



# 2016 **ANNUAL REPORT**

*July 1, 2015 - June 30, 2016*



**OHIO HOUSING**  
FINANCE AGENCY



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## LETTER FROM THE DIRECTOR

As the state's affordable housing authority, we at the Ohio Housing Agency (OHFA) continue to face unique challenges — Ohio is a large and diverse state with a variety of housing needs, and unfortunately, those needs far outweigh available resources. Yet, at the same time, our staff works tirelessly each day with our partners to create new opportunities that will provide decent, safe, affordable housing to low- and moderate-income families across our great state. It is my distinct honor to share the recent accomplishments of the Ohio Housing Finance Agency in the Annual Report for Fiscal Year 2016.

The Office of Homeownership generated and managed significant growth in the First-Time Homebuyer (FTHB) program, securing more than \$405 million in net loan reservations. This is a 90 percent increase over the previous year. Part of this growth can be attributed to the design and placement of a 2<sup>nd</sup> Mortgage Bond transaction that significantly lowered the cost of funds for FTHB loans. This savings was passed along to borrowers through a direct reduction in the mortgage rate they were offered.

The Homeownership office also administers the Hardest Hit Fund (HHF) program, Ohio's foreclosure prevention initiative. Staff successfully submitted funding requests in the fifth round of this program. The additional funds provide essential resources for Save the Dream Ohio and the Neighborhood Initiative Program, and will enable OHFA to continue the efforts of blight elimination and the stabilization of property values in areas across the state. These programs will utilize this increase in FY 2017.

New multifamily financing opportunities helped to increase rental unit production by funding 65 housing developments containing 4,630 units — 42 received Housing Tax Credits (HTC) with the implementation of the Agency's first 2-year Qualified Allocation Plan (QAP). OHFA continued its commitment to maintaining safe, quality rental housing by inspecting 383 properties including 25,345 units.

In June, the Agency announced the recipients of the 2016 HTC program awards, which are used to fund the construction, acquisition and rehabilitation of affordable housing communities in Ohio. More than \$30 million in federal housing tax credits was awarded to 42 developments that will serve families, seniors and individuals with disabilities in rural, suburban and urban areas. While the HTC program creates quality affordable housing options for Ohioans, it is also a valuable resource that encourages partnership between public and private sectors.

Affordable housing improves lives, creates jobs and strengthens communities. Ohio households trust OHFA to advocate for them, offer the tools, education and services that make successful homeownership possible, and provide decent, safe rental housing. We take that responsibility seriously and we will continue to serve as faithful stewards of the public's trust.

Respectfully submitted,



Douglas A. Garver  
*Executive Director*



## ABOUT THE OHIO HOUSING FINANCE AGENCY

### What We Do

For 33 years, the Ohio Housing Finance Agency (OHFA) has served as the state's affordable housing leader, ensuring that Ohioans with low and moderate incomes have access to safe, quality and affordable housing. OHFA uses federal and state resources to fund fixed-rate mortgages and provide financing for the development of affordable rental housing. The Agency relies on its partnerships with private, public and nonprofit entities to serve homebuyers, renters and populations with special housing needs.

### Our Mission

OHFA uses federal and state resources to finance housing opportunities for low- and moderate-income Ohioans through programs that develop, preserve and sustain affordable housing statewide. Our mission statement, *We Open the Doors to an Affordable Place to Call Home*, provides focus for the daily work of the Agency.

### Our Vision

We envision an Ohio in which everyone has a quality place to call home. OHFA commits to delivering its programs with a high standard of excellence to continually meet the public need for affordable housing and to make a difference in the lives of those we serve.

### Our Impact

With more than three decades of service, OHFA has emerged as a respected and trusted leader and will continually lead the nation in providing access to affordable housing for low- and moderate-income households.



## Who We Are

OHFA is a self-supporting state agency governed by an 11-member board. The board includes the Director of the Ohio Department of Commerce, the Director of the Ohio Development Services Agency and nine members who represent various housing sectors and the public. Agency staff, led by an Executive Director, conducts the daily operations that drive OHFA's mission.

### OHFA Board



**David Goodman,**  
**Chairman**

*Director*  
Ohio Development  
Services Agency



**Robert A. Alexander**

*Retired Senior Vice  
President*  
PNC Bank



**Gregory Arcaro**

*CEO*  
Frontier Community  
Services



**Patricia P. Cash**

*Retired Senior Vice  
President*  
PNC Bank



**Catherine A. Cawthon**

*President*  
Fifth Third Community  
Development Corporation



**Jason Clark**

*Ohio Political Director and  
Business Representative*  
Indiana/Kentucky/Ohio  
Regional Council of  
Carpenters



**Ralph Griffith**

*Senior Vice President*  
Value Recovery Group, Inc.



**Betty Kemper**

*President*  
The Kemper Company



**Brad Knapp**

*Senior Vice President*  
Henkle Schueler  
& Associates



**Al Scott**

*Co-founder &  
Former President of  
Development*  
NRP Group



**Jaqueline Williams**

*Director*  
Ohio Department  
of Commerce



## OHFA Senior Staff

### Executive Offices



**Douglas A. Garver**  
Executive Director



**Sean W. Thomas**  
Chief of Staff



**Guy Ford**  
Director of Legislative  
Affairs



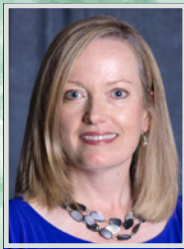
**Tim Glasser**  
Director of Debt  
Management



**Holly Holtzen**  
Director of Research  
and Strategic Planning



**Christine Proebstl**  
Chief Executive  
Administrator



**Marlo Tannous**  
Chief Legal Counsel



**Brenda Walker**  
Director of Internal  
Audit



**Don West, Jr.**  
Chief Financial Officer

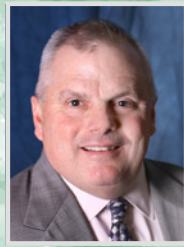


**Ashley Woods**  
Director of Mortgage  
Funding

### Program Offices



**Kelan Craig**  
Director of Planning,  
Preservation and  
Development



**Jim Durham**  
Director of  
Homeownership



**Betsy Krieger**  
Director of Program  
Compliance

### Operations Offices



**John Lloyd**  
Director of Facilities



**Clare Long**  
Director of Human  
Resources



**Steve McVey**  
Chief Information  
Officer



**Molly Moses**  
Director of  
Communications  
and Marketing

## Our Reach

Since the Agency's founding in 1983, OHFA has empowered **154,735** households throughout Ohio to achieve the dream of homeownership and supported financing for **140,171** affordable rental housing units in all 88 counties across the state, a total investment of **\$21.1 billion**.

In Fiscal Year (FY) 2016, **\$933 million** in federal and state resources were dedicated to financing, developing and preserving affordable housing. OHFA allocated federal and state resources to fund the development of **4,630** units of affordable rental housing. Additionally, our Office of Homeownership financed mortgages and provided mortgage tax credits to assist **3,654** low- and moderate-income households buy a home.

### *Homeownership Programs*

#### **FY 2016**

**3,654**

Households Assisted

**\$403,364,378\***

Total Investment

#### **Cumulative (Since 1983)**

**154,735**

Households Assisted

**\$11,361,713,290**

Total Investment

\*Includes the loan amount for homes that received Mortgage Tax Credits (MTCs).





## *Rental Housing Programs*

### **FY 2016**

**4,630**

Rental Housing Units

**\$529,561,372**

Total Investment

### **Cumulative (Since 1983)**

**140,171**

Rental Housing Units

**\$9,726,765,288**

Total Investment

## OHFA'S STRATEGIC PRIORITIES AND GOALS

Five strategic priorities guided the work of our agency for Fiscal Year 2016. These priorities and initiatives were adopted by the OHFA Board on June 17, 2015. They help to ensure that Agency activities are mission-driven and provide a framework for evaluating progress. This report will detail what OHFA has done in the past year to address these priorities.

### 1. Sustain and Advance OHFA through Its Core Programs

- 1.1 Grow the First-Time Homebuyer Program.
- 1.2 Provide resources that promote sustainable homeownership and strengthen Ohio's recovering economy.
- 1.3 Ensure that the Housing Tax Credit program is continually self-sustaining and targets resources to those in need.
- 1.4 Strengthen the use of asset management assessment tools to identify troubled challenged assets by designing measurable approaches to determine the physical and financial health of multifamily properties.

### 2. Demonstrate Impactful and Measurable Results

- 2.1 Complete an internal data inventory.
- 2.2 Identify a solution to integrate information for enhanced program evaluation and reporting.
- 2.3 Convey the impact of OHFA programs through reports and other communications.

### 3. Concentrate Efforts on the Highest Priority Housing Needs

- 3.1 Create and support housing opportunity and a range of housing choices for both owners and renters in markets throughout the state; also, develop policies and regulations that expand the range of housing choices for low- and moderate-income persons and that further compliance with the Fair Housing Act.
- 3.2 Promote housing for populations with special and underserved needs including older adults, persons with disabilities, veterans and persons experiencing homelessness.
- 3.3 Improve neighborhoods through community and economic development or coordinated strategies that seek to target resources to provide a positive impact on state and local economies; also, promote community development or redevelopment in areas of disinvestment which mitigates adverse impacts to residents.
- 3.4 Preserve affordable housing stock that is at risk of no longer being affordable.
- 3.5 Advance livability standards, and the incorporation of sustainable building and design practices that conserve energy and promote a healthy environment for residents; also, foster design and construction techniques that are adaptable for people of all abilities.

#### **4. Act as an Entrepreneur in Advancing OHFA's Mission**

- 4.1 Develop and implement a new program approval framework.
- 4.2 Implement new programming that is fiscally responsible and mission conscious, and continually improve the efficiency of existing programming and processes.
- 4.3 Strengthen existing and create new relationships with external partners.
- 4.4 Stabilize residential neighborhoods and improve local property conditions throughout Ohio via the Neighborhood Initiative Program.
- 4.5 Develop, implement and monitor a new program to offer multifamily loans to ensure the long-term financial viability of funded projects.

#### **5. Strengthen OHFA's Workforce Culture**

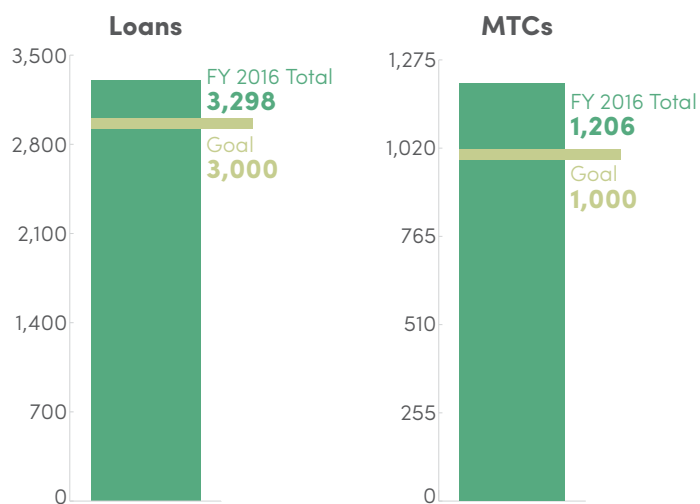
- 5.1 Offer a rewarding work environment that inspires and engages employees in achieving the mission.
- 5.2 Maximize employee potential through development and training.
- 5.3 Optimize work performance to deliver a high level of customer service and requested business results.
- 5.4 Continue to build channels for the exchange of feedback and knowledge.



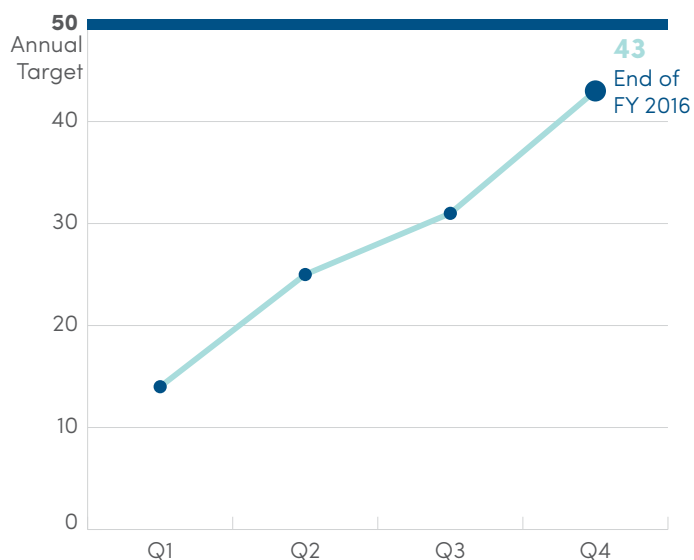
## Fiscal Year 2016 Dashboard



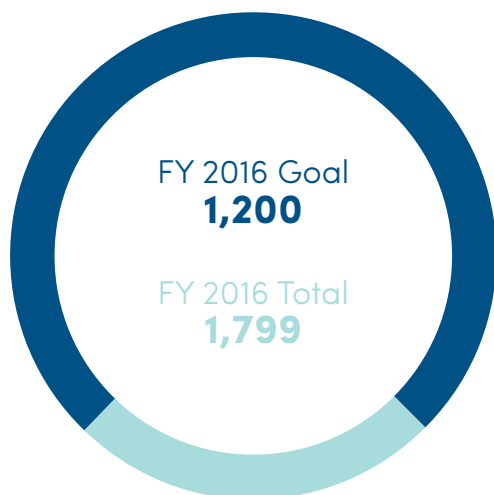
### OHFA Loans and Mortgage Tax Credits



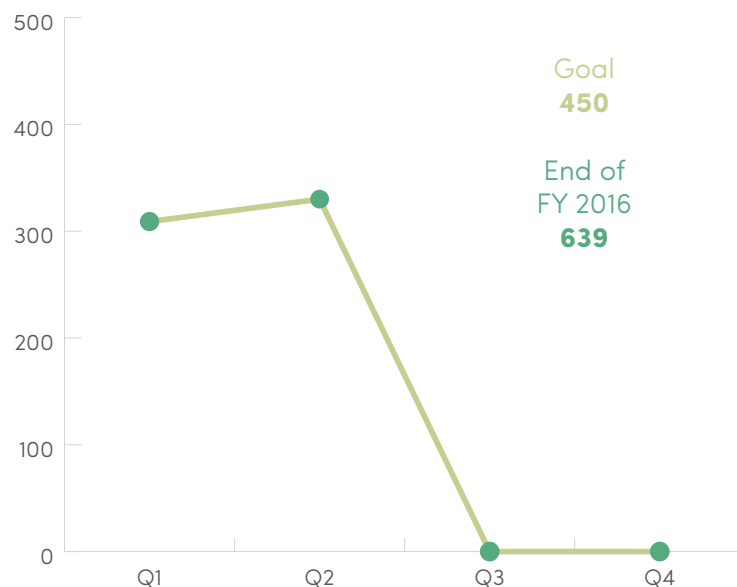
### Average Number of Loans per Lender



### Vacant, Abandoned Houses Razed and Greened



### Homeowners Receiving Foreclosure Counseling\*

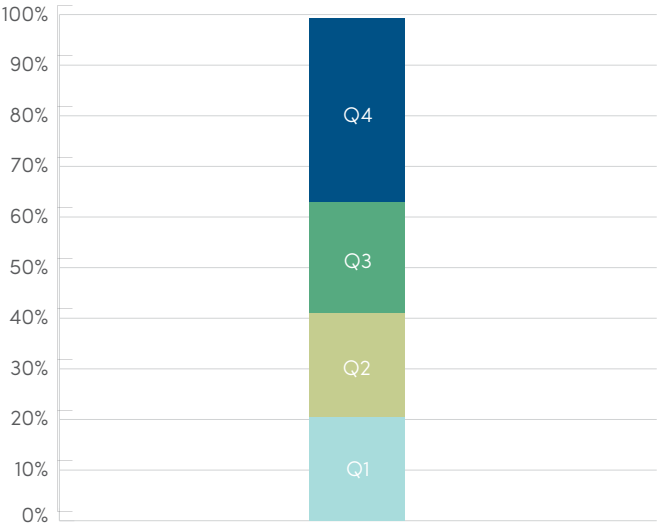


\*This program ended on December 31, 2015.

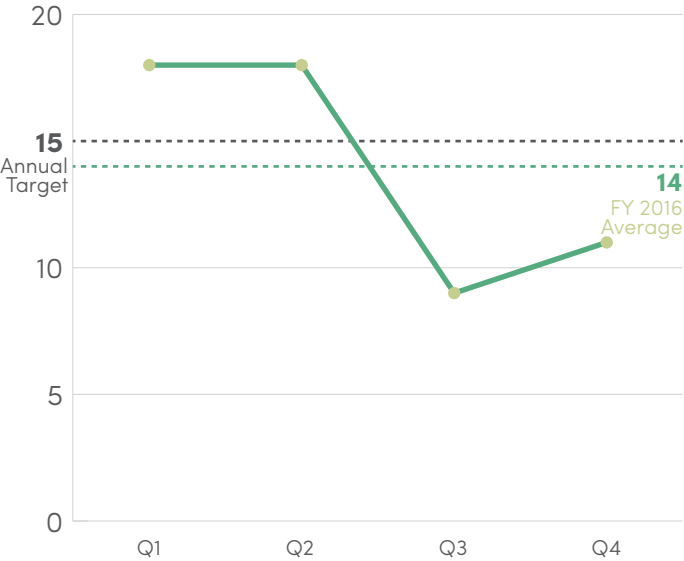




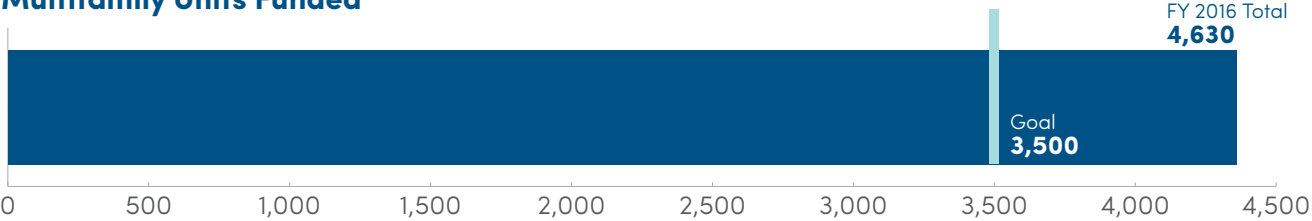
Required Property Inspections Completed



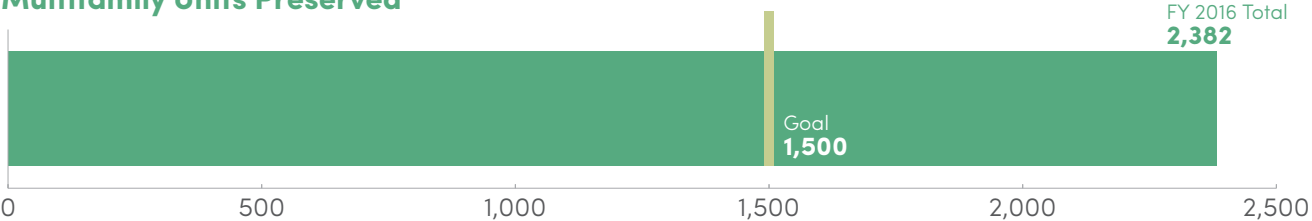
Average Business Days to Issue Compliance Reports



Multifamily Units Funded



Multifamily Units Preserved



Priority One

SUSTAIN AND ADVANCE OHFA

Growing the First-Time Homebuyer Program

The FTHB program is one of the pillars that allow OHFA to carry out its mission. It is meant to extend the dream of homeownership to low- and moderate-income Ohioans who might not have access otherwise. Assisting individuals with down payments and providing low interest rate loans removes some of the barriers that stand in their way.

In FY 2016, OHFA funded **3,298 mortgages**. This represents a **74 percent** increase in loan volume from FY 2015. This dramatic increase can be attributed to increased lender and realtor outreach along with a successful four-month First-Time Homebuyer Program marketing campaign. The average loan amount was **\$109,371**, up seven percent from last year.

OHFA also issued **1,206 Mortgage Tax Credits** (MTCs). Of these, **850** were paired with an OHFA MTC Plus loan, while **356** of these credits were MTC Basics. Mortgage Tax Credits provide homebuyers with a dollar-for-dollar reduction of income tax liability for the life of the loan.

OHFA added **16 new lenders**, growing from 61 to **77 partners**, creating a deeper bench of lenders for Ohio homebuyers to choose from when they set out to purchase their first home. For a complete list of OHFA homebuyer loan production by lender, see Appendix A.

OHFA MTC Plus Loan

- A mortgage tax credit used with OHFA's FTHB Program.
- A tax credit worth 40% of the home mortgage interest (up to \$2,000).

OHFA MTC Basic

- A mortgage tax credit used in conjunction with a non-OHFA mortgage option from a lender.
- A tax credit worth 30% of the home mortgage interest for the purchase of a bank owned property, 25% for a property located in a target area (see page 17) and 20% for all other properties (up to \$2,000).

Table 1: Homeownership Program Activity

OHFA Mortgages
Conventional
Federal Housing Administration (FHA)
U.S. Department of Agriculture – Rural Development (RD)
U.S. Department of Veterans Affairs (VA)
Mortgage Tax Credits (MTCs)

# THROUGH ITS CORE PROGRAMS



FY 2016		FY 2015	
Homebuyers Assisted	Total Investment	Homebuyers Assisted	Total Investment
3,298	\$361 million	1,895	\$186 million
285	\$33 million	174	\$18 million
2,850	\$309 million	1,616	\$157 million
89	\$9 million	54	\$5 million
74	\$10 million	51	\$5 million
1,206	\$43 million*	420	\$20 million*

\* Includes the loan amount for homes that received MTCs (excluding MTC Plus loans to avoid double counting).

Table 2 outlines OHFA loan options and indicates the frequency of option utilization. Down payment assistance, Ohio Heroes and Grants for Grads were the most popular loan products used.

- **Your Choice! Down Payment Assistance**, revamped in September 2015, was by far the most popular option. Participants were given an interest-free loan for 2.5% or 5% of the purchase price toward a down payment, closing costs or other pre-closing expenses. If the homebuyer stays in their home for seven years, then this assistance will be forgiven. This assistance rewards homebuyers for their commitment to their neighborhood.
- **Ohio Heroes** serves active or former members of the military, first responders, patient caregivers and teachers by offering a discounted mortgage rate on OHFA loans. This helps to underscore the Agency's support to these individuals who tirelessly serve our communities. In this program, 44 percent of recipients were health care workers, 23 percent were teachers or professors, 13 percent were first responders and 12 percent were military. Fifty-eight percent of Ohio Heroes were women.
- **Grants for Grads** serves recent college graduates interested in making Ohio their home by offering more generous down payment assistance. Sixteen percent of recipients were managers or academics; healthcare workers and office workers made up 14 percent each. Engineers also made up six percent of the graduates. Other occupations included civil servants, law enforcement officers, administrators, machinist and researchers. Over half (52 percent) of Grants for Grads recipients were women.

**Table 2: Number of Loans Awarded in FY 2016 by Loan Option**

Loan Options	Description	Loans in FY 2016
<b>Down Payment Assistance</b>	An interest-free loan for 2.5% or 5% of the purchase price to reduce down payment and/or closing cost expenses, forgiven in full after seven years of occupancy	3,038
<b>Ohio Heroes</b>	An interest rate reduction of 0.25% for active or former members of the military, first responders, patient caregivers and teachers	598
<b>Grants for Grads</b>	An interest-free loan for 2.5% or 5% of the purchase price to reduce down payment and/or closing cost expenses, forgiven in full after five years	376
<b>Rehab Loan</b>	A group of options for FHA-backed mortgages that roll the costs of home improvement or retrofitting into the loan, including 203(b), streamlined 203(k), and weatherization	98
<b>Next Home</b>	A loan product for previous homeowners wishing to downsize (must be combined with Your Choice! Down Payment Assistance)	75



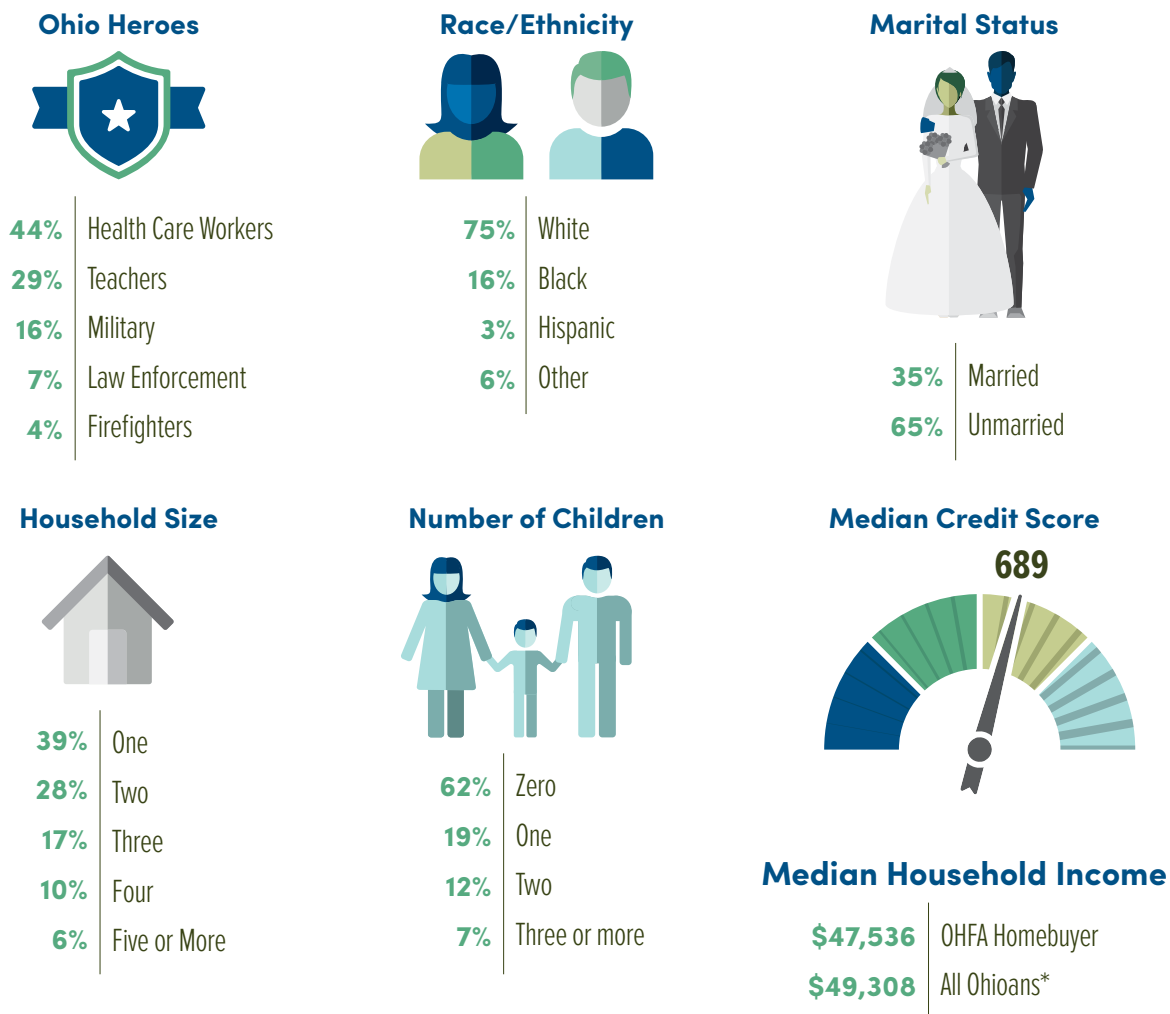
## Target Area Loans

Twenty-eight percent of mortgages in FY 2016 were located in target areas. These loans financed homes that are located in economically distressed neighborhoods. As a result, target area loans have higher household income and price limits to attract a wider range of homebuyers to areas in need of investment. In addition to Qualified Census Tracts designated by the U.S. Department of Housing and Urban Development (HUD), OHFA identified Areas of Chronic Economic Distress (ACEDs) with approval from federal authorities as target areas. The Office of Affordable Housing Research and Strategic Planning (OAHR) used American Community Survey data to identify areas that qualify for target area loans, working to apply these benefits to as wide a range of homebuyers as possible. The OHFA Board approved a resolution to update Ohio's ACEDs in March, with HUD approving the changes in June. New target areas were implemented July 1 in advance of an expected return to the mortgage revenue bond market in FY 2017.

## OHFA Homebuyers

Figure 1 provides some basic demographic information about those who obtained OHFA mortgages. The median household income for an OHFA homebuyer was \$47,536, slightly below that of the state at large. Almost 40 percent of households receiving loans had children. Half of those with children were single parent households; their median income was roughly \$3,000 less than those of non-single parent households.

Figure 1: OHFA Homebuyer Demographics, FY 2016



\* Source for Median income data:  
2014 American Community Survey

## Geographic Distribution of Loans

OHFA served residents of almost every county (80 of 88) in Ohio in FY 2016. Figure 2 maps the distribution of loans by county, while Figure 3 shows the number of loans per 10,000 residents. Appendix B provides a complete record of the number of mortgages issued, the total loan amount financed and the average mortgage amount in each county.

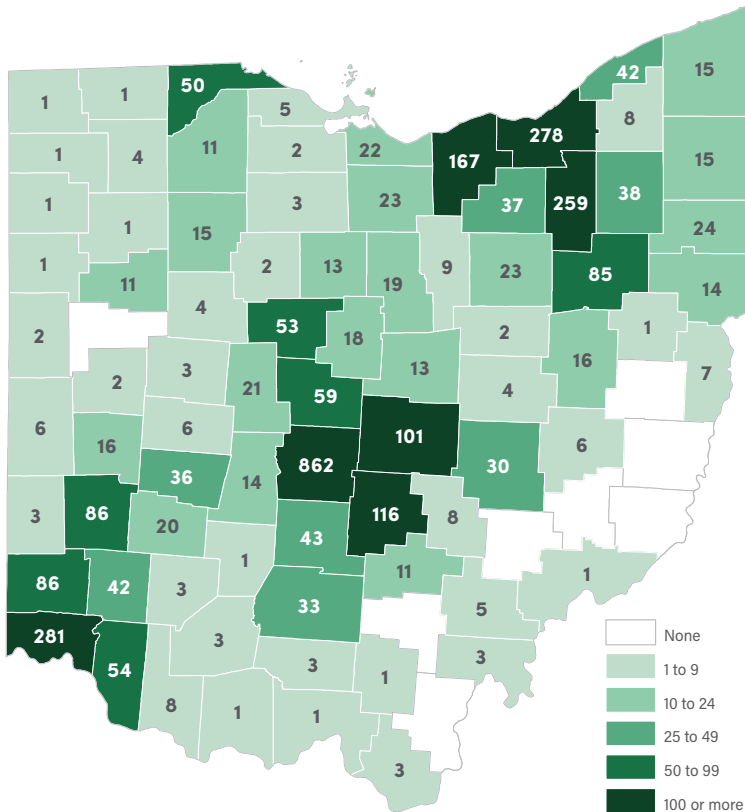
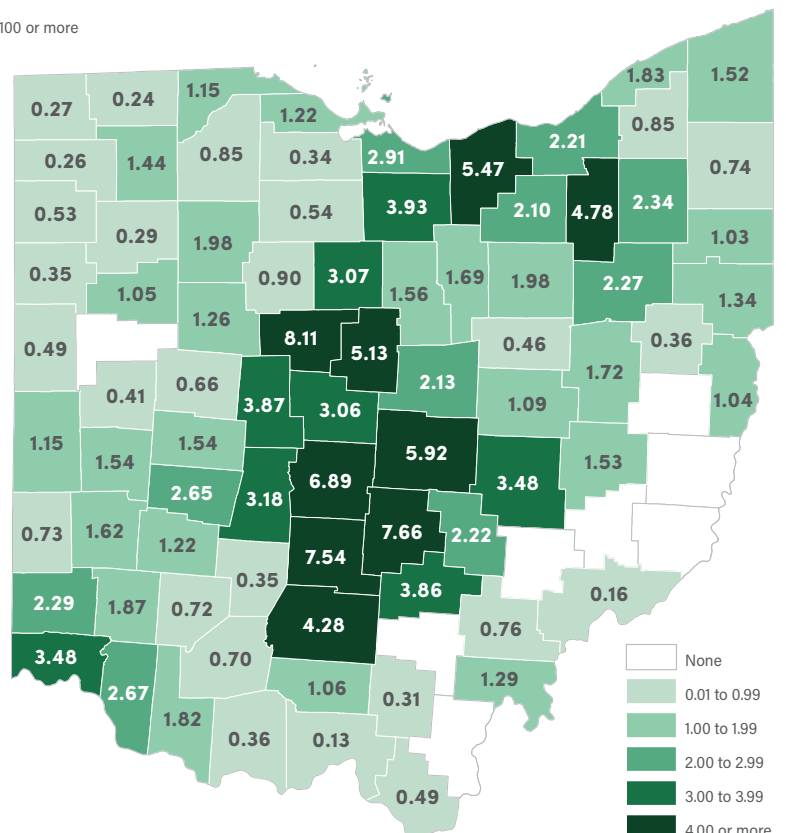


Figure 2: OHFA First-Time Homebuyer Loans by County, FY 2016

Figure 3: Homebuyer Loans per 10,000 Residents by County, FY 2016



## Promoting Sustainable Homeownership

OHFA is not only committed to increasing access to affordable homeownership, it is also devoted to promoting sustainability through foreclosure prevention efforts. The foreclosure crisis left many homeowners struggling to meet their mortgage obligations due to loss of employment. In response to this reality, in 2010, the U.S. Department of the Treasury established the Hardest Hit Fund (HHF). OHFA has used this fund to assist over 24,000 Ohio homeowners through the Save the Dream Ohio program.

Save the Dream Ohio was paused for the latter part of FY 2016, as funds for the program had been exhausted, but it will resume in the coming fiscal year. Additional HHF funds will allow OHFA to use \$25 million to assist recently unemployed homeowners avoid foreclosure. The Agency will begin taking applications for the program in FY 2017.

OHFA also provided foreclosure counseling assistance to 6,939 homeowners through the National Foreclosure Mitigation Counseling program funded by HUD.

**Table 3: Save the Dream Ohio Homeowner Assistance**

Program	Cumulative Total through FY 2016	Homeowners Assisted
<b>Mortgage Payment Assistance</b>	\$175,386,952	14,882
<b>Rescue Payment Assistance</b>	\$164,846,473	20,256
<b>Other forms of assistance</b>	\$80,261,496	4,783
<b>Total</b>	<b>\$420,494,921</b>	<b>24,533*</b>

*\*Unique individual total is less than program total because each individual could use more than one program*

### Save the Dream Ohio Programs

#### **Mortgage Payment Assistance Program**

provides monthly mortgage payment assistance on behalf of unemployed and underemployed homeowners.

#### **Rescue Payment Assistance Program**

provides assistance to reinstate a delinquent mortgage on behalf of a homeowner who became delinquent due to a qualified financial hardship.

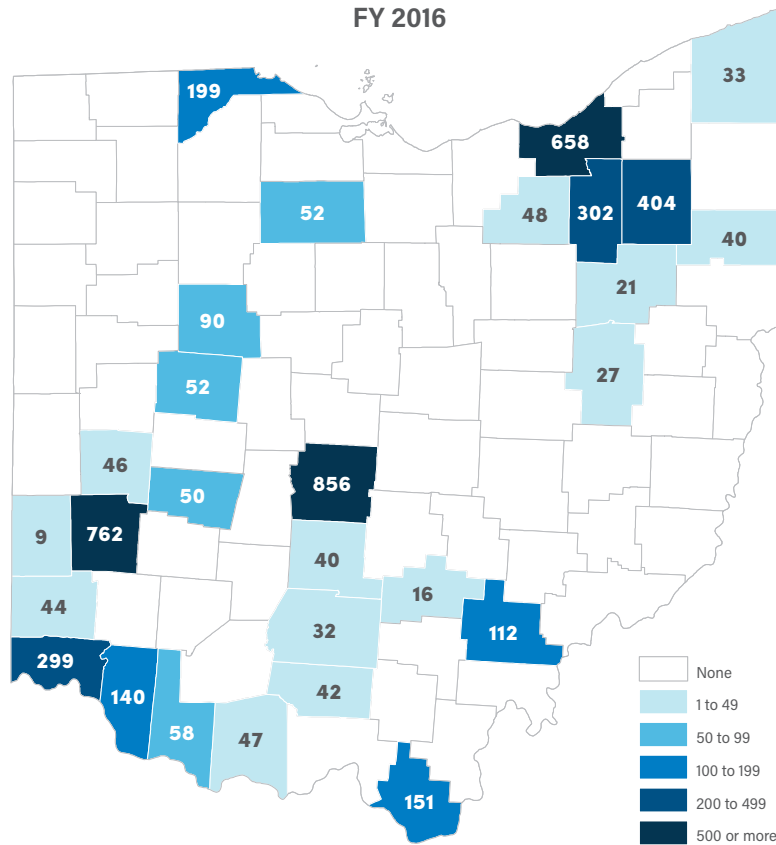
## Maintaining the Sustainability and Effectiveness of the Housing Tax Credit

The Low-Income Housing Credit (Housing Tax Credit) is OHFA's primary tool for facilitating the development and preservation of affordable rental housing. The Housing Tax Credit is a financial tool that is crucial to maintaining the stock of affordable housing options available to low- and moderate-income families, older adults and those with underserved or special needs. Since about a quarter of Ohio renters are spending more than half their income on rent and utilities, there is a clear need for OHFA, in collaboration with the development community, advocates and local governments, to ensure development of affordable rental housing to meet the vast housing needs across the state.

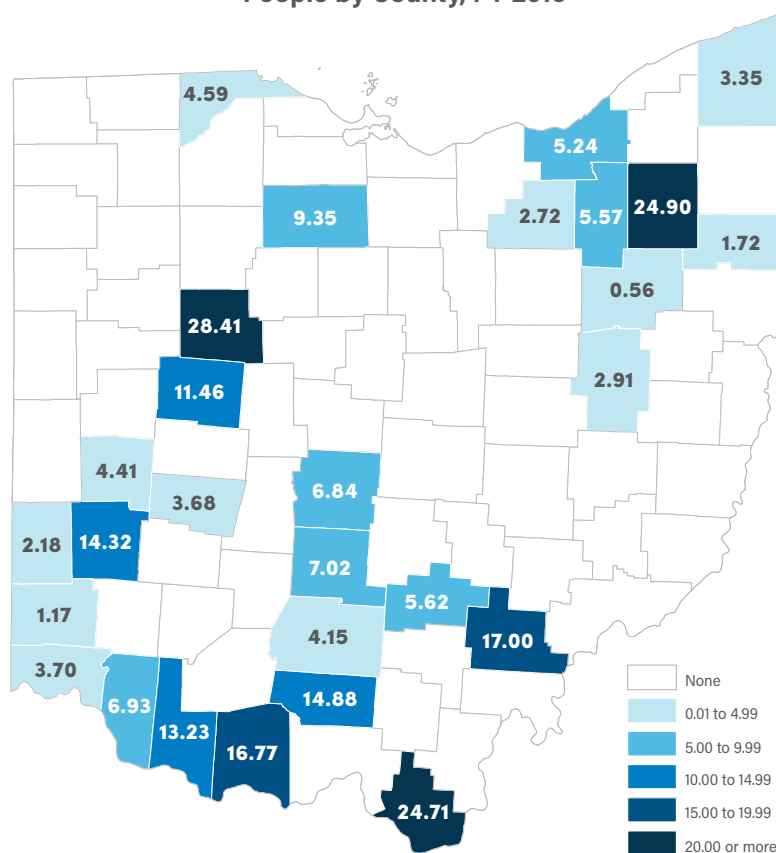
In FY 2016, the Office of Planning, Preservation and Development (PP&D) financed the construction or preservation of 4,630 units of affordable rental housing for low-income households. Of the units funded **2,382** (51 percent) were existing units that will be updated and rehabilitated, while **2,248** new units will be new construction.

Figure 4 shows the distribution of units funded using federal and state resources available to OHFA throughout the state and Figure 5 shows the distribution adjusted for the size of the population. A complete list of projects funded in FY 2016 by location, funding source and population is included as Appendix C.

**Figure 4: OHFA-Funded Rental Housing Units by County, FY 2016**



**Figure 5: OHFA-Funded Rental Housing Units per 10,000 People by County, FY 2016**





## FY 2016 Housing Tax Credit Allocation

Following implementation of OHFA's first two-year Qualified Allocation Plan (QAP), OHFA funded 42 projects in the 9% competitive round, awarding over \$32 million in annual Housing Tax Credits and creating or preserving 2,646 units of affordable housing across the state. OHFA also awarded over \$4 million in annual credits through the non-competitive 4% Housing Tax Credit program.

## Gap Financing

The **Housing Development Assistance Programs (HDAP)** provide gap financing resources to reduce the uncertainty and difficulty associated with developing affordable housing. Funded by the **Ohio Housing Trust Fund** and the Federal **HOME Investment Partnership Program**, HDAP fills a critical market need by delivering soft funding on a competitive basis to developments that create or preserve housing opportunities for very low-income households. HDAP is offered through three programs that are uniquely tailored to the funding package associated with the development:

- **Housing Credit Gap Financing**, which works in association with competitive 9% Housing Tax Credits;
- **Bond Gap Financing**, reserved for projects receiving 4% Housing Tax Credits; and
- **Housing Development Gap Financing**, customized for smaller projects that forego traditional multifamily funding sources.

Especially for smaller projects, HDAP is an indispensable tool in helping projects move forward. It is only through the continued support of the Ohio Housing Trust Fund, which provides 79 percent of HDAP funds, that OHFA was able to offer 23 awards in FY 2016 worth \$11.6 million, facilitating the creation or preservation of 1,569 units across the state.

## Program Compliance

The Office of Program Compliance is tasked with ensuring owner and manager compliance with the rules and regulations of the federal Housing Tax Credit program as well as other multifamily financing programs.

- In FY 2016, OHFA monitored 383 projects consisting of 5,169 buildings and 25,345 units. Inspections were performed on 180 properties that received only Housing Tax Credits and nine were performed on those that received only HDAP funds, with the other 184 conducted at projects with both types of funding.
- Program Compliance focused on customer service in FY 2016. As part of this focus, compliance reports were issued within an average of 14 business days. This surpassed the goal of issuing reports in an average of 15 business days in FY 2016.



## Low-Income Housing Credits

A tax incentive program designed to increase the supply of quality, affordable rental housing by helping developers offset the costs of rental housing developments.

OHFA reviewed 93 applications for 9% Housing Tax Credits and approved 42 of them, awarding \$32 million annually over 10 years for 2,646 units.

OHFA also allocated over \$4 million annually for 4% (non-competitive) Housing Tax Credits resulting in an additional 1,291 units of affordable housing.

**\$367 MILLION**  
allocated over 10 years.

## Multifamily Bond

The Multifamily Bond program, which is funded by the sale of tax-exempt bonds, provides low-cost debt financing to preserve and construct rental housing.

In FY 2016, Multifamily Bonds financed the construction of 90 units and the preservation of 988 units across six projects. This level of production remains well above historic levels.

**\$69 MILLION**

## Housing Development Loan

The Housing Development Loan (HDL) program provides gap financial support for the development of affordable housing. HDL uses unclaimed funds, which are administered by the Ohio Department of Commerce.

**\$67 MILLION**

## Housing Development Assistance Programs

The Housing Development Assistance Programs (HDAP) provide financing for eligible developments to expand, preserve and/or improve the supply of affordable housing. Nearly four-fifths (79 percent) of HDAP funds came from the Ohio Housing Trust Fund (OHTF), which is administered by the Ohio Development Services Agency.

**\$12 MILLION**

## Multifamily Lending Program

The Multifamily Lending Program allows OHFA to use its financial resources as funding for up to 20 projects a year consisting of approximately 1,000 units. In FY 2016, as the program ramped up, OHFA issued \$3.77 million to help construct or preserve 205 units.

**\$4 MILLION**

## Capital Funding to End Homelessness Initiative

The Capital Funding to End Homelessness Initiative (CFEHI) program is a one-time allocation of \$32 million to local Continuums of Care to assist with their strategies to end homelessness in Ohio. FY 2016 was the final year of CFEHI funding allocations.

**\$12 MILLION**

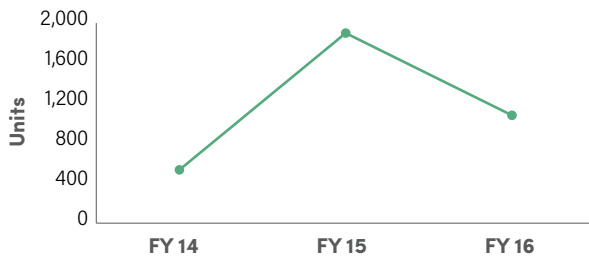
*Note: Projects typically receive more than one source of funding.*

### 9% Credit Allocations by Funding Pool

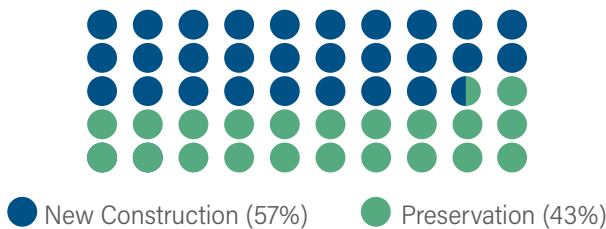


**3,937**  
Units Funded

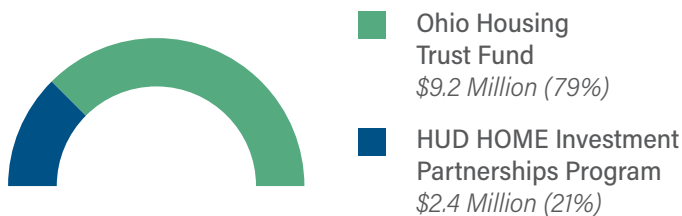
*Includes both 9% and 4% Housing Tax Credits*



**1,078**  
Units Funded



**2,949**  
Units Funded



**1,569**  
Units Funded



### MLP Allocations, FY 2016

The Ashford at Mt. Washington, \$1.07 million  
108 new senior units in Hamilton County

Indian Lake Villa, \$1.9 million  
50 new senior units in Logan County

Renascence Ottawa Area Residences, \$800,000  
47 preserved family units in Lucas County



**205**  
Units Funded



Homeless Shelter - 327 (77%)  
Permanent Supportive Housing - 97 (23%)

**97**  
PSH Units Funded  
**327**  
Beds Funded



## GRAND OPENING AND GROUNDBREAKING SPOTLIGHTS







## LOFTS AT LION MILLS

*Director of Legislative Affairs Guy Ford (far right) and other dignitaries breaking ground at the Lofts at Lion Mills*

### Location

Cleveland, Cuyahoga County

### Funding Sources

\$662,984 in annual 9% Housing Tax Credits  
\$800,000 Housing Credit Gap Financing  
\$1.5 million Housing Development Loan

### Developer

Detroit Shoreway Community Development Organization

### Description

The Lofts at Lion Mills provides a unique community revitalization opportunity. The building once housed the Lion Knitting Mill, which was built in 1919 and produced high-quality knit goods for 78 years. The adaptive reuse of this historically significant structure will transform it into 36 units of quality affordable housing.





## GROVEPORT SENIOR VILLAGE

<b>Location</b>	Groveport, Franklin County
<b>Funding Sources</b>	\$869,825 in annual 9% Housing Tax Credits
<b>Developer</b>	LW Associates, Inc.
<b>Description</b>	Groveport Senior Village welcomed its first new residents in November 2015. The development includes 50 units that feature two bedrooms, one bathroom and an attached 1.5-car garage. The project features a community building with a kitchen, exercise room, a shelter house with picnic tables and a grill, a garden and a dog park. Residents of Groveport Senior Village will have access to services through the Central Ohio Area Agency on Aging, meals from LifeCare Alliance and eligible residents can receive Passport homemaker/personal care services.





## HORNSBY HOUSE

*Executive Director Doug Garver (fourth from right) and other dignitaries cut the ribbon at Hornsby House*

### Location

Lisbon, Columbiana County

### Funding Sources

\$750,000 in Housing Development Gap Financing (via Ohio Housing Trust Fund)

### Developer

Stock Development Company, LLC

### Description

Opening its doors in June 2016, Hornsby House provides families an opportunity to rebuild their lives. This 10-unit permanent supportive housing development serves households that include someone with severe and persistent mental illness. These individuals often have substance abuse or addiction issues as well. The Counseling Center of Columbiana County will provide supportive services (including 24-hour crisis support), information and referrals to meet residents' specific needs while encouraging independence and self-sufficiency.



## UNION SQUARE



### Location

Lima, Allen County

### Funding Sources

\$718,225 in annual 9% Housing Tax Credits  
\$1,250,000 Housing Credit Gap Financing (via Ohio Housing Trust Fund)

### Developer

Testa Enterprises

### Description

In July 2015, OHFA celebrated the grand opening of Union Square, a 48-unit apartment building that provides permanent supportive housing for families. The majority of units are available to very low-income families. Amenities include on-site management, an intercom and security system and a comprehensive supportive services package including counseling, case management and psychiatric services.



## Strengthening the Use of Asset Management Tools

The Office of Program Compliance continues to build the foundations of solid asset management. A 30-year projection tool and a risk rating guide have been developed to assist OHFA in this effort.

- The 30-year projection tool uses just a few years of audited financials to assess the financial sustainability of a rental housing project. With this tool, Program Compliance staff can determine whether a project might lose its ability to maintain cash flow or sustain its debt. If there is a possibility that the project is at risk financially, OHFA will work with property owners to identify solutions that will improve long-term viability in an effort to maintain the affordable housing stock across the state.
- The risk rating guide can be used to evaluate several key performance indicators for a given property. The risk rating guide accounts for financial performance and compliance standards set forth by OHFA and provides transparency to stakeholders.
- The projection tool and the rating guide will be combined to identify and address troubled asset investments. Currently, these tools are being used for projects in the American Recovery and Reinvestment Act (ARRA) portfolio, but their use will soon extend to all OHFA-funded projects. At that point, the Agency will be able to improve project watch lists and work with owners and managers to improve the chances of project success.



*Priority Two***DEMONSTRATE IMPACTFUL****Integrating Information for Enhanced Implementation, Evaluation and Reporting**

Public agencies have a responsibility to ensure that resources are being used effectively and efficiently. This can only be done if programs and policies are judged on their real world impact. As OHFA continues to transform its information systems and processes, the Agency has enhanced its ability to evaluate and administer programs to improve customer service and transparency.

OAHR continued efforts to coordinate with program offices, as well as the Office of Information Technology, to improve data quality and streamline internal processes. Thousands of program operation and financial records throughout the Agency were digitized and converted to readily accessible formats. This process not only improved our multifamily database, DevCo, it improved the speed, depth and accuracy of information disseminated to the OHFA Board and staff, policymakers, stakeholders and the public.

In February 2016, the Offices of Homeownership and Program Compliance partnered with LeanOhio, an office within the Department of Administrative Services, to hold two Kaizen events. These events were designed to streamline Agency processes, namely handling of mortgage funding transactions and preparation for rental housing site inspections. The elimination of unnecessary steps will allow managers to better deploy their resources, improving efficiency and customer responsiveness.

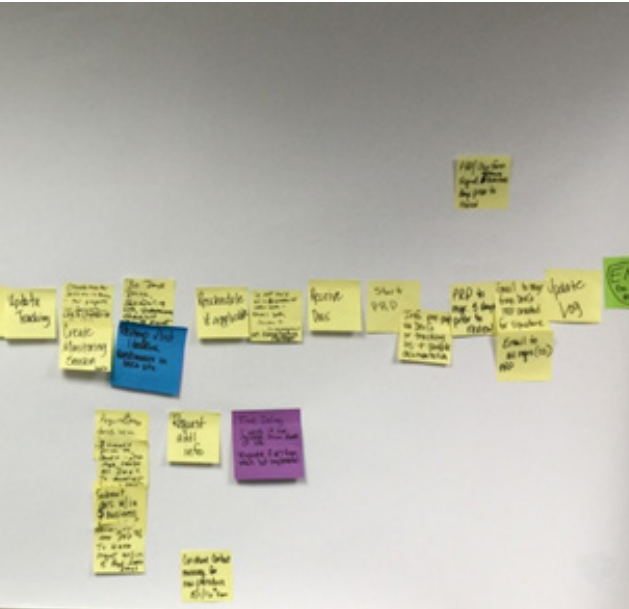
- **Mortgage Funding Transactions:**

Homeownership reduced the number of process steps from 102 to 42 and handoffs from 14 to 8.

- **Preparation for Rental Housing Site**

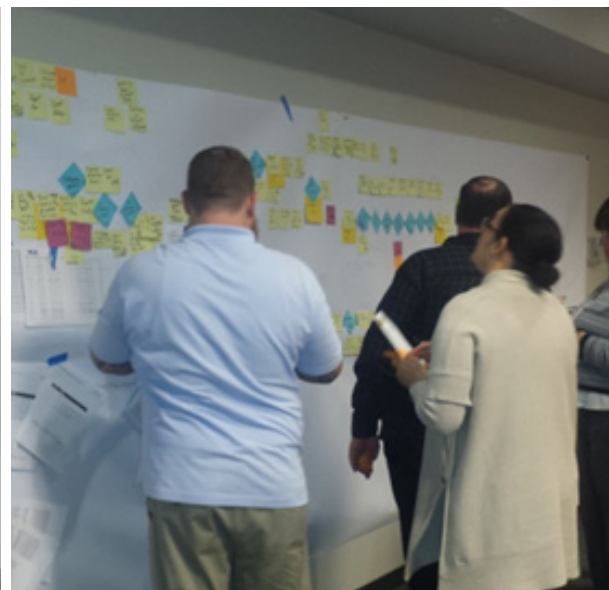
**Inspections:** Program Compliance cut its process steps from 62 to 21 and cut the number of decision points from nine to three.

# AND MEASURABLE RESULTS



Above: **Office of Program Compliance Kaizen Event** February 23-25, 2016, future state and staff photo.

Below: **Office of Homeownership Kaizen Event** February 29- March 4, 2016, staff photo and mapping current state and identifying waste.





## Communicating OHFA's Impact

### "Great Home. Great Life." Marketing Campaign

From March 1 to June 30, 2016, OHFA ran a statewide multi-media First-Time Homebuyer advertising campaign. The theme, "Great Home. Great Life." was the focal point of diverse imagery across multiple advertising platforms. With young adults as the target audience, an emphasis was placed on mobile and other digital advertising. The campaign resulted in 217,332 total page views to the special homebuyer website, MyOhioHome.org, with 55,674 users having at least one full session on a given page. The pre-screen tool page alone attracted more than 26,084 unique page views. The campaign also helped grow the Agency's Facebook audience by adding over 1,800 likes, an increase of over 43 percent.

Great Home.  
Great Life.


**MYOHIOHOME**.ORG  
OHIO HOUSING FINANCE AGENCY



A great life starts with a great foundation. The Ohio Housing Finance Agency believes that includes owning the home of your dreams.

With programs like Ohio Heroes designed to help health care providers, police and firefighters, teachers and veterans with the financial burden of purchasing a home, including down payment assistance and mortgage tax credits, that dream can become a reality.

For more information and eligibility requirements visit [www.myohiohome.org](http://www.myohiohome.org) or speak with your lender or real estate agent today.



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





### Ohio Housing Conference

OHFA co-hosted the 17th annual Ohio Housing Conference in December 2015, which featured more than 50 sessions and workshops. This event brought together a variety of stakeholders in the area of affordable housing to discuss best practices and emerging trends while forming new partnerships. The conference was the largest of dozens of outreach and partner events across the state, welcoming 1,723 attendees, up from 1,640 last year.



### Annual Partner Luncheon

OHFA hosted the annual Lender Luncheon to celebrate the top lending partners in FY 2016. The Office of Homeownership in partnership with lenders across the state exceeded their goal for the First-Time Homebuyer (FTHB) program with a total of 3,298 closed loans, up 74 percent FY 2015.



### Excellence in Marketing and Media

OHFA received three Hermes Creative Awards in FY 2016. These international prizes recognize creative excellence in marketing and media advertising. The Agency earned:

- A Platinum award for the Agency website redesign project
- A Gold award for the FTHB campaign "Great Home. Great Life."
- Honorable mention for the Agency winter newsletter



## Priority Three

# CONCENTRATE EFFORTS ON

Addressing the vast housing needs across the state requires a strategic allocation of resources. Focusing efforts on the highest priority housing needs allows OHFA to deploy its resources to serve those who are in need of a quality, affordable place to call home.

OHFA has worked tirelessly over the past fiscal year to address housing affordability issues across the state. With 6.5 million low- and moderate-income individuals statewide and a majority of renters in 32 counties reporting housing cost burden, it is clear that the financing tools OHFA provides are an invaluable resource to the state and local governments. OHFA's Housing Needs Assessment underscores the importance of affirmatively furthering fair housing by promoting choice and opportunity. In FY 2016, OHFA continued its efforts to increase housing options for Ohio's low- and moderate-income residents while investing in strategies that are meant to increase housing options for those with underserved or special needs.

### Residents Living in OHFA-Funded Properties

The median household income for tenants living in OHFA-funded properties is \$11,316. This is less than a quarter of the state median. Thirty-five percent of the residents are children, 25 percent are aged 55 or older and 11 percent of households include someone with one or more disabilities. Figure 6 highlights key tenant demographic data.

Figure 6: OHFA Tenant Demographics, 2015

<b>Median Rent Paid:</b> <b>\$277</b>		<b>Median Household Income:</b> <b>\$11,316</b>
<b>Median Age of Resident:</b> <b>27</b>	<b>Median Head of Household Age:</b> <b>51</b>	<b>Households Receiving Rental Assistance:</b> Project-Based Voucher: <b>32%</b> Tenant-Based Voucher: <b>47%</b>
<b>Residents Aged 0 to 17:</b> <b>35%</b> <b>Residents Aged 55+:</b> <b>25%</b>		<b>Households with a Member Who:</b> Is a Person with One or More Disabilities: <b>11.3%</b> Has Previously Experienced Homelessness: <b>2.3%</b>
55 to 64: <b>9%</b> 75 to 84: <b>5%</b>	65 to 74: <b>8%</b> 85+: <b>2%</b>	
<b>Female-Headed Households:</b> <b>74%</b>		

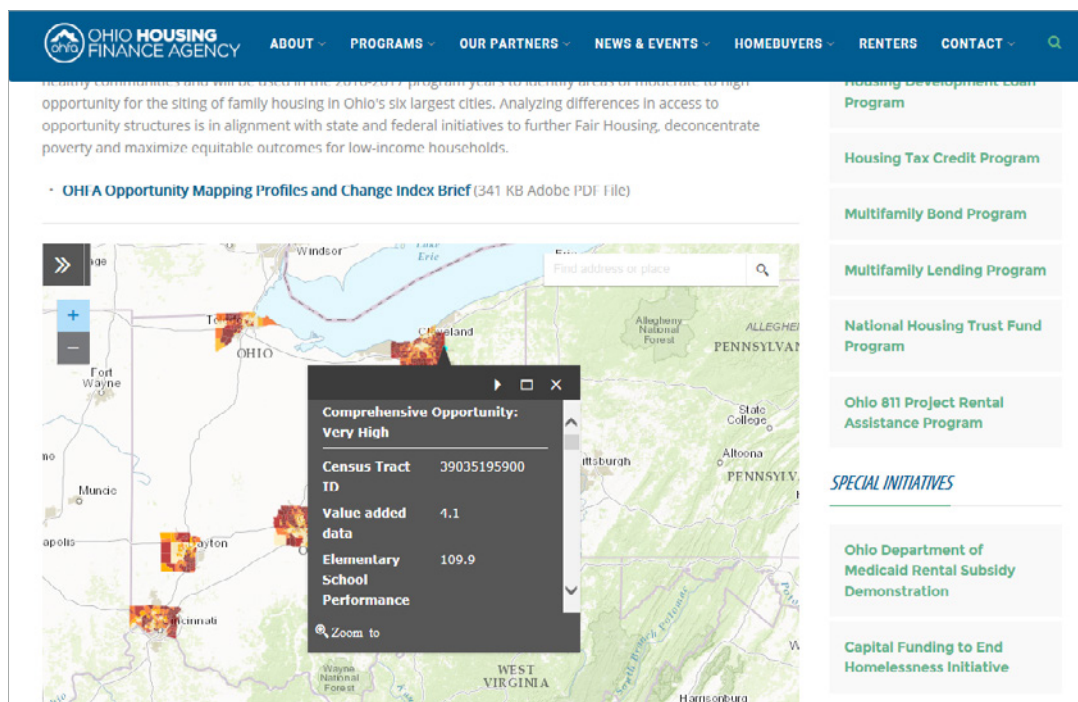


# THE HIGHEST PRIORITY HOUSING NEEDS

## Creating and Supporting Housing Opportunities

Both the homeownership and rental housing programs seek to broaden access to opportunity. The First-Time Homebuyer Program broadens access by offering down payment assistance and funding target area loans, which encourage investment in economically distressed communities. This has the effect of bringing capital into disinvested neighborhoods and stabilizing conditions for existing residents.

With regard to rental housing, in order to further the mission of increasing housing opportunity, OHFA introduced a new metric in the 2016-2017 Qualified Allocation Plan (QAP) – the opportunity index. Developed by the Kirwan Institute for the Study of Race and Ethnicity at The Ohio State University in consultation with public sector, non-profit and community groups across the state, the opportunity index identifies geographic areas that demonstrate characteristics of vibrant, healthy communities. The opportunity index evaluates current conditions in educational, economic and environmental dimensions. In FY 2016, half of 9% Housing Tax Credit awards in the new unit production family housing pool were situated in these opportunity areas.



## Promoting Housing for those with Special and Underserved Needs

OHFA has dedicated a portion of its resources to focus specifically on vulnerable populations in need of affordable housing options. These populations include older adults, persons at risk of homelessness, veterans, those with physical or mental challenges, individuals recovering from alcohol or drug addiction and others with particular needs that make them housing insecure.

In FY 2016, OHFA allocated resources to create **2,415 rental housing units for families**, while **1,462 will house seniors** (adults aged 55 and older). The remaining **426 units will be permanent supportive housing** units that will provide a stable home to extremely low-income Ohioans with serious mental illness and/or long-term disabilities that are at risk of homelessness. OHFA also funded projects that will result in **327 beds in homeless shelters** through the Capital Funding to End Homelessness Initiative (CFEHI).

### Ohio Department of Medicaid Rental Subsidy Demonstration

OHFA partnered with the Ohio Department of Medicaid to develop a demonstration program to augment the Ohio 811 Project Rental Assistance Program to expand housing opportunities to persons with disabilities exiting facility-based settings. A total of \$3 million will be made available for operating in subsidies to develop accessible rental housing units in connection with the Housing Tax Credit program. OHFA is expected to fund approximately 30-36 units through this demonstration program. The goals of this demonstration are:

- To increase the number of Housing Tax Credit Program units available for those who receive Supplemental Security Income (SSI);
- To increase the number of fully accessible units for those with a disability; and
- To demonstrate cost savings to Medicaid.

**Table 4: Special Needs Rental Housing Funded (all funding sources), FY 2016**

Population Served	Units/Beds Funded	Total Investment
Persons experiencing homelessness	660	\$70 million
Persons with disabilities	178	\$29 million
Persons with persistent and severe mental illness	125	\$20 million
Veterans	60	\$11 million
Persons recovering from drug or alcohol addiction	52	\$10 million
Transition age youth	34	\$2 million
Persons experiencing domestic violence	36	\$1 million
Persons with developmental disabilities	4	\$1 million

*Note: Projects often serve multiple populations with special needs.*



**Location**

Cincinnati, Hamilton County

**Funding Sources**

\$358,900 in annual 9% Housing Tax Credits, \$350,000 Housing Credit Gap Financing (via Ohio Housing Trust Fund), \$2 million Housing Development Loan

**Developer**

Talbert Services, Inc.

**Description**

In March 2016, Parkway Apartments opened its doors. The 34-unit apartment complex serves low-income and formally homeless veterans. The project connects veterans to services designed to help residents become more stable and self-sufficient. This permanent supportive housing development received the highest priority from the local continuum of care.





## A PLACE FOR US

*Former Multifamily Finance Coordinator Jon McKay (second from left) at the groundbreaking ceremony for A Place for Us.*

### Location

Cleveland, Cuyahoga County

### Funding Sources

\$809,509 in annual 9% Housing Tax Credits

### Developer

The NRP Group, LLC

### Description

A Place for Us Housing broke ground in September 2015. The 55 new garden-style two-bedroom apartment homes in Cleveland's Highland Square neighborhood will provide affordable housing designed especially for seniors in the LGBT community. The development will offer activities, programs and central gathering places to create an inclusive space for all.





## COMMONS AT GARDEN LAKE

**Location**

Toledo, Lucas County

**Funding Sources**

\$600,000 Housing Credit Gap Financing  
\$1 million Recycled Tax Credit Assistance Program funds

**Developer**

National Church Residences

**Description**

Commons at Garden Lake opened its doors in October 2015. This 75-unit permanent supportive housing project serves homeless and disabled veterans. The project consists of one three-story apartment building and includes a community room with kitchen, fitness facilities, conference room and on-site medical clinic facilities. It is a priority for the local Continuum of Care and a part of a local development plan.



## SOUTHWICK MANOR



**Location**

Brunswick, Medina County

**Funding Sources**

\$820,000 in annual 9% Housing Tax Credits, \$1 million Housing Development Loan

**Developer**

Miller Valentine Group

**Description**

Southwick Manor Apartments is a 54-unit, four-story senior housing development. The site is in Brunswick's town center district, where the city is encouraging revitalization through mixed-use development. The complex provides a mix of one- and two-bedroom units with accessible and universal design features and an energy efficient layout. Community amenities include on-site management, community room with kitchenette for resident events, computer center, fitness and theater rooms and outdoor seating areas.







## ZELMA GEORGE FAMILY SHELTER



### Location

Cleveland, Cuyahoga County

### Funding Sources

\$1 million Capital Funding to End Homelessness Initiative

### Developer

The Salvation Army

### Description

Zelma George Family Shelter, currently under construction, will have 35 sleeping rooms, a multi-purpose room, supportive service offices, a cafeteria, classrooms and an outdoor courtyard with playground equipment. The second floor of the shelter will house a special area for people who have been victims of human trafficking. Each sleeping room will have its own bathroom. The building will be adjacent to Harbor Lights, a complex that provides services including substance abuse treatment, meals and housing for homeless men and a shelter for those recently released from correctional facilities.

## Advancing Livability Standards

It is important to OHFA that all residents are able to live safely and comfortably in their homes regardless of age or ability. OHFA's livability standards require the inclusion of features that create affordable, safe and sustainable housing for residents, communities and the environment. It is on that basis that OHFA continues to require that projects receiving Agency funds comply with universal design principles and environmental standards.

Universal design requirements ensure that individuals with a wide range of preferences and abilities are able to live in and visit the rental homes. Homes that meet these requirements are easy to navigate, minimize hazards, and can be used comfortably by people who vary in body size, mobility and age.

All projects must meet one of three environmental standards: Enterprise Green Communities Certification, Leadership in Energy and Environmental Design (LEED) Certification or National Green Building Standards Certification. These standards require developers to make building decisions that decrease operation and maintenance costs, reduce drain on natural resources and minimize the inclusion or emission of toxic materials.

In addition to these requirements, the competitive Housing Tax Credit allocation process awards points in the Creative Design category of the Exceptional Development Characteristics for further efforts to minimize environmental impact. Projects with smoke-free campuses, renewable energy systems, Department of Energy Zero Energy Ready Homes, or Platinum LEED ratings are given additional consideration for their attention to health and energy efficiency, underscoring our commitment to the physical, economic and environmental health of our communities.



*Priority Four***ACT AS AN ENTREPRENEUR IN**

Throughout the Agency, staff members in every program office have been working to innovate and collaborate, broadening and deepening OHFA's commitment to safe, affordable housing for all. From the funding of the First-Time Homebuyer Program to the allocation of Housing Tax Credits, OHFA staff are always investigating new ways to achieve its objectives.

### **Developing and Implementing New Approval Framework**

OHFA scaled back efforts on this strategy in order to focus on core programs and operations in FY 2016. In addition, significant staff time was spent on the implementation of several new initiatives that originated in the previous year, such as the Multifamily Lending Program, Ohio 811 Project Rental Assistance Program, and National Housing Trust Fund. OHFA is committed to innovation and expanding affordable housing opportunities. Therefore, work on this strategy will continue in the next fiscal year.

### **Strengthening Existing Relationships**

In addition to the partnerships mentioned in previous sections, OHFA maintains a strong relationship with Ohio's real estate agents in order to improve the access that low- and moderate- income residents have to affordable homeownership. In FY 2016, OHFA provided **training to 1,450 real estate agents statewide** that could be counted toward their annual 30-hour Continuing Education requirement. OHFA offered two classes in FY 2016: Removing Barriers to Homeownership, a three-hour Civil Rights course on the history of fair housing and current fair housing law; and OHFA Homebuyer Programs, a one-hour elective credit on OHFA's programs and eligibility criteria that can help homebuyers achieve their dreams of homeownership. In addition, OHFA developed online lender and Realtor trainings entitled Becoming an OHFA Expert and The Mortgage Tax Credit.

Program Compliance held **11 trainings with over 300 housing professionals** in Columbus, Cleveland, Cincinnati, Dayton and Toledo. Training focuses primarily on the basics of compliance for the Housing Tax Credit program. Additionally, **four compliance forums** were held in Columbus, Cleveland, Dayton and Findlay. These forums provide an opportunity for OHFA staff to meet one-on-one with property managers, owners and developers. Attendees get an interactive opportunity to ask questions and learn about updates to compliance and monitoring policies.



# ADVANCING OHFA'S MISSION

## Implementing New, Fiscally Responsible, Mission Conscious Programing

PP&D and Program Compliance have been working to implement three new programs: the Multifamily Lending Program, the Ohio 811 Project Rental Assistance Program and the National Housing Trust Fund.

### **Multifamily Lending Program**

The Multifamily Lending Program (MLP) had a strong sophomore year filling an important niche in OHFA's efforts to expand affordable rental housing. In keeping with OHFA's strategic priority of mission-driven entrepreneurship, the Agency has developed and implemented MLP, which uses OHFA general funds and payments from the federal Recycled Tax Credit Assistance Program (R-TCAP) to finance the construction and rehabilitation of affordable rental housing. MLP can work in connection with other programs, like Housing Tax Credits, HDAP and HDL, or it can be used alone as a tool for refinancing existing projects to reduce debt loads.

### **Ohio 811 Project Rental Assistance Program**

The Ohio 811 Project Rental Assistance Program is a partnership between OHFA and the Ohio Departments of Medicaid, Developmental Disabilities and Mental Health and Addiction Services to use federal funds to increase the availability of supportive housing for extremely low-income adults and individuals with disabilities. OHFA will award and administer rental assistance contracts to eligible owners of Housing Tax Credit properties that provide a subsidy to supplement rent paid by the tenant, ultimately assisting 485 households.

### **National Housing Trust Fund**

The National Housing Trust Fund (NHTF) is a dedicated fund that will provide revenue to build, preserve, and rehabilitate housing for people with the very low incomes. In preparation for the state's first NHTF award this fall, OHFA held a public forum, three Advisory Group meetings and a public hearing to identify Ohio's needs and priorities regarding housing for extremely low-income households and individuals. Using this feedback, OHFA published a draft NHTF Allocation Plan on June 24.

## Stabilizing Residential Neighborhoods

### Neighborhood Initiative Program

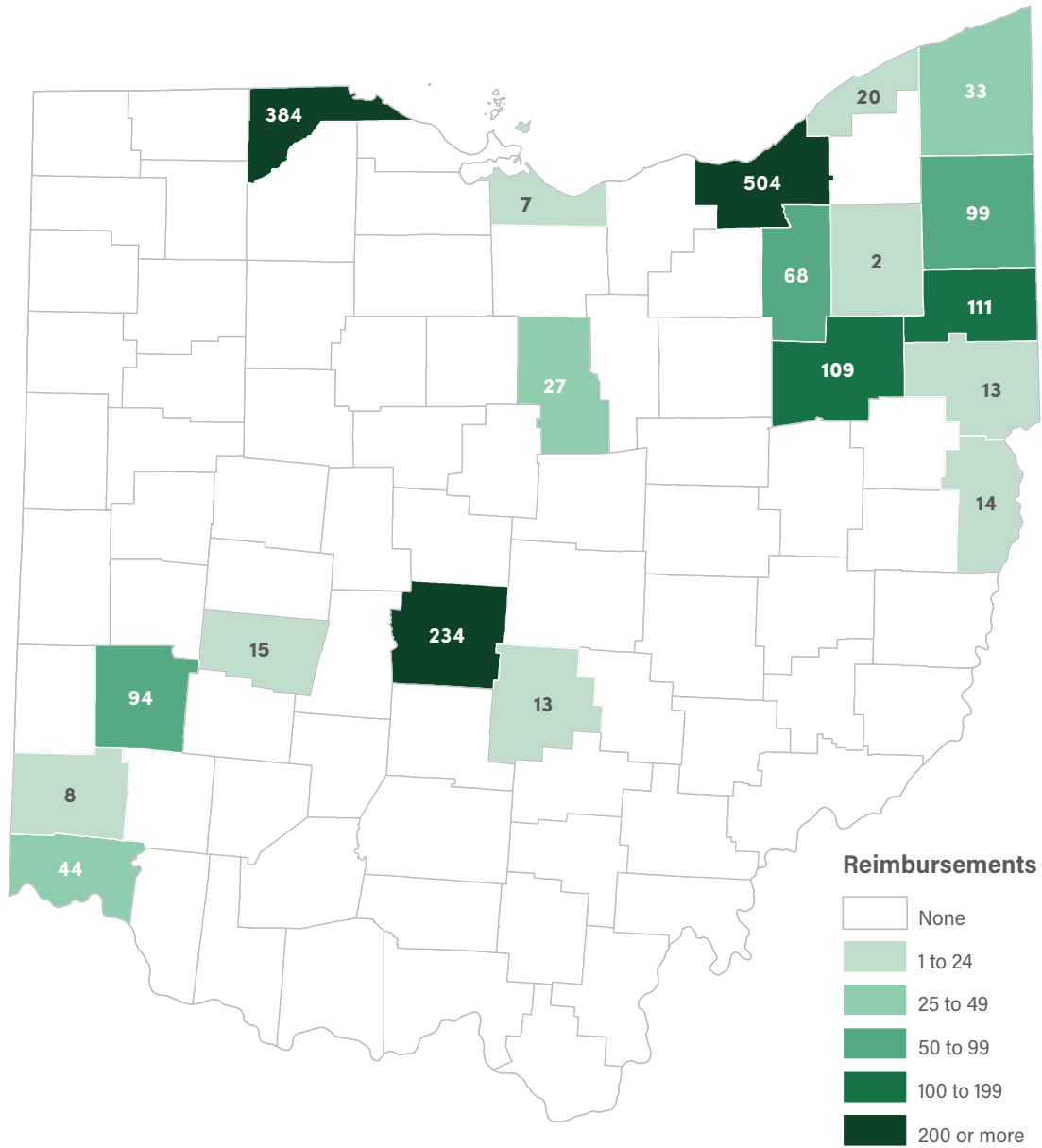
The Neighborhood Initiative Program (NIP), funded by Ohio's portion of the Hardest Hit Fund, aims to stabilize property values by removing and greening vacant and blighted homes. These properties have a negative impact on property values in surrounding homes, increasing the risk of foreclosure. OHFA is dedicated to removing the starting point for this potential downward spiral in neighborhood quality. This program will help preserve homeowner equity and improve community stability.

In FY 2016, OHFA sent **\$24.7 million** in reimbursements to county land banks bringing the total money spent toward the effort since 2014 to **\$35.4 million**. Last year's funding has allowed OHFA to work with **19 land banks** and more than **100 private businesses** all over the state to demolish and repurpose or green **1,799 abandoned properties**.

Table 5: NIP Demolition Activity, FY 2016

County	Demolitions	Reimbursement	Cost Per Unit
Ashtabula	33	\$551,847	\$16,723
Butler	8	\$119,732	\$14,966
Clark	15	\$222,243	\$14,816
Columbiana	13	\$230,668	\$17,744
Cuyahoga	504	\$6,661,322	\$13,217
Erie	7	\$114,488	\$16,355
Fairfield	13	\$230,265	\$17,713
Franklin	234	\$3,917,735	\$16,742
Hamilton	44	\$865,160	\$19,663
Jefferson	14	\$202,132	\$14,438
Lake	20	\$370,824	\$18,541
Lucas	384	\$3,762,948	\$9,799
Mahoning	111	\$1,665,172	\$15,002
Montgomery	94	\$1,531,656	\$16,294
Portage	2	\$19,844	\$9,922
Richland	27	\$329,147	\$12,191
Stark	109	\$1,669,298	\$15,315
Summit	68	\$1,063,457	\$15,639
Trumbull	99	\$1,150,765	\$11,624
<b>Total</b>	<b>1,799</b>	<b>\$24,678,703</b>	<b>\$13,718</b>

Figure 7: NIP Demolition Activity, FY 2016





The Trumbull County Land Reutilization Corporation (TCLRC), managed by Trumbull Neighborhood Partnership (TNP) Lots to Love program, focuses on using vacant lots to address community needs. Residents can propose ways of repurposing the site and are required to submit a plan, a petition signed by surrounding property owners, a long-term maintenance plan, and a statement about how the project would positively impact the community. The goal is to give the residents a sense of ownership in their neighborhood while making it a vibrant place to live.

#### TRUMBULL COUNTY



#### LUCAS COUNTY

*"Too many blighted homes leave an unfortunate impression with residents: that their neighborhood simply doesn't matter. Thanks to OHFA's groundbreaking Neighborhood Initiative Program, the hundreds of demolition and greening projects we've completed in Toledo have proven the opposite and given residents something new—hope."*

David Mann, President, Lucas County Land Bank





*"We are especially proud of our efforts to return these properties to productive reuses. Many have been transferred to other parties for a variety of eligible reuses. Most notably are our new housing construction and greening reuses. Fifteen NIP vacant lots in the Slavic Village neighborhood are part of a recently funded scattered site new construction Low Income Housing Tax Credit project. This Cleveland Housing Network project was greatly assisted by OHFA's 2016-17 QAP that awarded five extra competitive point for projects that reuse vacant lots created by NIP demolitions."*

Bill Whitney, Cuyahoga County Land Reutilization Corp.



#### PORTAGE COUNTY - BEFORE & AFTER



**CUYAHOGA COUNTY**



*"The land bank has had an amazing impact on Portage County. Many of our neighborhoods still struggle with blight. The Neighborhood Initiative Program made it possible for the land bank to have a clear and positive impact in those neighborhoods. It's a good feeling when OHFA, the county, the townships and the land bank are all able to work together to make our neighborhoods safe and healthy."*

Dave Vaughan, Executive Director, Portage County Land Bank

*Priority Five***STRENGTHEN OHFA'S**

**Offer a rewarding work environment that inspires and engages employees in achieving the mission.**

**In 2016, OHFA was named one of Columbus' Top Workplaces by Columbus CEO Magazine.**

OHFA connects each employee to his or her role in supporting the Agency's mission by enhancing and continuing the onboarding program and conducting an orientation for new hires. The orientation includes presentations covering OHFA's mission and information regarding union membership and employee development opportunities.

The Office of Human Resources updated its succession plan and talent management strategy to ensure the Agency maintains a competitive, resilient and accomplished workforce.

**Maximize employee potential through development and training.**

OHFA continues to emphasize the importance of providing training tailored to the needs of staff and creating opportunities for employees to excel and build new capabilities. In January, OHFA hired a new manager for its Employee Development and Training Program. A needs assessment was conducted and, in response to employee requests, nine separate internal training courses were offered that included Avoiding Burnout, Stress Management and Negativity in the Workplace. New supervisors were enrolled in the LEAD Ohio training, sponsored by the Ohio Department of Administrative Services, emphasizing concepts aimed at improving employee engagement.

Employees were made aware of several opportunities directed at helping them excel and build new capabilities. These included conducting informational sessions regarding online courses that are free for state employees, sending monthly reminders to OHFA employees stressing the importance of creating an Individual Development Plan or pursuing professional development and dedicating quiet space cubicles that will allow employees to attend online courses or work on projects away from their desks. A study group was also formed to read and discuss a book containing tips for productivity and goal setting.

Combined attendance at training sessions in all categories (i.e., soft skills, technical, health and wellness and ethics) doubled in the last year to over 400.



# WORKFORCE CULTURE

## Optimize work performance to deliver a high level of customer service and requested business results.

The Office of Human Resources developed tools and trained staff to improve performance reviews. As part of this effort, a Performance Review System Manual was developed to provide tips for conducting a review.

## Continue to build channels for the exchange of feedback and knowledge.

The Organizational and Cultural Leadership Committee met biweekly to monitor, measure and evaluate factors that influence our work-life experience.

OHFA deployed an Engagement Survey in February 2015 and 2016 conducted by Workplace Dynamics in order to compare its performance with those of similar organizations nationwide.



2016 OHFA STAFF



## Appendix A

## OHFA'S FIRST-TIME HOMEBUYER

Originator	Loans	Amount	Percent	2.5% Lender Compensation
The American Eagle Mortgage Co., LLC	614	\$64,397,484	18.62	\$1,609,937
Fairway Independent Mortgage Corp	421	\$42,221,128	12.77	\$1,055,528
NOIC - Concord Mortgage Group	366	\$41,539,065	11.10	\$1,038,477
The Huntington National Bank	143	\$15,071,417	4.34	\$376,785
Equity Resources Inc.	114	\$11,672,220	3.46	\$291,806
Hallmark Home Mortgage LLC	111	\$13,486,994	3.37	\$337,175
Evolve Bank and Trust	109	\$13,748,123	3.31	\$343,703
Howard Hanna Mortgage Services	92	\$10,087,137	2.79	\$252,178
American Midwest Mortgage	84	\$8,126,886	2.55	\$203,172
American Mortgage Service Company	76	\$10,081,626	2.30	\$252,041
Firstmerit Mortgage Corp	76	\$6,993,482	2.30	\$174,837
Union Home Mortgage Corp	69	\$7,200,016	2.09	\$180,000
First Federal of Lakewood	65	\$6,744,658	1.97	\$168,616
NTFN dba Premier Nationwide Lending	62	\$7,993,022	1.88	\$199,826
The State Bank & Trust Company	60	\$7,280,342	1.82	\$182,009
Amerifirst Financial Corp.	54	\$5,441,445	1.64	\$136,036
Park National Bank, The	53	\$4,760,456	1.61	\$119,011
First Financial Bank NA	44	\$5,323,428	1.33	\$133,086
Caliber Home Loans	44	\$4,068,273	1.33	\$101,707
Finance of America Mortgage	33	\$4,162,982	1.00	\$104,075
Summit Funding Inc	29	\$3,543,140	0.88	\$88,579
Us Bank Home Mortgage	27	\$2,518,865	0.82	\$62,972
New Carlisle Federal SB	25	\$2,406,981	0.76	\$60,175
Union Savings Bank	24	\$2,653,218	0.73	\$66,330
Wright Patt Credit Union	24	\$2,379,879	0.73	\$59,497
First Security Mortgage	23	\$3,053,454	0.70	\$76,336
Wells Fargo Bank, NA	22	\$1,652,619	0.67	\$41,315
NVR Mortgage Finance, Inc.	22	\$4,568,834	0.67	\$114,221
Stonegate Mortgage Corp.	20	\$2,182,626	0.61	\$54,566
HomeBridge Financial	18	\$1,807,022	0.55	\$45,176
The Arlington Bank	18	\$2,121,163	0.55	\$53,029
Option Financial, LLC	18	\$1,948,081	0.55	\$48,702
American Neighborhood Mtg Acceptance Co	18	\$2,104,481	0.55	\$52,612
Guardian Savings BK, FSB	17	\$1,701,941	0.52	\$42,549
Peoples Bank, a Kansas Corp	17	\$1,749,444	0.52	\$43,736
Priority Mortgage Corp.	16	\$1,788,472	0.49	\$44,712
Commonwealth Bank & Trust	15	\$1,817,973	0.45	\$45,449
Bank of England	14	\$1,572,861	0.42	\$39,322
Nations Reliable Lending, LLC	14	\$1,916,945	0.42	\$47,924

Note: The 2.5% Lender Compensation column represents the amount OHFA paid to each of the lenders with which the Agency partners to originate OHFA homebuyer loan products.

## LENDERS BY TOTAL LOAN VOLUME, FY 2016

Originator	Loans	Amount	Percent	2.5% Lender Compensation
Cheviot Savings Bank	14	\$1,727,979	0.42	\$43,199
Academy Mortgage Corp.	13	\$1,129,288	0.39	\$28,232
Prime Lending	13	\$1,391,450	0.39	\$34,786
American Savings Bank, FSB	13	\$1,787,530	0.39	\$44,688
First Option Mortgage	13	\$1,659,012	0.39	\$41,475
Sibcy Cline Mortgage Services, Inc.	12	\$1,654,627	0.36	\$41,366
Talmer Bank & Trust	12	\$1,182,955	0.36	\$29,574
Primary Residential Mortgage, Inc.	12	\$1,146,486	0.36	\$28,662
Western Ohio Mortgage	10	\$1,282,415	0.30	\$32,060
Dollar Bank	8	\$454,089	0.24	\$11,352
Hancock Mortgage Partners LLC	7	\$858,570	0.21	\$21,464
PMAC Lending Services	7	\$850,703	0.21	\$21,268
Warsaw Federal Savings & Loan	6	\$667,090	0.18	\$16,677
Envoy Mortgage Ltd.	6	\$729,304	0.18	\$18,233
Residential Mortgage Services, Inc - RMS	6	\$877,205	0.18	\$21,930
Schmidt Mortgage Co (DBA Mid Am Mtg)	6	\$640,972	0.18	\$16,024
HomeServices Lending, LLC	6	\$730,521	0.18	\$18,263
Polaris Home Funding Corp	6	\$520,789	0.18	\$13,020
Tidewater Mortgage Services	5	\$642,588	0.15	\$16,065
Center Bank	5	\$791,359	0.15	\$19,784
Equitable Mortgage Corp	4	\$593,109	0.12	\$14,828
First Community Mortgage	4	\$468,259	0.12	\$11,706
First Equity Mortgage Inc	4	\$756,295	0.12	\$18,907
Nations Lending Corporation	4	\$329,225	0.12	\$8,231
Citizens Home Loans of America	4	\$336,236	0.12	\$8,406
Loan One dba Benchmark Bank	4	\$506,375	0.12	\$12,659
Pulte Mortgage LLC	3	\$532,445	0.09	\$13,311
Homeside Financial , LLC	3	\$379,297	0.09	\$9,482
Hometown Lenders LLC	3	\$505,986	0.09	\$12,650
River Hills Bank, NA	3	\$406,994	0.09	\$10,175
Union Capital Mortgage	2	\$197,358	0.06	\$4,934
First Merchants Bank	2	\$201,187	0.06	\$5,030
Guaranteed Rate, Inc	2	\$258,235	0.06	\$6,456
Victory Mortgage LLC	1	\$97,171	0.03	\$2,429
CF Bank	1	\$86,307	0.03	\$2,158
Portage Community Bank	1	\$114,880	0.03	\$2,872
Rapid Mortgage	1	\$198,341	0.03	\$4,959
Liberty Mortgage Co., Inc.	1	\$124,699	0.03	\$3,117
<b>Grand Total</b>	<b>3,298</b>	<b>\$360,705,514</b>	<b>100</b>	<b>\$9,017,638</b>

## Appendix B

## OHFA FIRST-TIME HOMEBUYER

County	Number of Mortgages	Percent of Mortgages	Total Amount	Percent of Mortgage Amount	Average Mortgage Amount
Adams	1	0.03	\$87,352	0.02	\$87,352
Allen	11	0.33	\$916,883	0.25	\$83,353
Ashland	9	0.27	\$845,133	0.23	\$93,904
Ashtabula	15	0.45	\$1,383,945	0.38	\$92,263
Athens	5	0.15	\$351,367	0.10	\$70,273
Auglaize	0	0.00	\$0	0.00	n/a
Belmont	0	0.00	\$0	0.00	n/a
Brown	8	0.24	\$859,970	0.24	\$107,496
Butler	86	2.61	\$10,232,462	2.84	\$118,982
Carroll	1	0.03	\$83,950	0.02	\$83,950
Champaign	6	0.18	\$647,317	0.18	\$107,886
Clark	36	1.09	\$3,258,218	0.90	\$90,506
Clermont	54	1.64	\$6,781,397	1.88	\$125,581
Clinton	3	0.09	\$191,466	0.05	\$63,822
Columbiana	14	0.42	\$1,127,994	0.31	\$80,571
Coshocton	4	0.12	\$278,736	0.08	\$69,684
Crawford	13	0.39	\$885,977	0.25	\$68,152
Cuyahoga	278	8.43	\$27,506,808	7.63	\$98,945
Darke	6	0.18	\$575,765	0.16	\$95,961
Defiance	1	0.03	\$103,098	0.03	\$103,098
Delaware	59	1.79	\$9,073,649	2.52	\$153,791
Erie	22	0.67	\$2,380,938	0.66	\$108,224
Fairfield	116	3.52	\$14,745,281	4.09	\$127,114
Fayette	1	0.03	\$100,020	0.03	\$100,020
Franklin	862	26.14	\$101,918,432	28.26	\$118,235
Fulton	1	0.03	\$98,677	0.03	\$98,677
Gallia	0	0.00	\$0	0.00	n/a
Geauga	8	0.24	\$1,283,126	0.36	\$160,391
Greene	20	0.61	\$2,417,973	0.67	\$120,899
Guernsey	6	0.18	\$625,363	0.17	\$104,227
Hamilton	281	8.52	\$29,739,648	8.24	\$105,835
Hancock	15	0.45	\$1,534,844	0.43	\$102,323
Hardin	4	0.12	\$416,799	0.12	\$104,200
Harrison	0	0.00	\$0	0.00	n/a
Henry	4	0.12	\$332,648	0.09	\$83,162
Highland	3	0.09	\$359,369	0.10	\$119,790
Hocking	11	0.33	\$1,354,268	0.38	\$123,115
Holmes	2	0.06	\$191,070	0.05	\$95,535
Huron	23	0.70	\$2,212,049	0.61	\$96,176
Jackson	1	0.03	\$81,234	0.02	\$81,234
Jefferson	7	0.21	\$529,235	0.15	\$75,605
Knox	13	0.39	\$1,416,507	0.39	\$108,962
Lake	42	1.27	\$4,715,654	1.31	\$112,277
Lawrence	3	0.09	\$367,225	0.10	\$122,408



## LOANS BY COUNTY, FY 2016

County	Number of Mortgages	Percent of Mortgages	Total Amount	Percent of Mortgage Amount	Average Mortgage Amount
Licking	101	3.06	\$12,309,292	3.41	\$121,874
Logan	3	0.09	\$234,178	0.06	\$78,059
Lorain	167	5.06	\$16,624,318	4.61	\$99,547
Lucas	50	1.52	\$4,652,480	1.29	\$93,050
Madison	14	0.42	\$1,485,296	0.41	\$106,093
Mahoning	24	0.73	\$1,824,011	0.51	\$76,000
Marion	53	1.61	\$4,817,080	1.34	\$90,888
Medina	37	1.12	\$4,368,248	1.21	\$118,061
Meigs	3	0.09	\$200,440	0.06	\$66,813
Mercer	2	0.06	\$192,423	0.05	\$96,212
Miami	16	0.49	\$1,920,633	0.53	\$120,040
Monroe	0	0.00	\$0	0.00	n/a
Montgomery	86	2.61	\$8,159,628	2.26	\$94,879
Morgan	0	0.00	\$0	0.00	n/a
Morrow	18	0.55	\$1,980,133	0.55	\$110,007
Muskingum	30	0.91	\$2,620,897	0.73	\$87,363
Noble	0	0.00	\$0	0.00	n/a
Ottawa	5	0.15	\$552,024	0.15	\$110,405
Paulding	1	0.03	\$65,786	0.02	\$65,786
Perry	8	0.24	\$777,389	0.22	\$97,174
Pickaway	43	1.30	\$5,441,358	1.51	\$126,543
Pike	3	0.09	\$327,262	0.09	\$109,087
Portage	38	1.15	\$4,174,966	1.16	\$109,868
Preble	3	0.09	\$184,730	0.05	\$61,577
Putnam	1	0.03	\$95,733	0.03	\$95,733
Richland	19	0.58	\$1,527,413	0.42	\$80,390
Ross	33	1.00	\$3,393,410	0.94	\$102,831
Sandusky	2	0.06	\$164,815	0.05	\$82,408
Scioto	1	0.03	\$169,375	0.05	\$169,375
Seneca	3	0.09	\$227,206	0.06	\$75,735
Shelby	2	0.06	\$139,917	0.04	\$69,959
Stark	85	2.58	\$8,133,070	2.25	\$95,683
Summit	259	7.85	\$25,465,284	7.06	\$98,322
Trumbull	15	0.45	\$1,364,539	0.38	\$90,969
Tuscarawas	16	0.49	\$1,616,983	0.45	\$101,061
Union	21	0.64	\$3,505,118	0.97	\$166,910
Van Wert	1	0.03	\$78,551	0.02	\$78,551
Vinton	0	0.00	\$0	0.00	n/a
Warren	42	1.27	\$5,821,077	1.61	\$138,597
Washington	1	0.03	\$134,513	0.04	\$134,513
Wayne	23	0.70	\$2,449,182	0.68	\$106,486
Williams	1	0.03	\$32,980	0.01	\$32,980
Wood	11	0.33	\$1,316,337	0.36	\$119,667
Wyandot	2	0.06	\$145,592	0.04	\$72,796
<b>Total</b>	<b>3,298</b>	<b>100</b>	<b>\$360,705,514</b>	<b>100</b>	<b>\$109,371</b>

## Appendix C

## MULTIFAMILY HOUSING DEVELOPMENTS

Project Name	County	City	Units	OHFA Funds Allocated	Rehab	Family	Senior	PSH	Syndicator
43 Town Square	Allen	Lima	47	\$800k 9% HC \$1.5m HDL		X			Ohio Capital Corporation for Housing (OCCH)
Pine Terrace Apartments	Ashtabula	Jefferson	33	\$425k 9% HC \$600k HDAP-OHTF \$1.5m HDL	X	X			OCCH
Athens-Fairfield	Athens	Athens	62	\$658k 9% HC \$300k HDAP-HOME \$1.5m HDL	X		X		OCCH
Sandstone Apartments	Athens	Dover Twp./ The Plains	50	\$780k 9% HC \$600k HDAP-OHTF \$1.5m HDL		X			U.S. Bancorp Community Development Corporation
ABCAP Housing Renovations	Brown	Fayetteville	58	\$525k 9% HC \$600k HDAP-OHTF \$1.5m HDL	X	X			OCCH
Cypress Commons Apartments	Butler	Middletown	44	\$483k 9% HC \$1.5m HDL	X	X			Ohio Equity Fund for Housing LP XXVII
The Community Gardens	Clark	Springfield	50	\$800k 9% HC \$300k HDAP-HOME \$1.5m HDL			X		OCCH
Batavia Village Apartments	Clermont	Batavia	50	\$178k 4% HC \$700k HDAP-OHTF \$1.5m HDL \$3m MF Bond	X	X			n/a
Westover Village Apartments	Clermont	Loveland	90	\$215k 4% HC \$5.1m MF Bond	X	X			n/a
Villa San Bernardo	Cuyahoga	Bedford	59	\$1m 9% HC \$1.5m HDL			X		OCCH
Aspen Place	Cuyahoga	Cleveland	40	\$760k 9% HC \$600k HDAP-OHTF		X			Enterprise Community Investment Inc
Commodore Place Apartments	Cuyahoga	Cleveland	198	\$1m 9% HC	X	X			Key Bank
Emerald Alliance X	Cuyahoga	Cleveland	60	\$798k 9% HC \$300k HDAP-HOME \$1.5m HDL				X	Key Community Development Corporation
Slavic Village Green Homes I	Cuyahoga	Cleveland	37	\$702k 9% HC \$1.5m HDL		X			Enterprise Community Investment Inc
Zelma George Family Shelter	Cuyahoga	Cleveland	110	\$1m CFEHI				X	n/a

**Note:** Westover Village Apartments and Forest Court Apartments received a joint award. Half of the award is listed under each project.

**Program abbreviations:**  
**4% HC** – 4% (non-competitive) Low-Income Housing Tax Credits (awarded annually for 10 years)  
**9% HC** – 9% (competitive) Low-Income Housing Tax Credits (awarded annually for 10 years)

**CFEHI** – Capital Funding to End Homelessness Initiative  
**HDAP-HOME** – Housing Development Assistance Programs, funded with federal HOME dollars

**HDAP-OHTF** – Housing Development Assistance Programs, funded with Ohio Housing Trust Fund dollars  
**HDL** – Housing Development Loan program

**MF Bond** – Multifamily Bond program  
**MF Lending** – Multifamily Lending program

# RECEIVING INITIAL OHFA FUNDING ALLOCATIONS, FY 2016

Project Name	County	City	Units	OHFA Funds Allocated	Rehab	Family	Senior	PSH	Syndicator
Westerly II	Cuyahoga	Lakewood	154	\$1m 9% HC \$1.5m HDL	X		X		OCCH
Briggsdale Apartments II	Franklin	Columbus	40	\$680k 9% HC \$300k HDAP-OHTF \$2m HDL				X	OCCH
Fairwood Commons	Franklin	Columbus	54	\$895k 9% HC \$1.5m HDL			X		OCCH
Milo-Grogan Homes	Franklin	Columbus	33	\$723k 9% HC \$1.5m HDL		X			OCCH
New Southpointe Village	Franklin	Columbus	50	\$390k 9% HC \$1.5m HDP	X	X			OCCH
Poindexter Phase III	Franklin	Columbus	84	\$1m 9% HC \$1.5m HDL		X			OCCH
Sawyer Manor & Trevitt Heights	Franklin	Columbus	253	\$119m 4% HC \$1m HDAP-OHTF \$2m HDL	X	X			n/a
Avondale II	Franklin	Dublin	100	\$800k 9% HC \$1.5m HDL			X		TBD
Stygler Village	Franklin	Gahanna	150	\$750k 9% HC	X		X		TBD
Lincoln Park West	Franklin	Prairie Twp./ Franklin Twp.	92	\$1m 9% HC \$1.5m HDL		X			National Equity Fund
Bond Hill Roselawn Senior Housing	Hamilton	Cincinnati	50	\$900k 9% HC \$1.5m HDP			X		OCCH
Carrie's Place	Hamilton	Cincinnati	43	\$688k 9% HC \$300k HDAP-HOME \$1.5m HDL				X	OCCH
Morgan Apartments	Hamilton	Cincinnati	48	\$750k 9% HC \$600k HDAP-OHTF \$1.5m HDL	X	X			OCCH
The Ashford at Mt. Washington	Hamilton	Cincinnati	108	\$1.07m MF Lending			X		n/a
Avondale Town Center North	Hamilton	Cincinnati	50	\$1m 9% HC \$1.5m HDL		X			U.S. Bancorp Community Development Corporation
Forest Court Apartments	Hardin	Kenton	90	\$215k 4% HC \$5.1m MF Bond	X	X			n/a
Old McArthur Road Shelter	Hocking	Logan	16	\$545k CFEHI				X	n/a



Project Name	County	City	Units	OHFA Funds Allocated	Rehab	Family	Senior	PSH	Syndicator
Sherman Thompson Towers	Lawrence	Ironton	151	\$700k 9% HC \$300k HDAP-HOME \$1.5m HDL	X		X		OCCH
Indian Lake Villa	Logan	Russells Point	50	\$320k 4% HC \$6.21m MF Bond \$1.9m MF Lending			X		n/a
Madriver	Logan	West Liberty	2	\$77k HDAP-OHTF	X			X	n/a
Collingwood Green Phase III	Lucas	Toledo	55	\$1m 9% HC \$1.5m HDL		X			OCCH
NPI Byrne Road Repair	Lucas	Toledo	27	\$119m CFEHI	X			X	n/a
Renaissance Ottawa Area Residences	Lucas	Toledo	47	\$800k MF Lending	X	X			n/a
Valley Bridge	Lucas	Toledo	70	\$950k 9% HC \$300k HDAP-HOME \$1.5m HDL			X		n/a
Merici Housing	Mahoning	Youngstown	4	\$463k CFEHI				X	n/a
Sojourner House	Mahoning	Youngstown	36	\$1.2m CFEHI				X	n/a
South Court Senior Villas	Medina	Medina	48	\$750k 9% HC \$1.5m HDL			X		Ohio Equity Fund for Housing
Carriage Trails Senior Village II	Miami	Huber Heights	46	\$772k 9% HC \$1.5m HDL			X		OCCH
Art Works Lofts	Montgomery	Dayton	66	\$1m 9% HC \$1.5m HDL		X			Ohio Equity Fund for Housing
Freedom's Path at Dayton	Montgomery	Dayton	60	\$960k 9% HC \$1.5m HDL				X	RBC Capital Markets
Homefull Family Living Center	Montgomery	Dayton	34	\$578k 9% HC \$1.5m HDL				X	OCCH
Northland Village Apartments	Montgomery	Dayton	500	\$840k 4% HC \$18m MF Bond	X	X			n/a
Key Terrace	Montgomery	Kettering	40	\$2.81m CFEHI \$3m MF Bond				X	n/a
Riverside Senior Lofts	Montgomery	Riverside	62	\$750k 9% HC \$1.5m HDL			X		Ohio Equity Fund for Housing
Miller Commons	Pickaway	Ashville	40	\$643k 9% HC \$1.5m HDL			X		PNC Real Estate

Project Name	County	City	Units	OHFA Funds Allocated	Rehab	Family	Senior	PSH	Syndicator
Shyville Senior Living	Pike	Piketon	42	\$685k 9% HC \$300k HDAP-OHTF \$1.5m HDL			X		OCCH
Coleman TAY Kent	Portage	Kent	11	\$396k HDAP-OHTF				X	n/a
Villages at Franklin Crossing	Portage	Kent	348	\$1.26m 4% HC \$2m HDAP-OHTF \$2m HDL \$28.5m MF Bond	X	X			n/a
The Wilds at Harvest Rose	Portage	Ravenna	45	\$800k 9% HC \$600k HDAP-OHTF \$1.5m HDL			X		OCCH
PCMHRB Supportive	Preble	Eaton	9	\$375k HDAP-OHTF				X	n/a
Abel Acres	Ross	Chillicothe	32	\$407k 9% HC \$300k HDAP-HOME \$1.5m HDL			X		OCCH
Tiffin Pointe	Seneca	Tiffin	52	\$800k 9% HC \$1.5m HDL		X			Navistone Partners, LLC
B First	Stark	Canton	10	\$1.5m CFEHI				X	n/a
Changing Destinies	Stark	Massillon	11	\$260k CFEHI				X	n/a
Center for Hope and Healing	Summit	Akron	156	\$1.47m CFEHI				X	n/a
Spicer Terrace	Summit	Akron	12	\$1.15m CFEHI				X	n/a
Stoney Pointe Commons	Summit	Akron	68	\$1m 9% HC \$300k HDAP-HOME \$2m HDL				X	OCCH
Cuyahoga Falls Senior	Summit	Cuyahoga Falls	62	\$1m 9% HC \$1.5m HDL			X		Navistone Partners, LLC
Graham Road Project	Summit	Stow	4	\$500k HDAP-OHTF				X	n/a
Buckeye House	Tuscarawas	Uhrichsville	27	\$348k 9% HC \$1.5m HDL	X		X		OCCH

**Program abbreviations:**

**4% HC** – 4% (non-competitive) Low-Income Housing Tax Credits (awarded annually for 10 years)

**9% HC** – 9% (competitive) Low-Income Housing Tax Credits (awarded annually for 10 years)

**CFEHI** – Capital Funding to End Homelessness Initiative

**HDAP-HOME** – Housing Development Assistance Programs, funded with federal HOME dollars

**HDAP-OHTF** – Housing Development Assistance Programs, funded with Ohio Housing Trust Fund dollars

**HDL** – Housing Development Loan program

**MF Bond** – Multifamily Bond program

**MF Lending** – Multifamily Lending program

## Appendix D

## IRS FORM 8609 ISSUANCES, FY 2016

Project Name	Date Issued	City	County	Units	Housing Tax Credits	Syndicator
Lincoln Green	9/16/2015	Columbus	Franklin	66	\$128,535	Ohio Capital Corporation for Housing (OCCH)
Franklin Station	3/17/2016	Columbus	Franklin	100	\$657,723	OCCH
CHN Far North	8/11/2015	Columbus	Franklin	66	\$699,197	OCCH
CHN University District	4/21/2016	Columbus	Franklin	69	\$847,566	OCCH
Magnolia on Detroit	9/2/2015	Cleveland	Cuyahoga	127	\$1,047,059	OCCH
New Community Place	4/27/2016	Cleveland	Cuyahoga	147	\$1,041,472	Hunt Capital Partners, LLC
Robinson Homes East	2/1/2016	Akron	Summit	27	\$646,975	OCCH
Union Square	12/29/2015	Lima	Allen	24	\$472,261	OCCH
Village Green Apartments	7/1/2015	Roseville	Perry	32	\$353,496	OCCH
Washington School	9/22/2015	Washington Ct. House	Perry	42	\$891,814	U.S. Bancorp Community Development Corporation
Catherine Booth Residence	12/18/2015	Cincinnati	Hamilton	96	\$713,239	Enterprise Community Investment Inc.
Vance Street Apartments	4/26/2016	Bluffton	Allen	40	\$83,554	OCCH
Lyons Place II	6/20/2016	Dayton	Montgomery	55	\$375,050	OCCH
Eagle Creek	4/13/2014	Hubbard	Trumbull	34	\$216,994	OCCH
Kingsbury	4/14/2016	Cleveland	Cuyahoga	129	\$358,175	OCCH
Trabue Crossing	7/8/2015	Columbus	Franklin	52	\$814,431	OCCH
Commons at Garden Lake	4/13/2016	Toledo	Lucas	75	\$994,131	National Affordable Housing Trust, Inc.
Fair Park Apartments	12/10/2015	Sardinia	Brown	40	\$352,132	OCCH
Green Hills Apartments	5/19/2016	W. Liberty	Logan	76	\$664,564	OCCH
Groveport Senior Village	9/22/2015	Groveport	Franklin	50	\$869,825	PNC Real Estate



Project Name	Date Issued	City	County	Units	Housing Tax Credits	Syndicator
Harbor Town Senior Residence	12/29/2015	Perrysburg	Wood	69	\$990,000	OCCH
Harrisburg Station	5/9/2016	Grove City	Franklin	60	\$415,419	OCCH
Kenmore Place	2/22/2016	Akron	Summit	40	\$700,659	OCCH
Loveland Station Senior Housing	5/17/2016	Loveland	Clermont	40	\$786,565	OCCH
Majors Crossing	6/29/2016	Rock Creek	Ashtabula	40	\$860,097	OCCH
Nickel Plate Plaza	3/16/2016	Bellevue	Huron	48	\$347,207	OCCH
Parsons Senior	12/14/2015	Columbus	Franklin	56	\$991,000	Navistone Partners, LLC
Salt Creek Village Apartments	1/20/2016	Laurelville	Hocking	24	\$210,674	OCCH
Southwick Manor	1/19/2016	Brunswick	Medina	54	\$820,000	OCCH
Stone Ridge Village	12/10/2015	Louisville	Stark	40	\$735,617	OCCH
Sturbridge Green	10/27/2015	Hilliard	Franklin	50	\$543,543	City Real Estate Advisors, Inc.
Templin-Bradley Co. Lofts	3/22/2016	Cleveland	Cuyahoga	30	\$252,329	OCCH
Eastway Village	2/19/2016	Whitehall	Franklin	32	\$181,467	OCCH
Anna Louise Inn	12/8/2015	Cincinnati	Hamilton	85	\$920,000	OCCH
Thomaston Woods	3/22/2016	Batavia Township	Clermont	100	\$241,230	OCCH
Walnut Court Senior Apartments	6/7/2016	Cincinnati	Hamilton	30	\$211,065	OCCH
Faith Village & Marysville Apartments	2/8/2016	Columbus	Franklin	246	\$385,638	OCCH
Hawthorn Grove Apartments	1/8/2016	Columbus	Franklin	40	\$249,965	OCCH
Spring Hill Apartments Phase I	6/22/2016	Akron	Summit	70	\$615,902	OCCH

Note: Form 8609 is the name of the Internal Revenue Service (IRS) form that owners of affordable housing developments that have been allocated Housing Tax Credits must complete to obtain Housing Tax Credits from OHFA. Buildings must be "placed into service"—i.e., made available for habitation by residents—prior to filing Form 8609.

## Appendix E

CONTRACTS AND ACTUAL PAYMENTS  
FOR SERVICES OVER \$100,000, FY 2016

## Office of Homeownership

Vendor	Services Provided	Contract Amount	Payments
Emphasys Software	Loan and Accounting Software	\$290,000	\$235,929
Federal Home Loan Bank of Cincinnati	Liquidity Facility	Variable	\$77,532
Moody's Investors Services	Credit Rating	Variable	\$108,000
US Bank	Master Servicer	Variable	\$116,151
RBC Capital Markets	Financial Advisory	Variable	\$387,786
BNY Mellon	Liquidity and Trading Facility	Variable	\$1,495,543
PFM Asset Management <sup>1</sup>	Investment Advisory	\$120,000	\$33,513
Wells Fargo	Trading and Trustee Facilities	Variable	\$418,661
Bank of Oklahoma	Trading Facility	Variable	\$1,501,091
Dinsmore & Shohl	Legal Services	Variable	\$190,904
JP Morgan Securities	Liquidity Facility	Variable	\$660,205
State Street Bank	Liquidity Facility	Variable	\$548,322
Jefferies LLC	Trading Facility	Variable	\$164,870
Citi	Liquidity Facility	Variable	\$138,929
Optimal Capital Group	Swap Advisory	Variable	\$125,540
Thompson Hine	Bond Advisory	Variable	\$281,982

## Office of Homeownership Preservation

Vendor	Services Provided	Contract Amount	Payments
Greenwood 360	Customer Management Software	\$438,737	\$94,218
Diversity Search Group LLC	Temporary Staffing	Variable	\$103,853
Ohio Homeowner Assistance LLC <sup>2</sup>	Program Administration	Variable	\$418,830
Dynamo Metrics	Data Evaluations	Variable	\$125,480

## Office of Operations

Vendor	Services Provided	Contract Amount	Payments
Central Parking Corporation	Vehicle Parking	\$107,000	\$105,614
Lee Smith Properties	Building Lease	\$933,890	\$933,890
US Protection Service LLC <sup>1</sup>	Building Security	\$228,000	\$68,183
Kennedy Cottrell Richards LLC	Audit	\$143,840	\$143,840
Harris Computer Systems	Software Maintenance and Support	\$24,000	\$109,559

## Office of Planning, Preservation and Development

Vendor	Services Provided	Contract Amount	Payments
August Mack Environmental	Environmental Site Reviews	\$393,840	\$53,577
LJB Inc.	Environmental Site Reviews	\$393,840	\$48,645
University of North Carolina	Housing and Employment Studies	\$270,000	\$1,210

## Notes:

<sup>1</sup>Vendor has a multi-year contract for the amount listed; actual expenditures are for the year ending June 30, 2016.

<sup>2</sup>Ohio Homeowner Assistance LLC, a wholly owned subsidiary of Ohio Capital Corporation for Housing, is reimbursed for administrative services performed for the Save the Dream Ohio foreclosure prevention program. Reimbursement is paid out of the Federal Hardest Hit Fund administrative budget, which is approved by the U.S. Department of Treasury.







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