

Hawthorn Grove Apartments in Columbus will offer 39 one-bedroom apartments to those disabled by mental illness.



# **SPECIAL NEEDS HOUSING:** HOUSING FOR PERSONS WITH SPECIAL NEEDS

Capital Improvement Program

*Doug Garver, Executive Director*

*Andrew Bailey, Director of Planning, Preservation and Development*

**2014 Entry Form**  
**(Complete one for each entry.)**

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name** \_\_\_\_\_

**HFA** \_\_\_\_\_

**Submission Contact** \_\_\_\_\_

**Phone** \_\_\_\_\_ **Email** \_\_\_\_\_

Qualified Entries must be received by **Tuesday, July 1, 2014.**

For more information about Qualified Entries, [click here to access the 2014 Entry Rules.](#)

Use this header on the upper right corner of each page.

HFA \_\_\_\_\_

Entry Name \_\_\_\_\_

Communications	Homeownership	Rental Housing	Special Needs Housing
<input type="checkbox"/> Annual Report <input type="checkbox"/> Promotional Materials and Newsletters <input type="checkbox"/> Creative Media	<input type="checkbox"/> Empowering New Buyers <input type="checkbox"/> Home Improvement and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Multifamily Management <input type="checkbox"/> Preservation and Rehabilitation <input type="checkbox"/> Encouraging New Production	<input type="checkbox"/> Combating Homelessness <input type="checkbox"/> Housing for Persons with Special Needs
Legislative Advocacy	Management Innovation	Special Achievement	Are you providing visual aids?
<input type="checkbox"/> State Advocacy <input type="checkbox"/> Federal Advocacy	<input type="checkbox"/> Financial <input type="checkbox"/> Human Resources <input type="checkbox"/> Operations <input type="checkbox"/> Technology	<input type="checkbox"/> Special Achievement	<input type="checkbox"/> YES <input type="checkbox"/> NO

## 2014 NCSHA Award Nomination

**HFA:** Ohio Housing Finance Agency  
**Category:** Special Needs Housing – Housing for Persons with Special Needs  
**Entry Name:** Capital Improvement Program

*Doug Garver, Executive Director*

*Andrew Bailey, Director of Planning, Preservation and Development*

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In 2012 the Ohio Housing Finance Agency (OHFA) entered into a dynamic partnership with the Ohio Department of Mental Health and Addiction Services (ODMHAS) to create a pilot program to finance rehabilitation work for housing units designated for Ohioans disabled with persistent mental illness. While OHFA finances millions of dollars' worth of affordable housing development each year through the Housing Tax Credit program, it rarely has the ability to reach smaller projects which provide permanent supportive housing for vulnerable populations. As the state's housing stock continues to age, preservation of these limited assets becomes critical to avoid the loss of units for people with special needs. OHFA's pilot program dedicated \$500,000 to find innovative ways to rehabilitate ODMHAS-financed units.

Although successful at solving some small problems in the portfolio, OHFA realized that moderate rehabilitation on a small scale was not an effective strategy to preserve the 4,800 units of aging permanent supportive housing funded by ODMHAS since the 1980s. Many of the buildings needed more than a standard "Band-Aid" and experienced challenges when seeking funding through other housing finance programs.

In response, OHFA created the 2013 Capital Improvement Program (CIP), a \$4 million effort funded with Ohio Housing Trust Funds (dedicated revenue from recording fees). CIP aimed to substantially rehabilitate parts of the ODMHAS portfolio by prioritizing buildings with the greatest scope of work, including the replacement of major mechanicals, bathrooms, kitchens, and air conditioning, a critical need for those who take medications.

At the launch of the program, OHFA estimated that CIP would preserve approximately 100 units. OHFA exceeded its goal and awarded funds to eleven developments scattered throughout the state for the preservation of 120 units of permanent supportive housing in December 2013 and May 2014. All units were occupied by persons with severe and persistent mental illness and/or chemical dependency.

Recipients include:

<b>Property</b>	<b>County</b>	<b>Funding</b>	<b>Number of Units</b>
5th Street NW in Canton	Stark County	\$275,000	7
Appleseed Housing in Ashland	Ashland County	\$543,000	11
Briarwood in Dayton	Montgomery Avenue	\$393,000	33
Champaign County CIP in Urbana	Champaign County	\$393,000	10

Columbiana County CIP in Salem and East Liverpool	Columbiana County	\$235,800	4
Delaware County CIP in Delaware	Delaware County	\$393,000	5
Home Place Housing in Wooster	Wayne County	\$393,000	13
Jefferson County CIP in Steubenville	Jefferson County	\$464,190	9
Neighborhood Properties Inc. CIP in Toledo	Lucas County	\$428,280	8
New Sunrise Properties CIP in Elyria	Lorain County	\$357,630	10
Greene County Reservations in Fairborn	Greene County	\$500,000	10

OHFA maintained its commitment to the preservation of the ODMHAS portfolio by publishing the 2014 Capital Improvement Program and maintaining funding levels for a second round of funding. Awards for the 2014 round will be announced in September, supporting the preservation of approximately 100 additional units.

Attachments: 2013 Capital Improvement Program Guidelines  
Distribution of Funds  
Photos: New Sunrise in Elyria, Lorain County  
News Release (12.19.13)  
News Release (5.22.14)

# Ohio Housing Finance Agency 2013 CIP GUIDELINES



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## Section 1: Program Information

### Purpose

The Ohio Department of Mental Health (ODMH; effective July 1, 2013, ODMH will become the Ohio Department of Mental Health and Addiction Services, ODMHAS) has been providing capital funds since the late 1980's for housing for persons with severe and persistent mental illness. Since that time, approximately 4,800 units of permanent supportive housing have been created. As the existing housing stock continues to age, preservation of these assets becomes critical to avoid loss of units within Ohio's housing portfolio.

The Ohio Housing Finance Agency (OHFA) will partner with ODMH and set aside approximately \$3 million from the Ohio Housing Trust Fund for the Capital Improvement Program (CIP). ODMH has set aside \$1 million in capital funds for a grand total of \$4 million in available funding. OHFA and ODMH expect to preserve approximately 100 units. This funding will be available to address a more comprehensive rehabilitation to existing capital funded projects, with the goal of bringing the housing to a 2013 housing quality standard.

Questions regarding ODMH mortgages should be directed to:

Roma Barickman      Roma.Barickman@mh.ohio.gov

Questions regarding program guidelines should be directed to one of the following:

Karen M. Banyai      kbanyai@ohiohome.org

Virgie Vaido          vvaido@ohiohome.org

Sylvia Ray            seray@ohiohome.org

### Funding

Funding will be available to address the substantial rehabilitation of ODMH mortgaged properties.

Projects will be limited to \$25,000 - \$50,000 per unit, based on the scope of work.

Funds may be spent on construction costs and a developer fee that is up to 10 percent of the total development costs. The developer fee may only be used to reimburse hard pre-development costs or compensate for an experienced partner.

For Ohio Housing Trust Funds, OHFA will require compliance with Ohio Revised Code Chapter 174, as well as the Code of Federal Regulations governing the use of OHTF funds used to meet the HOME "Match" requirement.

These guidelines may be subject to change, pending developments in federal and state legislative requirements and/or OHFA and ODMH policy.

## Section 2: Eligibility

### Eligible Projects

- Projects that meet the following requirements will be considered for funding:
- Permanent Supportive Housing or Service Enriched Housing, as specified in the Gap Financing Application.
- Each unit must have a bedroom, a bathroom, and kitchen.
- All buildings included in the application have a current ODMH mortgage.
- The project must contain at least four units (i.e. a four unit building, two duplexes, or four single buildings).
- All buildings in the project must be in reasonably close proximity but at a minimum within the same county.
- Residents must have a standard tenant lease.
- The scope of work must address, at a minimum, the healthy, safety, and code issues for all units within the structure(s) including, but not limited to, lead and asbestos abatement.
- Projects that were awarded funds in the Capital Improvements Pilot Program in 2011 may be considered for funding, but the scope of work may not include or affect work funded during the pilot.

### Eligible Applicants

The following applicants will be considered for funding:

- 501(c)(3) or (c)(4) non-profit organizations in good standing with both OHFA and ODMH.
- Local mental health boards in good standing with both OHFA and ODMH.

Applicants will also be required to meet the following conditions:

- Applicants must demonstrate approval and support of their local mental health board.
- Applicants must have experience or a partner with experience in doing substantial rehabilitation.
- Applicants will be limited to one application, which may include multiple properties.
- Applicants will be limited to a maximum award of \$500,000.
- Applicants must have sole ownership over projects they submit.
- Applicants must attend the May 9, 2013 training in order to be eligible to apply.

## Section 3: Process and Project Selection

### Program Calendar

April 10, 2013	Draft guidelines released
May 9, 2013	Mandatory training
May 15, 2013	Final guidelines approved
June 12, 2013	Applications due
July 1, 2013	Site visits begin
September 18, 2013	Funding decisions
October 2013	Next steps meeting

### Submission Requirements

The following materials must be submitted to the Office of Planning, Preservation & Development: OHFA, 57 East Main Street Columbus, Ohio 43215. Materials must be received no later than 4:00 p.m. on the date indicated in the program calendar.

The submission requirements are as follows:

1. *Complete Gap Financing Application*

The Gap Financing Application (GFA) and all required materials must be submitted on a compact disc, organized and formatted according to the index provided with the application. Applications must be complete and consistent with all supporting documentation. Any applications that are incomplete, inconsistent, and/or illegible will be rejected. OHFA defines incomplete as any required documentation that is not curable in a two week period.

2. *Scope of Work*

A scope of work that details the rehabilitation of the proposed project must be submitted. The scope of work must meet the requirements outlined during the mandatory training on May 9th, 2013.

3. *Capital Needs Assessment*

A Capital Needs Assessment must be completed by a qualified professional. The Capital Needs Assessment must include photographs of the needs identified. Additionally, the Capital Needs Assessment must meet the requirements outlined during the mandatory training on May 9th, 2013.

4. *Project Narrative*

A project narrative must be submitted that, at a minimum, describes the history of the project, the intended rehab, why the project is important to rehabilitate, and a history of the maintenance of the building(s). Additionally, the applicant should include information on their development team's experience with substantial rehabilitation and property management.

5. *Letter of Support from Local Mental Health Board*

Applicants must submit a letter of support from their local mental health board affirming that they are aware of the intended rehabilitation and support the intended proposal.



### 6. *Additional Supporting Documentation for Competitive Criteria*

Applicants should include documentation to support any point categories that would require additional explanation or evidence.

OHFA and ODMH reserve the right to require any additional documentation on a case by case basis.

### **Site Visits**

OHFA will conduct a site visit to gather information that will be used to help evaluate applications. The applicant must clearly mark the physical location of the site and provide a detailed map that depicts the roads leading to the site. Up to two representatives of the applicant who are familiar with the housing proposal are encouraged to accompany OHFA staff to answer any questions. In advance, the applicant may request that additional representatives be present if necessary and acceptable to OHFA. Applicants for scattered-site projects must be available to provide a tour of the sites and neighborhoods. All site visits will be scheduled at a time convenient to OHFA review staff.

### **Selection Criteria**

Projects will be selected based on the strategic criteria outlined in this section. Points for each criterion will be awarded at the sole discretion of OHFA and ODMH, based on how specific proposed applications meet the intent of the criteria and based on other applications submitted.

#### *Applicant Capacity* *40 Points*

Applications may receive a score of up to 40 points for demonstrating applicant capacity. This information will be derived from the project narrative and any additional documentation that the applicant submits. The score will be determined by the following:

- Applicant has consistently provided updates as required to ODMH and/or their local mental health board.
- Applicant's experience with substantial rehabilitation. OHFA and ODMH will also consider the experience of a partner for consideration of points in this category.
- Management history, including but not limited to vacancy rates, how often management checks on properties, how often management meets with maintenance staff, and any properties that the applicant has been involved in that have been foreclosed upon.
- Review of applicant's credit report. OHFA will order credit reports for all applicants.

Applications that do not receive a score of at least 30 points will not be considered for funding and will not be scored for Building Characteristics or Financial Characteristics.

#### *Building Characteristics* *30 Points*

Applications may receive a score of up to 30 points based on the characteristics of the buildings included in the proposed rehabilitation. This score will be determined by the following criteria:

- The submitted project narrative.
- The proposed scope of work.
- The capital needs assessment.
- A site visit by OHFA to the proposed buildings and surrounding neighborhood.

### *Financial Characteristics*

*30 Points*

Applications may receive a score of up to 30 points based on financial characteristics. This score will be determined by the following criteria:

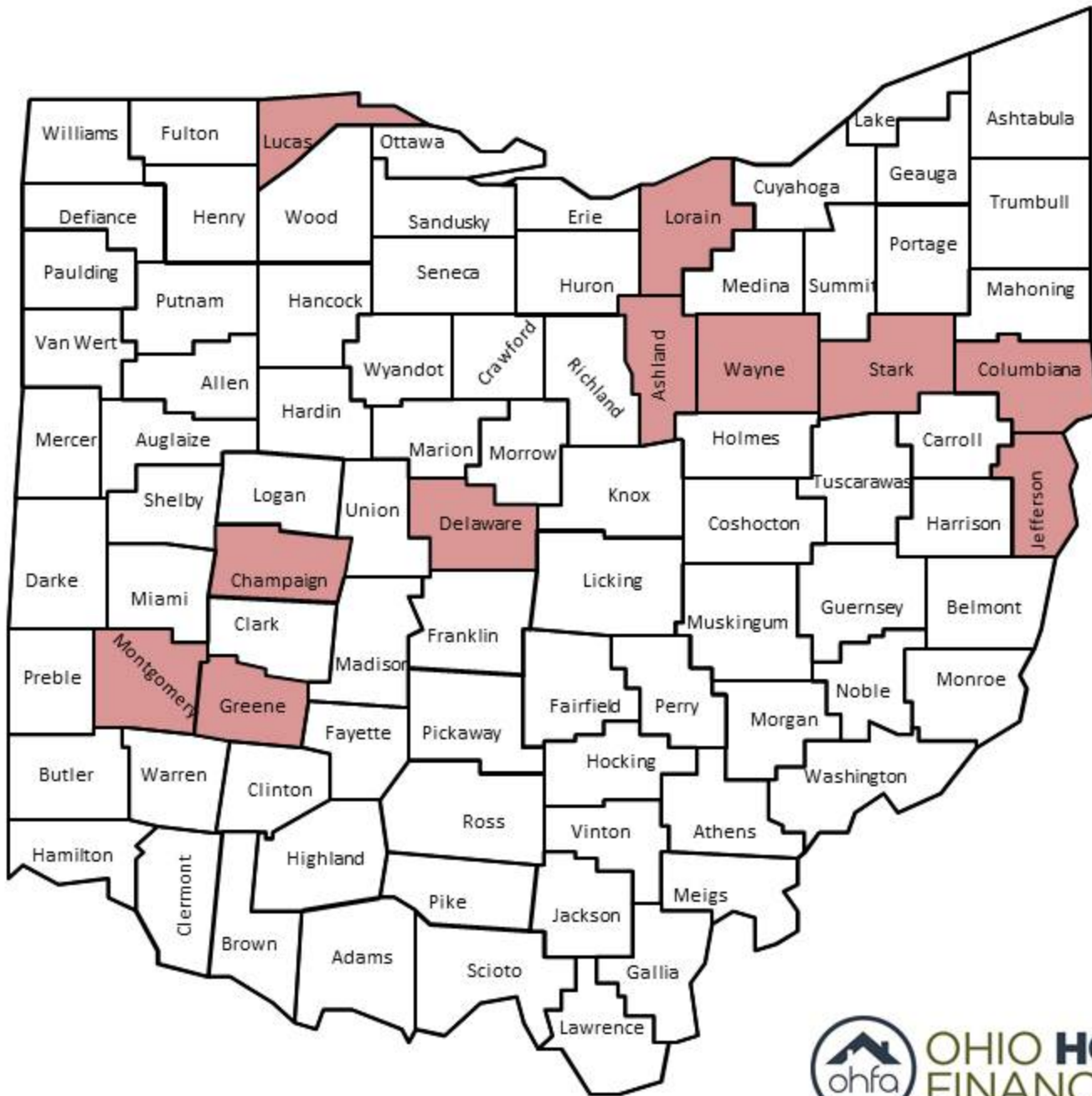
- Applicant's history of the use of replacement reserves to maintain the property.
- Applicant's ability to leverage other funds.
- Applicant's ability to demonstrate that the project will be sustainable.

OHFA reserves the right to make final funding decisions based on the following strategic priorities:

- OHFA will consider the geographic distribution of resources.
- 50 percent of OHTF funding must be allocated to Non-Participating Jurisdiction (non-PJ) areas.
- The efficient use of resources to reach the program's goal of funding 100 units.

## **Section 4: Post Award**

- OHFA and ODMH will meet with applicants to discuss next steps in moving forward in the application process.
- Successful applicants will be required to work with OHFA's architect to finalize a scope of work.
- Successful applicants will need to submit an appraisal that addresses the "as completed" value of the intended building(s).
- All successful applicants will be required to conduct public bidding for general contractors. Applicants may not enter into a contract before OHFA approval.
- OHFA reserves the right to require that projects conduct a public notification process.
- ODMH will require that awarded projects have a contract mortgage and note for 30 years. OHFA's term will be 30 years in the form of a grant or forgivable loan. All projects will be required to have a restrictive covenant ensuring the affordability and occupancy for 30 years.
- OHFA reserves the right to contract with a third party inspector during the construction process to oversee and report on the rehabilitation.







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John R. Kasich Governor of Ohio | Douglas A. Garver Executive Director

FOR IMMEDIATE RELEASE  
December 19, 2013

## **OHFA Board Approves \$29.6 Million for the Development of Affordable Housing Communities**

COLUMBUS – The Ohio Housing Finance Agency (OHFA) Board approved \$2.4 million through the Housing Development Assistance Program (HDAP) to provide flexible, low-interest financing for affordable housing developments across the state. Funding for HDAP comes from the federal HOME program and the Ohio Housing Trust Fund (OHTF).

Also, the Board approved \$9 million through the Housing Development Loan (HDL) program. The HDL provides financial assistance for the development and rehabilitation of affordable housing and is funded through unclaimed funds from the Ohio Department of Commerce.

Additionally, the Board approved \$3.6 million through the Recycled-Tax Credit Assistance Program (R-TCAP). Funding for R-TCAP is derived from repaid funds through the Tax Credit Assistance Program (TCAP), allocated to OHFA through the American Recovery and Reinvestment Act of 2009. OHFA expects to receive more than \$70 million in repaid funds during the next five years with \$29 million expected from 2012-2014. The goal of the program is to stabilize and ensure the long-term affordability of OHFA properties.

Housing communities receiving funding through the HDAP, HDL and R-TCAP include:

- **CHN West in Columbus, Franklin County – \$750,000 in HDAP, \$1 million in HDL and \$1 million in R-TCAP**  
CHN West involves the acquisition and rehabilitation of a scattered site, permanent supportive housing community for individuals with special needs. The community will consist of 65 units throughout the west, southwest and central areas of Columbus.
- **Collingwood Green –Phase II in Toledo, Lucas County – \$350,000 in HDAP and \$1 million in HDL**  
Collingwood Green involves the new construction of 68 units for families in Toledo, Lucas County. The community will consist of 11 two-story



townhouse buildings.

- **Emerald Alliance VIII in Cleveland, Cuyahoga County – \$500,000 in HDAP, \$1 million in HDL and \$1 million in R-TCAP**  
Emerald Alliance VIII involves the new construction of a permanent supportive housing community in Cleveland, Cuyahoga County. The development will consist of a three-story, 66-unit apartment building.
- **Harbor Town Senior Residence in Perrysburg, Wood County – \$1 million in HDL**  
Harbor Town Senior Residence involves the new construction of a 69-unit housing community in Perrysburg, Wood County. The development will consist of one three-story building with one- and two-bedroom units.
- **Majors Crossing in Rock Creek, Ashtabula County – \$1 million in HDL**  
Majors Crossing involves the new construction of 40 flat- and townhouse-style units in seven one- and two-story buildings located in Rock Creek, Ashtabula County.
- **Notre Dame Apartments in Cleveland, Cuyahoga County – \$1 million in HDL**  
Notre Dame Apartments involves the acquisition and rehabilitation of 73 units in one four-story building located in Cleveland, Cuyahoga County.
- **Poindexter Place in Columbus, Franklin County – \$1 million in HDL**  
Poindexter Place involves the new construction of 104 flat-style units in one four-story building for seniors in Columbus, Franklin County. The development is located at the former Poindexter Village site in Columbus.
- **Van Buren Village in Columbus, Franklin County – \$500,000 in HDAP, \$1 million in HDL, \$1 million in R-TCAP**  
Van Buren Village involves the new construction of a 100-unit permanent supportive housing development in Columbus, Franklin County.
- **Harrisburg Station in Grove City, Franklin County – \$350,000 in HDAP and \$1 million in HDL**  
Harrisburg Station involves the acquisition and rehabilitation of 60 flat- and townhouse-style units in eight two-story buildings located in Grove City, Franklin County.
- **Franciscan Housing III in Cincinnati, Hamilton County – \$270,000 in R-TCAP**  
Franciscan Housing III consists of 35 housing units in five buildings located in the Over-the-Rhine neighborhood of Cincinnati, Hamilton County. The buildings were originally constructed in the late 1800s and last rehabilitated in 1995. The R-TCAP funds will be used to address physical deficiencies

identified at the properties.

- **Franciscan Housing IV in Cincinnati, Hamilton County – \$423,000 in R-TCAP**

Franciscan Housing IV consists of 11 buildings with a total of 35 units located in the Over-the-Rhine neighborhood in Cincinnati. Similar to phase III, most of the buildings were originally constructed in the late 1800s and were last rehabilitated in 2000. The R-TCAP funds will be used to address immediate physical deficiencies identified at the properties.

The Board also approved more than \$3.8 million through the Capital Improvement Program (CIP) designed to provide funding for minor renovations and maintenance on aging properties funded by the Ohio Department of Mental Health (ODMH). Funding for the program comes from the Ohio Housing Trust Fund (OHTF).

Recipients include:

- **5<sup>th</sup> Street NW in Canton, Stark County – \$275,000 in CIP**  
5<sup>th</sup> Street NW involves the rehabilitation of a three-story structure in Canton, Stark County. Built in 1916, the building contains seven units for individuals with mental illness.
- **Appleseed Housing in Ashland, Ashland County – \$543,000 in CIP**  
Appleseed Housing involves the rehabilitation of 11 units of housing located in three buildings in Ashland, Ashland County. All units are occupied by persons with severe and persistent mental illness.
- **Briarwood in Dayton, Montgomery Avenue – \$393,000 in CIP**  
Briarwood involves the first phase of rehabilitation of a two-story multifamily building with 33 housing units located in Dayton, Montgomery County. All units are occupied by very low-income residents with mental illness and/or chemical dependency.
- **Champaign County CIP in Urbana, Champaign County – \$393,000 in CIP**  
Champaign County CIP involves the rehabilitation of one, six-unit building and one four-unit building located in Urbana, Champaign County.
- **Columbiana County CIP in Salem and East Liverpool, Columbiana County – \$235,800 in CIP**  
Columbiana County CIP involves the rehabilitation of a two-unit property located in Salem and a two-unit property located in East Liverpool. Both properties are located in Columbiana County and designated for households with a diagnosed mental disability.
- **Delaware County CIP in Delaware, Delaware County – \$393,000 in CIP**  
Delaware County CIP involves the rehabilitation of two buildings located in

Delaware, Delaware County. Each of the buildings contains two, one-bedroom units and three, two-bedroom units.

- **Home Place Housing in Wooster, Wayne County – \$393,000 in CIP**  
Home Place Housing involves the rehabilitation of four buildings consisting of 13 units of housing located in Wooster, Wayne County.
- **Jefferson County CIP in Steubenville, Jefferson County – \$464,190 in CIP**  
The Jefferson County CIP involves the rehabilitation of a three-story building with nine units located in Steubenville, Jefferson County.
- **Neighborhood Properties Inc. CIP in Toledo, Lucas County – \$428,280 in CIP**  
Neighborhood Properties CIP involves the substantial rehabilitation of two, four-unit, single-story buildings located in Toledo, Lucas County.
- **New Sunrise Properties CIP in Elyria, Lorain County – \$357,630 in CIP**  
New Sunrise Properties involves the rehabilitation of three buildings consisting of ten, one-bedroom units in Elyria, Lorain County.

In other news, the Board approved the issuance of \$115,000 to the Ohio Department of Health (ODH) to remove lead-based paint hazards in Ohio homes. The funds will be used to mitigate lead poisoning in 185 homes in 16 counties. The program funds will be used for identification of lead hazards in pre-1950 housing units as well as to target the homes of children with documented elevated blood lead (EBL) levels.

In addition, the Board authorized the issuance of up to \$10.7 million in Multifamily Housing Bonds to the Avondale Revitalization Phase 1A community which includes the substantial rehabilitation of five apartment buildings with 94 units and the construction of two new buildings with 25 units located in Avondale, Hamilton County.

Finally, the Board approved the 2014 Multifamily Underwriting Guidelines which set the evaluation standards for all applicants seeking funding through OHFA's multifamily housing development programs. Visit [www.ohiohome.org/lihtc/MultifamilyUnderwritingGuidelines.pdf](http://www.ohiohome.org/lihtc/MultifamilyUnderwritingGuidelines.pdf) to view the guidelines.

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**About the Ohio Housing Finance Agency**

*OHFA is a self-supporting quasi-public agency governed by an 11 member board. The Agency uses federal and state resources to provide housing opportunities for families and individuals through programs*



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**John R. Kasich** Governor of Ohio | **Douglas A. Garver** Executive Director

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*designed to develop, preserve and sustain affordable housing throughout the State of Ohio. OHFA is also the administrator of the state's foreclosure prevention program, Save the Dream Ohio.*

 **web** [www.ohiohome.org](http://www.ohiohome.org) | **tollfree** 888.362.6432

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John R. Kasich Governor of Ohio | Douglas A. Garver Executive Director

FOR IMMEDIATE RELEASE  
May 22, 2014

## **OHFA Awards More Than \$13 Million for the Development of Affordable Housing Initiatives Across Ohio**

COLUMBUS – The Ohio Housing Finance Agency (OHFA) Board approved \$3 million yesterday through the Recycled Tax Credit Assistance Program (R-TCAP). Funding for R-TCAP is derived from repaid funds through the Tax Credit Assistance Program (TCAP), allocated to OHFA through the American Recovery and Reinvestment Act of 2009. OHFA expects to recycle more than \$70 million in loan repayments during the next four years. The goal of the program is to stabilize and ensure the long-term affordability of OHFA properties.

Additionally, the Board approved more than \$5.8 million through the Housing Development Assistance Program (HDAP) to provide flexible, low-interest financing for affordable housing developments across the state. Funding for HDAP comes from the federal HOME program and the Ohio Housing Trust Fund (OHTF).

Housing communities receiving funding through HDAP and R-TCAP include:

- **Thomaston Woods in Batavia Township, Clermont County – \$1,000,000 in HDAP and \$1,500,000 in R-TCAP**  
Thomaston Woods involves the acquisition and rehabilitation of 16 buildings containing 100 units of housing for families. Rehabilitation work will include additional insulation and updated water heaters, fixtures and appliances. Supportive services will be provided to residents including credit counseling, finance training, continuing education, job training and healthcare prevention.
- **Walnut Court Senior Apartments in Cincinnati, Hamilton County – \$1,750,000 in HDAP and \$1,500,000 in R-TCAP**  
Walnut Court involves the acquisition and rehabilitation of 30 units for seniors. Planned rehabilitation work on the property includes driveway and sidewalk repair, lighting updates, and new windows, gutters and downspouts. Inside, cabinets, countertops, kitchen appliances, plumbing fixtures and accessories will be replaced in the units and a community room will be added to the property.



- **Faith Village and Marysville Meadows Apartments in Columbus, Franklin County and Marysville, Union County – \$1,000,000 in HDAP and \$1,500,000 in R-TCAP**

Faith Village I and II and Marysville Meadows Apartments involve the acquisition and rehabilitation of three housing communities for families. Combined, the communities offer 246 two- and three-bedroom units. Marysville Meadows Apartments was originally constructed in 1996 and has 17 buildings with 102 units. Faith Village I and II were constructed in 1995 and 1996 and have 21 buildings featuring 144 units. Rehabilitation includes the replacement of windows, siding, exterior doors, and HVAC systems. LED lighting, water-saving plumbing fixtures and new appliances will be installed in all units.

- **Hoover Cottages II in Dayton, Montgomery County – \$2,100,000 in HDAP**

Hoover Cottages II involves the new construction of six single-story, cottage-style duplexes totaling with 12 units for seniors. The planned campus features four affordable housing developments with 271 units for seniors and one unrestricted, market-rate development with nine units. It is the second phase of a three-phase plan with a total of 34 units. Residents will have access to bus transportation, walking paths, outdoor seating areas, a community garden, and common space that includes on-site management offices, property manager, multipurpose room with kitchen, computer center, laundry rooms, hair salons, and senior supportive services.

### **Capital Improvements for Greene County**

The Board also approved \$500,000 through the Capital Improvements Program for the rehabilitation of Greene County Renovations in Fairborn, Greene County. Greene County Renovations involves the rehabilitation of a two-story building with 10 units for individuals with a diagnosis of a severe and persistent mental illness. The scope of work on the property includes a new HVAC system and new hot water tanks. Kitchens and bathrooms will be completely updated with new lighting, cabinets, countertops, sinks and faucets. Created by OHFA and the Ohio Department of Mental Health (ODMH), CIP is designed to provide funding for minor renovations and maintenance on aging ODMH-funded properties. Funding for CIP comes from the Ohio Housing Trust Fund (OHTF).

### **Multifamily Bonds Issued for Allen County Apartments**

The Board additionally approved the issuance of up to \$2.2 million through the Multifamily Housing Bond program for the acquisition and rehabilitation of Vance Street Apartments in Bluffton, Allen County. Vance Street Apartments involves the rehabilitation of a three-story building with 40 units for seniors. The rehabilitation work will include the replacement of siding, windows, air conditioners, appliances, flooring and kitchens. Multifamily Housing Bonds are tax-exempt, revenue bonds designed to lower the costs of borrowing for housing developers. The program provides financial assistance for the development and rehabilitation of affordable housing.

### **Bond Gap Financing Guidelines Approved**

The Board also approved the 2014 Bond Gap Financing (BGF) Guidelines. The program provides financing for eligible, affordable housing projects to increase, preserve and/or improve the supply of decent, safe, affordable housing for low- and moderate-income persons. OHFA expects to fund approximately 250 units through the 2014 BGF with approximately \$3 million available through the Ohio Housing Trust Fund (OHTF). To view the guidelines, visit [www.ohiohome.org](http://www.ohiohome.org).

### **Annual Public Hearing**

Lastly, the Board held the Agency's annual public hearing to obtain input from interested parties regarding the administration of OHFA programs, guidelines and policies, and the Agency's fiscal year 2015 annual plan as required by Ohio Revised Code Section 175.04. Feedback provided will be considered for incorporation in the Agency's activities and planning documents.

For more information on any of the properties awarded funding, contact OHFA at 888-362-6432.

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### ***About the Ohio Housing Finance Agency***

*OHFA is a self-supporting quasi-public agency governed by an eleven member board. The Agency uses federal and state resources to provide housing opportunities for families and individuals through programs designed to develop, preserve and sustain affordable housing throughout the state of Ohio. OHFA is also the administrator of the state's foreclosure prevention program, Save the Dream Ohio.*