


Ohio Housing Finance Agency

CAPITAL FUNDING TO END HOMELESSNESS INITIATIVE



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 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.

A. Goal

To provide a one-time capital funding boost of **\$32 million*** (the “funds”) to local Continuum of Care to assist with their strategies to end homelessness in Ohio. This funding boost is in addition to the funding the Ohio Housing Finance Agency (OHFA) already provides annually to finance permanent supportive housing.

* - OHFA will provide \$21 million in funding and the Ohio Development Services Agency (ODSA) will provide \$11 million for this initiative. If ODSA is unable to provide funds, OHFA reserves the right to modify the total amount of funding available and adjust the funding limits per Continuum of Care as listed in this document.

B. Eligible Beneficiaries

- All programs must serve homeless persons that meet HUD’s current definition of homeless.
- For projects that propose to serve a mixed population, the OHFA investment must be proportional to the number of units or beds that serve eligible beneficiaries.

C. Eligible Applicants

The eight urban Continua of Care designated by HUD and organizations located in the Balance of State areas are the only entities eligible to apply for this initiative. The eight urban Continua of Care must select one organization to act as the lead sponsor, which may be the Continuum of Care Collaborative Applicant, for the proposed project(s). A consortium of organizations for lead sponsor will be considered on a case by case basis.

D. Eligible Project Types

For all project types, the applicant must demonstrate that the project(s) is a critical part of the Continuum’s strategy to end homeless. Applicants may use the funds for one or both of the following project types:

1. Development Projects

Eligible projects include the new construction or acquisition and rehabilitation of buildings for the following uses:

- Permanent Supportive Housing (PSH). The project(s) must comply with the Permanent Supportive Housing Policy Framework adopted by the state.
- Transitional Housing. The project design must meet one of the following parameters:
 - involve the reconfiguration of an existing transitional housing facility into permanent supportive housing;
 - serve homeless youth, victims of domestic violence, or persons re-entering a community from an institution or in recovery from substance abuse; or
 - comply with a national best practice and / or a research supported design.

- Emergency Shelters. The project design must comply with state shelter standards, a national best practice and / or a research supported design.

Development Projects will be reviewed by OHFA and submitted to the OHFA Board for final approval.

2. Repairs Projects

Eligible projects include the renovation and repair of existing permanent supportive housing; existing transitional housing facilities that either serve homeless youth, victims of domestic violence, or persons re-entering a community from an institution or in recovery from substance abuse or comply with a national best practice and / or a research supported design; or emergency shelters that to the greatest extent possible, comply with state shelter standards, a national best practice and / or a research supported design.

Repairs Projects will be reviewed by Ohio Development Services Agency (ODSA) and submitted to ODSA Director for final approval.

E. Funding Requirements

- **Funds can be used for capital funding only.** Funds cannot be used for funding rental subsidies, operating costs or services.
- Development Projects must meet at a minimum OHFA's Green Communities standards (waiver will be considered on a case by case basis) and provide adequate community and office space to provide supportive services on-site as needed. OHFA funds cannot be used for funding rental subsidies, operating costs or services.
- Funds can be combined with Multifamily Bonds and 4%-Bond Housing Tax Credits. However, the funds may not be combined with other OHFA programs including the 9%-Competitive Housing Tax Credit Program, Housing Development Loan, R-TCAP, Housing Investment Fund, or Housing Development Assistance Program. The intent of this initiative is to provide a boost to efforts to end homelessness in addition to OHFA's regular programming.
- Funds may be combined with capital funds provided by the Ohio Department of Mental Health or other appropriate state departments or agencies.
- For Development Projects, the funds requested cannot exceed the following:
 - For permanent supportive housing units combined with Multifamily Bonds and 4%-Bond Housing Tax Credits, \$80,000 per unit;
 - For permanent supportive housing units financed without Multifamily Bonds and 4%-Bond Housing Tax Credits, \$150,000 per unit; or
 - For transitional housing or emergency shelters, \$40,000 per unit or bed.

- The total funding limit and capital funding match requirement for each Continuum of Care:

Continuum of Care	Funding Limit	Match (OHFA to Local) <i>*Except for Multifamily Bond projects</i>
Cincinnati	\$5,000,000	1 to 1
Columbus	\$5,000,000	1 to 1
Cleveland	\$5,000,000	1 to 1
Akron	\$3,000,000	1 to 1
Dayton	\$3,000,000	1 to 0.5
Toledo	\$3,000,000	1 to 0.5
Canton	\$2,000,000	1 to 0.25
Youngstown	\$2,000,000	1 to 0.25
Balance of State	\$4,000,000	1 to 0.25*

* - OHFA will consider a waiver or modification of this requirement for Repairs projects with no available or potential sources of matching funds. Applicants must clearly demonstrate in the proposals that funds are not available.

- For eight urban Continua of Care, the match requirement will be applied to the total amount requested per application, which allow flexibility for applications consisting of more than one project.
- For Development Projects that leverage Multifamily Bonds and 4%-Bond Housing Tax Credits, the match requirements listed above do not apply, but the applicant must obtain at least \$500,000 in soft debt financing per project.
- For Development Projects, a 30-year use restriction will be placed on the facility. For Repairs Projects, a 10-year use restriction will be placed on the property. Annual reporting and periodic physical inspections of the properties will be required during the restriction period.
- Recipients must agree to enter client level data in their Continuum’s HMIS during the restriction period.
- All other funding sources must be identified at the time of application to OHFA. Funds will not be released until all funding is committed.

F. Application Process

- All applications and required documents must be submitted to OHFA. Application forms and additional instructions will be available on the OHFA website: www.ohiohome.org.
- Except for the Balance of State, a Continuum of Care may submit only two applications during the application submission period. An application and award may consist of plans for more than one project, including projects of different types (i.e., Development Project and Repair Project). The total amount of funding requested in the applications cannot exceed the total funding limits for the Continuum of Care as listed above.
- For communities and organizations located in the Balance of State, 50% of the funds will be available from August 1, 2013 through June 30, 2014 and the remaining balance of funds will be available from July 1, 2014 through June 30, 2015. All proposals must be approved by the Balance of State Continuum of Care prior to submission to OHFA. OHFA will accept applications until all funds are

allocated to approved proposals.

- OHFA reserves the right to not fund or request changes for projects that do not meet the funding and / or application requirements.

G. Application Requirements

All applicants must provide the following in an application for funding:

- An explanation of the Continuum’s strategy to reduce homelessness and how the OHFA funds will contribute to this strategy.
- Additional requirements for Development Projects are as follows:
- For Development Projects that leverage Multifamily Bonds and 4%-Bond Housing Tax Credits, a complete application with attachments that meet OHFA’s requirements in the applicable Qualified Allocation Plan and Multifamily Bond guidelines.
- For all other Development Projects, submit the following:
 - “Capital Funds to End Homelessness” Development Project Application,
 - Local notification letters and evidence of community outreach,
 - Documentation evidencing control of the site and the site is appropriately zoned for the proposed use,
 - Funding commitments, may be conditional, for all sources of financing and a strategy to obtain resources to fund financing gaps,
 - Commitments to provide rental subsidy and / or operating subsidy, and
 - A supportive services plan that meets OHFA’s requirements, includes commitment letters from service providers, and identifies strategies to obtain funding for ongoing services and operations.
- Additional requirements for Repairs Projects are as follows:
 - OHFA “Capital Funds to End Homelessness” Repairs Project Application and required attachments listed on the application.

H. Program Timeframe

- OHFA will accept complete applications through June 30, 2015. Any funds that remain unallocated after this date will be distributed at the discretion of the OHFA Board.
- OHFA will post information regarding all proposals submitted to the OHFA website and accept public comments for 30 days after the posting.
- OHFA will require a minimum of 90 days after receipt of a complete application for staff review and approval of funding.
- Sponsor will have three years after the issuance of the funding agreement for the OHFA funds to complete the project(s) and place them into service.