Developer The Wallick Companies
Description This development preserved 10 buildings, constructed in 1980, of townhomes and garden apartments with Section 8 rental assistance. Exterior work included new roofs, siding, doors, windows, sheds, patios with grills, a playground and a garden area. Interior upgrades featured new kitchens and baths, HVAC, flooring and interior doors. Other additions included a community space with kitchenette, laundry facility, a multi-purpose room and a computer room.

Representative Pat Tiberi attends the Applewood Village Grand Opening.
DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$40.6 Million

Multifamily Housing Bond Investment
$28.4 Million

HOME Program Investment
$15.2 Million

143 New or Rehabilitated Properties

6,229 New or Rehabilitated Housing Units

Rental Housing Units by Type
62% FAMILY • 28% SENIOR • 10% PSH

First-Time Homebuyer Mortgages
7,107

Mortgage Tax Credits
244

THE COMMONS AT MADALINE PARK | AKRON, SUMMIT COUNTY

Number of Units 60
Construction Type New
Funding Sources 9% Housing Credits - $932,271 annually for 10 years
Ohio Housing Trust Fund - $1 million
HOME - $350,000 million
HUD Supportive Housing Grant - $400,000
Population Served Chronically homeless individuals
Developer Testa Companies in partnership with Community Support Services
Description This permanent supportive housing project provides on-site supportive services and medical care to its formerly homeless residents. The residents, some of whom are veterans and individuals who suffer from a persistent mental illness, also have access to training and employment opportunities through nearby Summit Workforce Solutions.
**District Profile 1983 - 2014**

**Initial Housing Credit Investment**
$12.7 Million

**Multifamily Housing Bond Investment**
$19.7 Million

**HOME Program Investment**
$6.4 Million

**46** New or Rehabilitated Properties

**2,617** New or Rehabilitated Housing Units

Rental Housing Units by Type
49% FAMILY • 35% SENIOR • 16% PSH

**First-Time Homebuyer Mortgages**
4,498

**Mortgage Tax Credits**
514

**Seneca Grove | Painesville, Lake County**

- **Number of Units**: 132
- **Construction Type**: Rehabilitation
- **Funding Sources**: 9% Housing Credits - $912,066 annually for 10 years
- **Population Served**: Families
- **Developer**: The Millennia Companies
- **Description**: Residents of Seneca Grove have access to a new clubhouse with community room, fitness center, learning center and an on-site laundry facility supporting garden-style apartments and townhomes featuring new energy-efficient appliances, washer/dryer connections and cable-ready connections. The property also received Enterprise Green Communities certification.
DISTRICT PROFILE 1983 - 2014

Initial Housing Credit Investment
$26.5 Million

Multifamily Housing Bond Investment
$6.9 Million

HOME Program Investment
$20.8 Million

126 New or Rehabilitated Properties

5,116 New or Rehabilitated Housing Units

Rental Housing Units by Type
60% FAMILY • 35% SENIOR • 5% PSH

First-Time Homebuyer Mortgages
7,280

Mortgage Tax Credits
583

PEARL HOUSE | LANCASTER, FAIRFIELD COUNTY

- Number of Units: 31
- Construction Type: New
- Funding Sources: 9% Housing Credits - $499,123 annually for 10 years, HOME - $750,000
- Population Served: Homeless families with children
- Developer: Fairfield Homes in partnership with Gorsuch Management and the Community Action Partnership Commission of Lancaster-Fairfield County
- Description: Pearl House is a permanent supportive housing development that provides case management services to formerly homeless families, and families at risk of becoming homeless who are receiving substance abuse treatment. The Fairfield County Recovery Center provides on-site services, and the furnished apartments feature energy-efficient appliances, central air conditioning, and a secure intercom entry system with access to a community space, playground, laundry facilities and a fitness room.
**Palm House | Wooster, Wayne County**

**Number of Units:** 62  
**Construction Type:** Rehabilitation  
**Funding Sources:** 9% Housing Credits - $677,559 annually for 10 years  
**Population Served:** Families  
**Developer:** Miller-Valentine Group  
**Description:** The rehabilitation of this development added central air conditioning, Energy Star appliances, laundry facilities, community rooms, a picnic pavilion with grills, a playground, high-speed internet availability, access to supportive services and eight accessible apartments.

**District Profile 1983 - 2014**

- **Initial Housing Credit Investment:** $5.5 Million  
- **Multifamily Housing Bond Investment:** $49.4 Million  
- **Multifamily HOME Program Investment:** $4.4 Million  

- **New or Rehabilitated Properties:** 36  
- **New or Rehabilitated Housing Units:** 1,762  
- **Rental Housing Units by Type:** 53% FAMILY • 40% SENIOR • 7% PSH  
- **First-Time Homebuyer Mortgages:** 3,643  
- **Mortgage Tax Credits:** 1,745

**First-Time Homebuyer Mortgages**

- **3,643**

**Mortgage Tax Credits**

- **1,745**
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.