



OHIO HOUSING
FINANCE AGENCY

OHIO HOUSING FINANCE AGENCY 2011 YEAR IN REVIEW

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2011 State of the Agency

Doug Garver, Executive Director

2011 was both a challenging and rewarding year for the Ohio Housing Finance Agency (OHFA). OHFA worked with its partners and stakeholders to create and preserve affordable housing; while the Agency engaged in a wide variety of programmatic activities, particular emphasis was placed on sustainable homeownership and rental production/preservation.

The gradual resurgence of the First-Time Homebuyer (FTHB) program, within the context of additional tightening of underwriting standards and a continued focus on pre- and post-purchase homebuyer education, contributed to Ohio's economic growth and the stabilization of local housing markets. Closed loan volume in Ohio's Restoring Stability initiative positioned the state as a leader in the Hardest Hit Fund (HHF) foreclosure prevention program. Improvement in the tax credit equity market enabled the Agency to award credits to 33 projects totaling 1,732 units.

Even as OHFA continues to push the mission envelope, there are situations that must be managed going forward: continued uncertainty in the municipal bond market; affordable housing needs that greatly exceed available resources, greater funding pressure in a deficit reduction/tax reform environment; federal financial assistance status of the tax credit program; need for improved communication both internally and externally; correcting the findings in the FY2011 audit and improving performance in the federal counseling programs; and effective participation in the Housing Study Committee and Performance Audit processes.

Notwithstanding these challenges, the state of the Agency is strong and the 2011 results lay a firm foundation for staff's continued commitment to open the doors to an affordable place to call home. Key results are summarized with OHFA's four strategies.

Increase and preserve affordable housing opportunities for low- and moderate-income households to support Ohio's economic stability.

- Closed 3,610 FTHB loans and assisted an additional 279 homebuyers through the Mortgage Credit Certificate (MCC) program; this represents a 12 percent increase compared to 2010 volume.
- Issued \$400 million of single family bonds through the New Issue Bond Program.
- Reviewed 109 applications for competitive tax credits and awarded \$23.8 million in credits to 33 projects with 1,732 units.
- Issued a letter of eligibility for four percent tax credit (non-competitive credits/bond financing) to 21 projects totaling over \$6 million and 1,400 units.
- Approved three additional Preservation Compact loans totaling \$1.6 million to facilitate the renovation of 152 units.
- Reviewed 15 Neighborhood Stabilization Program (NSP) 3 applications and selected four projects for funding.
- Reviewed 11 Housing Development Gap Financing (HDGF) proposals and invited six organizations to submit full applications.
- Awarded \$953,000 in operating grant assistance to 21 Community Housing Development Organizations (CHDO).

- Monitored 27,000 rental units in accordance with Internal Revenue Service (IRS) and U.S. Department of Housing and Urban Development (HUD) guidelines.
- Executed an MOU with HUD and USDA/Rural Development for a pilot physical inspection program.
- Maintained a vigorous compliance training program.
- DevCo, the multifamily database, is operational following two years of work by OHFA (IT, PC and PP&D) and three sister state HFAs.
- Successfully competed for the PBCA award.*

Identify and fund initiatives that drive Ohio's affordable housing policy and OHFA's mission.

- Reviewed 31 Round Three Housing Investment Fund (HIF) applications and selected nine for consideration by the Board.
- Collaborated with the Ohio Department of Mental Health (ODMH) on two separate projects totaling \$2 million to improve living conditions at selected group facilities.
- \$70 million in Tax Credit Assistance Program (TCAP) loans will be repaid to OHFA starting in 2012.
- OHFA awarded \$125,000 by the Health Impact Project to fund a study of the impact of the proposed reduction of the frequency of multifamily property inspections.
- OHFA is also participating in My Money Path a \$525,000 pilot project being undertaken by The Ohio State University and the University of Wisconsin evaluating the impact of post-purchase financial counseling assistance on FTHB families.

Serve troubled households to strengthen Ohio communities.

- Reserved \$11.3 million in NSP 3 funds; reviewed 15 applications and selected four projects for consideration by the Board.
- Assisted 3,915 homeowners in the Restoring Stability Program.
- Allocated federal and OHFA resources to a statewide network of community-based housing counseling agencies; 8,176 families received counseling services.
- Home purchase programs activity included 568 target area loans; 40 Real Estate Owned (REO) properties, and 196 203(k) loans.
- Continued participation in targeted neighborhood revitalization programs in Cleveland and Columbus; funded 10 vacant property applications in the 2011 tax credit cycle (competitive and non-competitive).

Position OHFA as a financially stable partner and employer of choice.

- Completed the Financial and Single Audit with an Unqualified Opinion; four findings were identified in the federal programs and are being addressed by staff.
- Maintained Aaa bond rating and A1 issuer credit rating.
- Sold \$32 million of seasoned mortgage backed securities, generating net income of \$6 million to the General Indenture.

** Following the announcement in July 2011, OHFA learned that the selection had been challenged and there were plans for HUD to undergo a new bidding process.*

- Managed a \$3.3 billion bond portfolio.
- Updated the Annual Plan and tied benchmarks to the quarterly dashboard provided to the Board.
- Conducted the annual engagement survey; results indicate staff remains linked to the mission (95 percent response) with some slippage in engagement; Senior Staff is reviewing the results and preparing an action plan.
- Maintained and expanded collaborative relationships with the Departments of Development, Aging, Health, Mental Health and Commerce; active in the Housing Workgroup of the Office of Health Transformation and the Attorney General's Taskforce on Criminal Justice and Mental Illness.
- Staff served in leadership positions with the National Council for State Housing Agencies (NCSHA), Midwest Affordable Housing Management (MAHMA), National Affordable Housing Builders (NAHB) and Affordable Housing Finance Magazine.
- Recognized by our peers; received two national awards for program excellence (Management Innovation – Financial and Rental Housing Preservation and Rehabilitation) at the NCSHA Annual Conference.
- Co-sponsored the 2011 Ohio Housing Conference with record attendance.
- Staff contributed \$42,448 to charitable causes.

OHFA faces challenges – some that it controls and certain market forces that it cannot – which will require a collaborative effort by the Agency and its partners in order to drive the mission and sustain significant program outcomes. As noted in past reports, OHFA has several advantages: a skilled staff that is connected to the mission; engaged Board; high-performing partners (lenders, realtors, homebuilders, developers, and community-based organizations); capable in-state syndicator coupled with a strong investor base; outstanding professional team; and a strong financial position. The Agency will use these advantages in pursuit of the following 2012 targets:

- Provide financing assistance to 4,050 homebuyers.
- Close 7,000 Restoring Stability files.
- Finance the creation or preservation of 3,000 rental units (tax credits, multifamily bonds, and OPC).
- Restore access to Unclaimed Funds.
- Secure and transition the PBCA contract.
- Pursue HUD 811 grant (project based vouchers).
- Update the Annual Plan.
- Invest in and expand the role of the Office of Affordable Housing Research.
- Manage the internal and external aspects of bringing DevCo online.
- Develop a responsive budget that incorporates revenue enhancements and cost savings.
- Link the Cost Allocation Study to internal decision making.

- Complete the Housing Study Committee and Performance Audit processes; utilize the results to make appropriate adjustments to policies and procedures.
- Link OHFA programming to the work of the Office of Health Transformation, the Taskforce on Criminal Justice and Mental Illness and targeted demolition efforts through the Attorney General's Office.
- Evaluate the impact of shale oil drilling on affordable housing in eastern Ohio.
- Strengthen relationships with the General Assembly.
- Complete the evaluation of long-term space needs and present recommendations to the Board.
- Improve OHFA culture and the workplace environment.

On behalf of the OHFA staff, our thanks for your support and your understanding of the special mission of this Agency. Our work enables us to make a real difference in the lives of thousands of Ohio families, and we will continue to focus on creative and collaborative ways to open the doors to an affordable place to call home.

OHFA 2011 Year in Review by Office

Debt Management

Bob Connell, Director

- Reviewed and received Inducement Approval for 11 multifamily Bond transactions in an aggregate amount of almost \$73 million.
- Closed six multifamily bond projects totaling around \$51 million consisting of 600 units of affordable housing.
- Closed three single family bond transactions totaling \$400 million.
 - \$240 million New Issue Bond Program (NIBP) Bonds
 - \$160 million NIBP Market Bonds
- Reduced swap counterparty exposure by more than \$85 million by twice exercising cancellation options.
- Sold \$32 million of seasoned mortgage backed securities (MBS). The proceeds of the sale were used to retire the outstanding balance of OHFA's 2001 Series C and 2001 Series D single family bonds. In addition, the transaction generated net revenue to the General Indenture of about \$6 million.
- Received the National Council of State Housing Agencies' 2011 Annual Award for Performance Excellence in the category of Management Innovation – Financial.

Finance

Don West, Chief Financial Officer

- Successfully completed the Agency's Financial Audit and the Federal Single Audit for FY2011 by the required date with the receipt of an unqualified Opinion and no financial findings.
- Held the Audit Exit Conference with management, auditors and OHFA Board members prior to issuance of a formal audit opinion. The Financial Audit received an unqualified opinion. The Federal Single Audit received an unqualified opinion for the financial statements and four A-133 federal findings in the following areas:
 - 1) HUD counseling grant disbursements
 - 2) NSP funds drawdown
 - 3) Davis-Bacon monitoring on TCAP-funded projects
 - 4) Disbursement documentation for the National Foreclosure Mitigation Counseling (NFMC) program

Staff developed corrective actions for each federal finding and is pursuing completion of them; one finding of noncompliance/material weakness has been resolved. The audit was officially certified by the Auditor of State on November 15, 2011.

- Presented quarterly investment reports to the Board detailing all Agency investments.
- Completed the Request for Proposals (RFP) for Financial Advisor and Banking Services.
- Transitioned 20 General Fund and eight Federal Fund accounts to a new custodial banking service provider following the completion of the Banking Services RFP process.

- Compiled and presented to the OHFA Board for approval, the FY2012 General Fund Budget; which was subsequently approved.
- Prepared and provided the relevant information to the Office of Budget and Management's (OBM) Controlling Board for the FY2012-2013 Biennium Payroll Budget request to restore payroll to the Governor's recommended budget.
- Imaged all documents utilized by the Office of Finance for the Agency's grant/loan programs to create ease in document retrieval and reduce the volume of physical permanent storage.
- Collaborated with internal offices in the review and reconciliation of the proper accounting treatment of the NFMC and U.S. Department of Housing and Urban Development (HUD) counseling programs.
- Collaborated with internal offices to establish new procedures related to all grant/loan disbursements to ensure proper internal controls, authorization of disbursements, and supporting documentation.
- Conducted the fifth annual agency-wide customer satisfaction survey. The results were used to assess the need for operational changes.
- Continued to participate in the issuance, release and recordation of the New Issue Bond Program (NIBP) funds for the Single-Family program and collaborated with other offices in the evaluation of the NIBP extension criteria and recommended to extend the program through CY2012.
- Presented and implemented the Agency's interpretation of the Government Accounting Standards Board (GASB) GASB 53 requirement pertaining to the reassignment of interest rate swaps.
- Analyzed, evaluated and implemented the Bifurcated Pools enhancement to the Agency's proprietary software to account for zero participation mortgages. To date, the Agency is the only HFA to successfully implement this enhancement.
- Continued analysis of financial performance ratios (i.e. program expenditure and sufficiency) and updated targets to measure the progress of the Agency's overarching financial viability goal. Results were discussed with executive staff to establish FY2012 goals.
- Completed the FY2011 Cost Allocation Study and presented results to OHFA senior staff and the Finance Committee to inform internal management decision making for Agency programs.
- Assumed responsibility for the administration of the Central Contractor Registration (CCR) to identify the Agency as a respected business partner of the federal government.
- Collaborated with Habitat for Humanity of Ohio to revise the financing structure of the Ohio Habitat Investment Partnership (OHIP) which successfully funded five Ohio Habitat affiliates for use in construction including costs associated with land acquisition, materials, infrastructure and professional labor.
- Provided operational oversight related to the Restoring Stability program's administrative budget and presented budget variance results to the Finance Committee.
- Finalized the transition of the duties related to the whole loan administration from the Single-Family Accounting Unit to the Fiscal Unit.
- Partnered with the Office of Affordable Housing Research to research Generally Accepted Government Auditing Standards (GAGAS) and past performance audits to position the Agency for the entire scope of the Performance Audit and the Housing Study Committee.

- Led the development of program profile templates used to provide an overview of all Agency programs for the Performance Audit.
- Prepared an estimate for the potential liability of earnings on funds utilized by the Agency's Housing Development Loan Program made available through the Ohio Department of Commerce Division of Unclaimed Funds. Staff provided sworn testimony on the calculation methodology of interest earnings liability and various program details.
- Presented the process and results of the innovative sales of seasoned MBS at the National Council of State Housing Agencies (NCSHA) Annual Conference and a subsequent webinar. This financial initiative resulted in a substantial financial gain to the Single-Family General Indenture and a subsequent NCSHA award.

Internal Audit

Bruce Velt, Director

- Performed a review of monitoring and compliance requirements associated with OHFA's utilization of the Financial Adjustment Factor (FAF) program funds. Assured management that FAF funds are not used to pay for Agency administrative costs and projects funded with FAF funds are submitted to HUD annual financial statements and physical inspection reports.
- Developed an internal control framework for the Restoring Stability program activities based upon the A-133 compliance requirements and the agreements with U.S. Treasury Department. Prepared an Anti-fraud and Compliance Monitoring program document as required in the Treasury agreements.
- Reviewed unexpected or exceptional balances and relationships in OHFA's financial statements. Studied the effect on the financial statements of current external events; internal events; or new OHFA programs.
- Reviewed over 200 financial statements provided by the pool of potential 2012 Housing Tax Credit program applicants. Prepared a schedule and a list of criteria to evaluate the financial information and provided the tax credit office with an assessment for each applicant.
- Provided monthly assurance and consulting services to management to evaluate financial, programmatic and operational procedures for adequacy of internal controls. Provided advice and guidance on control aspects of new policies, systems, processes, and procedures. Assisted management in its efforts to become and remain compliant with a wide assortment of state and federal laws, government regulations and standards.
- Worked with Agency leadership to ensure effective corrective response to audit findings. Kept the Executive Director, Chief Financial Officer and the OHFA Audit Committee abreast of audit remediation and corrective actions.
- Assisted Agency leadership with the development of a control environment that is designed to create a better understanding of the Agency's financial and operational strengths and weaknesses, identifies trends within and across Agency operations, and allows for on-going monitoring of activities in the normal course of operations.

Homeownership

Cindy Flaherty, Director

Home Purchase Programs

- Closed 3,610 First-Time Homebuyer loans for a total of \$339,116,113, including 568 target area loans.
- Assisted 279 homebuyers through the Mortgage Credit Certificate (MCC) program, including 40 Real Estate Owned (REO) purchases.
- Established a zero point option for First-Time Homebuyer loans to reduce the amount of up-front fees that cause some mortgages to be classified as high cost. Closed 89 loans with this new option.
- Provided Homebuyer Education to 2,548 homeowners through 30 housing counseling agencies. Disbursed \$191,130 in fees to those agencies.
- Added 27 new lenders to the OHFA bond program and nine new lenders to the MCC program.
- Offered continuing education and promoted OHFA first-time homebuyer products to 644 real estate agents and partnered with the U.S. Department of Housing and Urban Development (HUD) and US Bank to offer special training on FHA 203(k) loans to both lenders and real estate agents.
- Increased lender compensation for loans that are purchased by US Bank within 30 days of closing.
- Raised the minimum credit score for OHFA borrowers to 640 for assisted loans and 620 for unassisted loans.
- Collaborated with The Ohio State University to implement My Money Path, a pilot post-purchase financial education program.

Restoring Stability (Hardest Hit Fund)

- Assisted 3,915 homeowners, primarily with Rescue Payment Assistance (RPA) and/or Partial Mortgage Payment Assistance (PMPA).
- Established and fully staffed the HHF table of organization with distinct functions for consumer advocacy, counseling, underwriting, closing and compliance. Further developed HHF processes and guidelines.
- Enrolled more than 200 mortgage servicers covering 99.3% of all homeowners who have registered for Restoring Stability.
- Revised Program Term Sheets with input from counseling agencies, advocates and staff. Raised the maximum amount of assistance to \$25,000 and expanded eligibility to more households. Completed conversion of close to 2,000 participants from PMPA to Full Mortgage Payment Assistance.
- Worked with the Ohio Department of Jobs and Family Services to provide information to unemployed Ohioans about Restoring Stability and with OHFA Communications and Marketing to create radio and TV ads for the program.

- Established performance standards for housing counselors and a new fee schedule made effective November 1. Provided ongoing training and technical assistance through webinars, regional training sessions and on-site visits. Authorized more than \$5.8 million in payments to housing counseling agencies for intake and triage of Restoring Stability applicants and for approved and closed files.
- Hosted the U.S. Department of Treasury compliance audit team and responded to all requests for information.

Federal Grants

- Hired an Assistant Grant administrator to oversee the National Foreclosure Mitigation (NFMF) counseling program and HUD Comprehensive Housing Counseling grant programs.
- Completed NFMF Round 4 and HUD FY2010 grants. Extension requests for NFMF Round 5 and our NFMF Legal grant were approved.
- Improved the internal administration of grant programs and began the process of addressing issues of non-compliance.

Legal

Marlo Tannous, Chief Legal Counsel

- Continued monitoring and modification of the various Tax Credit Exchange (TCE) and Tax Credit Assistance Program (TCAP) transactions that closed during the prior year.
- The requisite Treasury Regulations required that a large majority of such funds be distributed by OHFA by December 31, 2011. As such, OHFA negotiated loan modifications, development agreement modifications, sources and uses disbursement agreements and operating agreement modifications for 35 TCE projects and 22 TCAP projects that had closed the prior year.
- The legal office commenced the preparation and negotiation of all necessary documentation for new programs initiated by OHFA in 2011, including the Capital Improvements Pilot Program, Housing Trust Funds for Adult Care Facilities, Rescue Loan permanent financing for rehabilitative projects and joint programs with the Ohio Department of Mental Health.
- Legal staff helped with modifying the Qualified Allocation Plan (QAP) and all ancillary review and underwriting guidelines for all 2012 programs.
- Closed 42 Housing Development Assistance Program (HDAP), 49 Housing Development Loan (HDL), 10 Neighborhood Stabilization Program (NSP) and nine Financial Adjustment Factor (FAF) transactions during 2011. Also established new documents and processes for TCE only modifications, NSP only projects, NSP Gap Loans, and continued modification of TCAP Permanent, Bridge and Gap loans.
- Continued to provide extensive support to the Restoring Stability program by drafting various documents, including agreements with Treasury, contracts with vendors, policies and summaries of laws.
- Continued to forward and monitor all of the foreclosure actions that have been sent to the Attorney General's Office that involved repayment of loans made to projects and individuals. Also assisted the AG's office with various forms of litigation matters this year.
- Assisted with the preparation and fall out of the Project Based Contract Administration (PBCA) application process.

Legislative Affairs

Guy Ford, Director

Washington

- After the November 2010 elections, Republicans narrowed the gap in the U.S. Senate picking up six seats including Ohio's newly-elected Senator Rob Portman. The Democrat majority is now 53-47. In the House, Republicans won control picking up 63 seats and now have a 242-193 majority.
- Ohio's House delegation shifted from 10 Democrats and eight Republicans to five Democrats and 13 Republicans.
- Rep. Pat Tiberi (R-Genoa Township, OH) was named chairman of the House Ways and Means Committee's Subcommittee on Select Revenue Measures. This important subcommittee has jurisdiction over federal tax policy.
- Rep. Steve Austria (R-Springfield, OH) was appointed to the House Appropriations Committee and newly-elected Rep. Steve Stivers (R-Columbus) was appointed to the Financial Services Committee.
- Sen. Sherrod Brown (D-OH) continues to serve on the Banking, Housing, and Urban Affairs Committee and chairs the Subcommittee on Financial Institutions. This subcommittee has jurisdiction over legislation to secure the transparency of banks, savings associations, credit unions and financial agencies such as the Federal Home Loan Bank System and Federal Reserve. Sen. Brown also gained a seat on the Appropriations Committee.
- Sen. Rob Portman (R-OH) was named to the bipartisan "Super Committee" that was charged with making recommendations for eliminating the federal deficit. The committee failed to meet its objective and Congress is now working to undo the mandatory budget-cutting that was triggered by the committee's failure.
- During the March National Council of State Housing Agencies (NCSHA) Legislative Conference in Washington, the OHFA team visited 18 of Ohio's 20 Congressional offices. In addition to meeting with key staff members, discussions were held with Rep. Steve Stivers (R-Columbus) and six-term member Pat Tiberi (R-Genoa Township). Rep. Tiberi agreed to be the lead sponsor on H.R. 3661 to make permanent the temporary nine percent floor for volume cap Housing Tax Credits (HTC) and create a new four percent floor for volume cap HTCs used for acquisition. The current nine percent floor, established in the Housing and Economic Recovery Act of 2008 (HERA), expires for developments placed in service after December 30, 2013.
- The House Financial Services Committee has begun a series of hearings on Government Sponsored Enterprise (GSE) reform and allegations of mismanagement involving the U.S. Department of Housing and Urban Development's (HUD) HOME Investment Partnership Program.

Ohio

- The 129th Ohio General Assembly convened on January 3, 2011 with Republicans ruling both the House with a 59-40 majority and the Senate with a 23-10 majority.

- Republicans also occupied the offices of the governor (John Kasich), attorney general (Mike DeWine), auditor (David Yost), secretary of state (John Husted) and treasurer (Josh Mandel). With control of the legislature, the governor's office, the secretary of state's office, and the auditor's office, Republicans controlled the state apportionment board that determines state legislative districts along with controlling the congressional redistricting process.
- Governor Kasich pushed for legislation to establish JobsOhio, a privatized nonprofit development corporation to take over the job creation functions of the Ohio Department of Development (ODOD). The remaining non-job creation functions of ODOD will be reorganized and renamed the Ohio Development Services Agency.
- A second legislative initiative backed by Governor Kasich, SB 5 (Jones, R-Springboro), attempted to revise Ohio's public employee's collective bargaining laws and make changes to public employee pay and benefit structures. The bill passed the Ohio General Assembly on largely party line votes but generated so much controversy that the law was repealed by a November 2011 election referendum.
- Ohio's biennial budget bill, HB 153 (Amstutz, R-Wooster), included language creating the Ohio Housing Study Committee. This committee will review all policies, programs and results of OHFA and issue a report of its findings to the Governor, the Speaker of the House, and the Senate President by March 31, 2012. The membership of the committee includes the Directors of the Ohio Departments of Commerce and Development (or designees), two House members appointed by the Speaker, two Senate members appointed by the Senate President, and the Auditor of State (or designee).
- SB 4 (Schaffer, R-Lancaster) passed both chambers unanimously and created a requirement for the Auditor of State to conduct performance audits on at least four state agencies each biennium. The purpose of the audits is to improve agency operations and reduce costs. The Departments of Education, Job & Family Services, and Transportation were named in the legislation with a fourth agency to be selected at a later date. With the creation of the Housing Study Committee in HB 153, it was determined that OHFA and the committee could benefit from the results of a performance audit and OHFA was selected to be the fourth agency examined in the biennium. An independent auditing firm, Foxx & Company from Cincinnati, was chosen to conduct the audit.
- OHFA's requested funding in the budget bill was cut by approximately 21 percent from the Executive Budget proposal but was later fully restored by the State Controlling Board.
- The Housing Trust Fund (HTF) that was fully funded at up to \$53 million per year in the Executive Budget survived an attempted raid in the Senate and remains fully funded. The budget bill contained an amendment to increase the percentage of HTF fees retained by county recorders from one percent to 10 percent. The HTF is funded through a portion of all county recordation fees. This would have resulted in an anticipated \$10 million reduction in available HTF resources. The Senate deleted this provision after objections were raised by housing advocates and Governor Kasich.
- The Republican-controlled Ohio Apportionment Board completed drawing 132 new state legislative district maps that will be in place until the 2020 census. Under the new configuration, several current Democrat legislators will find themselves either in Republican-leaning districts or lumped together with another Democrat and facing a primary race in their next election.

- The Ohio General Assembly passed emergency legislation on the last day of session in 2011 to establish 16 new congressional district boundaries based on the 2010 decennial census. This district total is down from the current 18 House districts due to Ohio's flat population growth. The legislation also eliminated the requirement that Ohio would hold two primary elections.
- The new district map is similar to the original map. A new district has been created in Columbus that is expected to favor Democrats while several other districts have been combined. Incumbent Reps. Marcy Kaptur (D-Toledo) will face Dennis Kucinich (D-Cleveland) in a primary; Betty Sutton (D-Copley) will take on Jim Renacci (R-Wadsworth); and Mike Turner (D-Dayton) was set to meet Steve Austria (R-Beavercreek) until their newly-drawn district was reconfigured to favor Turner, causing Austria to not file for the primary.

Operations:

Barbara Creech, Director

Communications and Marketing

Arlyne Alston, Director

The Office of Communications and Marketing (C&M) administered, coordinated and promoted OHFA as a leader in the affordable housing industry through outreach, event sponsorship and advertising.

- Created targeted promotional and advertising campaigns to promote OHFA as a resource for financially stable, flexible loans through printed pieces, advertising (print, TV, radio and online), email blasts and media placements.
- Built relationships with members of the press and social media outlets to increase Agency awareness and encourage media placement, resulting in 273 total media placements.
- Promoted Fair Housing and Homeownership months with comprehensive marketing campaigns.
- Completed the 2011 OHFA Customer Focus video featuring customer testimonials.
- Provided coordination and management for the 2011 Ohio Housing Conference. The 13th annual conference was co-hosted by the Ohio Capital Corporation for Housing and featured more than 50 sessions and workshops. The conference was attended by a record number of attendees (more than 1,500 from 24 states).
- Edited and designed the 2011 Annual Report, 2012 Annual Plan, OHFA wall calendar, Quarterly Updates, audited financial statements, Qualified Allocation Plan (QAP), Housing Development Gap Financing (HDGF) guidelines, Workforce Development Plan and materials for OHFA's Leadership Summit.
- Coordinated the first "Deserving Home Makeover" in collaboration with Star64 for a first-time homeowner in Cincinnati. This partnership resulted in several interior updates in return for airtime on the popular Cincinnati television station for participating contractors.
- Solicited customer testimonials and submitted them to the National Council of State Housing Agencies' (NCSHA) Faces of Home Campaign.

- Expanded our partnership with the Ohio Association of Realtors (OAR) to include articles in the online and print editions, prominent ad space on the homepage of the website, monthly advertisements, text messages to members, and sponsorship of the OAR Convention and Trade Expo.
- Sponsored NBC4's Everyday Heroes campaign which acknowledged extraordinary members of the community who make a difference.
- Developed and maintained partnerships with stakeholders, community-based organizations and minority groups to reach communities throughout the state.
- Sponsored and participated in the following outreach events:
 - Habitat for Humanity of Ohio
 - COHHIO Conference
 - WRFD's Pastor's Appreciation Breakfast
 - OHAC Spring and Fall Conferences
 - OMBA Conference
 - Columbus Asian Festival
 - NCDCA Conference
 - Cleveland Pride
 - Black Expo
 - Red, White and Boom
 - Smart Money Choices
 - COAD Conference
 - OAR Convention
 - Midwest Regional Black Family Reunion Celebration
 - India Festival
 - Ohio CDC Association Conference
 - Ohio Women Veterans Conference
 - Ohio Hispanic Business Summit
 - Women in Ministry Brunch and Expo
 - Circleville Pumpkin Show
 - Southern Ohio Association of Realtors Trade Fair
 - Asian Leadership Summit
 - Organize Ohio/Fair Lending Conference
 - Keys to Housing Options (AXIS)
 - The Homeownership Center Buzz Us Telethon
 - National Association of Legal Secretaries
 - Ohio Association of Realtor's Young Professionals Conference
- Continued a minority outreach campaign targeted to African American, Hispanic and Asian audiences. Minority participation in the FTHB program was 18 percent in 2011.
- Wrote talking points and coordinated staff appearances at numerous groundbreaking and ribbon cutting ceremonies across the state.

- Promoted the state's foreclosure prevention program, Restoring Stability: A Save the Dream Ohio Initiative.
 - Coordinated the second direct mail campaign with the Ohio Department of Job and Family Services to inform unemployed claimants about the program.
 - Provided media, outreach and graphic design support for 10 Borrow Outreach Events held across the state to encourage community involvement in homeowner outreach.
 - Coordinated a radio and TV commercial featuring a homeowner who was able to stay in his home because of the Restoring Stability program. The commercials aired in partnership with the Ohio Association of Broadcasters. The ads aired more than 15,700 times on 153 radio stations and 29 television stations around the state during the nine week campaign, and achieved a 6:1 return on investment.
 - Drafted and distributed several press releases and op-eds to statewide media. Topics included avoiding foreclosure in connection with Consumer Protection Week and updates about the Restoring Stability program.
 - Designed a flyer with information about the Restoring Stability program and 10 tips to avoid foreclosure for members of the General Assembly.
- Enhanced overall Agency brand awareness internally and externally.
 - Coordinated the 2011 Spirit of Homeownership Excellence Awards to recognize organizations that have created programs and/or initiatives to further affordable homeownership opportunities.
 - Maintained an OHFA presence on Facebook and Twitter as a cost effective networking tool to provide customers and partners access to the latest information about the Agency.
 - Coordinated photo and video shoots with single-family and multifamily customers throughout the state for use in collateral materials.
 - Prepared award entries for NCSHA Awards. OHFA won in two categories – *Management Innovation: Financial* and *Rental: Preservation and Rehabilitation*.
 - Drafted a blogging proposal that will allow the Agency to provide expert guidance and advice on industry-related issues and improve OHFA's search engine ranks on Google, Yahoo, Bing and Ask.
 - Led the internal events committee tasked with facilitating, organizing and executing engaging events for OHFA staff.
 - Revised OHFA's branding standards. Worked with IT to update the OHFA homepage with updated branding.
 - Received a Platinum 2011 Hermes Creative Award for the 2010 Community Impact Video.

Facilities Office

John Lloyd, Director

- Remodeled the third floor to add additional seats in support of the Restoring Stability program. The remodeling was finished on time and under budget.
- Restacked Agency workspaces to achieve better adjacencies. Performed numerous space moves, adds and changes (only 26 percent of agency staff are in the same seats as on January 1, 2011).

- Integrated three telephone operators from the Save the Dream Ohio hotline at the Ohio Attorney General's Office by adding an additional telephone UCD system.
- Assisted the Long-Term Facilities Committee by preparing an RFP to select a buyer's agent to represent the Agency in our upcoming property search.
- Provided ergonomics training for the Agency in conjunction with the Ohio Bureau of Worker's Compensation (OBWC).
- Replaced the carpet on floors four and five and worked with the affected departments to minimize disruption.
- Purchased new mailing machine (expected to save the Agency nearly \$5,000 over five years in meter rental and maintenance costs).
- Added AV capabilities to rooms 209 and 320.
- Investigated and switched to a new copy paper supplier, saving money and purchasing paper manufactured in Ohio.
- Completed the RFP process and selected and transitioned to new nursing and security service providers.
- Coordinated a flu vaccine clinic for employees, along with numerous other wellness-related presentations and activities.

Human Resources

Clare Long, Director

- Developed and implemented a Strategic Plan for the Human Resources Office that aligns the Human Resources Management program with the Agency's goals and objectives.
- Developed and implemented a Workforce Plan that provides a framework for making staffing decisions linked to the Agency's mission, goals and objectives; aligns fiscal and human resources to meet Agency needs; and serves as a tool to use when analyzing and presenting Agency budget and resource needs.
- Hired 43 OHFA employees: (1) Board Member, (13) Full-time permanent, (20) Project, (2) Intermittents, (6) College Interns, (1) Student Help Employee.
- Promoted 10 OHFA employees.
- 28 Employees left OHFA: (1) End Fixed Term, (2) Retirements, (19) Resignations (8- Permanent Employees, 4- Project Employees, 6- College Interns, 1- Student Help Employee), (6) Terminations (2- Permanent Employees, 4- Project Employees).
- Hired an Employee Development and Training Manager who is maximizing the potential of employees through increased training and development.
- Created a Training Council to assist and advise the Employee Development Manager in researching the types of trainings to offer OHFA employees.
- Hosted the second Annual Leadership Summit.
- Presented three Employee Assistance Program trainings to employees.
- Developed a competency inventory for administrative and bargaining unit staff based on Agency goals and programs.

- Created a new performance review tool for evaluating administrative staff based on the model Pay for Performance Review System developed by the Ohio Department of Administrative Services (DAS) that links performance to Agency goals.
- Reclassified nine clerical Secretaries and Administrative Assistants to new Administrative Professional 1 or 2 classifications and eight Information Technology employees to new Information Technology classifications developed by DAS and included in the State Class Plan.
- Developed Customer Service Standards in accordance with Senate Bill 2 and incorporated these standards in every employee's position description and performance evaluation.
- Identified Workforce Indicators and utilized newly developed Hiring and Retention Logs that chart steps through the hiring process and track turnover.
- Conducted the Annual Engagement Survey: overall engagement dropped three percent – 63 percent engaged, 28 percent not engaged, and 10 percent actively disengaged.

Information Technology

Paul Vawter, Chief Information Officer

Multi-Family Software:

- OHFA purchased a Multi-Family software package from the State of Indiana in 2010 with the intent of making modifications to the application for use by the Offices of PP&D and Program Compliance. Missouri and Kentucky joined Ohio in this effort by also purchasing the application from Indiana. All four states now share in the modifications of this application to build a product free of vendor maintenance expenses and control. The Information Technology staff spent most of 2011 working with the vendor to modify the application for OHFA's needs. Those changes are nearly complete and the software is operational. An online portal was created to allow multifamily owners and managers to report compliance to OHFA. This portal will also be used to make tax credit applications for future funding rounds, as well as allow any clients to upload documents to DevCo.

Network Storage Upgrades:

- With the introduction of the RSS in 2010, the OHFA data storage needs were challenged in 2011. The system that was installed in 2009 was expected to meet Agency needs for at least five years but was quickly stressed with the voluminous data brought on by the new program. The decision to double disk size was made and the system was doubled in capacity to nearly seven terabytes.

Citrix Server Upgrade:

- A new Citrix server was installed to provide fast secure access to Agency systems from off-site. This will provide access for remote office users as well as access during a disaster recovery event.

Technology Infrastructure:

- In 2011 OHFA replaced nearly all active users' PC's. This included about 180 users and units in the training room. All new systems included an upgrade from Windows XP to Windows 7 and Microsoft Office updates from Office 2003 to Office 2010.

Planning, Preservation and Development (PP&D)

Sean Thomas, Director

Housing Credit Program

- 2011 competitive Housing Tax Credit (HTC) program summary:
 - Completed the review of 109 applications in March, requesting more than \$86 million in credits, that were received in October.
 - Held meetings for the first time with the development teams for all of the applications.
 - Awarded \$23.8 million in credits to 33 projects consisting of 1,732 units.
 - Reviewed final application materials, including 80 percent complete plans, submitted by recipients in June.
 - Presented a request for a Special Allocation of credits for Bedford Place in October.
 - Issued Carryover Allocation Agreements for 33 recipients in December (one recipient will receive 2012 credits).
- 2012 competitive HTC program summary:
 - Presented the first version of the 2012 Qualified Allocation Plan (QAP) in April.
 - After additional meetings with the development community during the summer, presented a revised version of the 2012 QAP in August, which was approved by the Board.
 - Approved 148 organizations out of 158 applications to participate in the program during the Experience and Capacity review in the fall.
 - Processed 109 waiver requests prior to the application deadline.
 - Received 102 applications, requesting more than \$80 million in credits in November.
 - Preliminary results will be released on April 11, 2012, and recipients will then have until July 19, 2012 to meet all remaining application requirements.
- Processed requests for 8609 Forms for 41 projects, including new and amended forms, and issued 726 forms.
- Completed the annual 8610 submission in February.
- Requested and received \$176,000 in national pool credits.
- Issued letters of eligibility for a total of \$6.1 million in four percent/bond HTCs to 21 projects consisting of 1,400 units.
- Approved evidence of the 10 percent test for 26 of the 27 projects (Rootstown returned credits and will be presented in January 2012 for a special allocation of credit) that received Carryover Allocations in 2010 and requested an extension.

- Worked with a small group of interested parties in the fall to develop draft appraisal guidelines to be used in underwriting process. Guidelines will be finalized in spring 2012.

Gap Financing Programs

- Reserved more than \$16.9 million in HOME and Ohio Housing Trust Funds (OHTF) for gap financing to 29 of the 2011 HTC projects. Presentations to the OHFA Board began in September and will run through May 2012.
- Presented for approval more than \$35.2 million in state unclaimed funds for housing development loans to 17 HTC projects and reserved all remaining funds.
- Allocated \$4 million in OHTF for the 2011 Housing Development Gap Funding (HDGF) application cycle. Received 11 proposals and invited six organizations to date to submit full applications. In the first half of 2011, the Board approved approximately \$4.3 million for five 2010 program year projects.
- Allocated \$1 million in OHTF for a Capital Improvement Pilot Project working in collaboration with the Ohio Department of Mental Health (ODMH). Received 27 proposals and invited 10 organizations to submit full applications.
- Worked with ODMH on another initiative designed to assist approximately 150 Adult Care Facilities using \$1 million in OHTF. The final proposal was presented to the Board in January 2012.
- Presented for approval more than \$7.3 million in OHTF and Financial Adjustment Factor (FAF) funds for gap financing for seven Multifamily Bond Projects consisting of 384 units. Developed new guidelines for a new program in 2012. OHFA will make \$4.5 million available.
- Created and presented 2011 Housing Development Assistance Program (HDAP) guidelines in the spring. Created framework for the 2012 program for the new Consolidated Plan in the fall.

Community Housing Development Organizations

- Issued \$953,000 in new HOME funds to 21 Community Housing Development Organizations (CHDO) for the third year of their operating grant award.
- Reviewed and approved certifications for 68 CHDOs out of 79 applications received.
- Created and presented 2011 CHDO certification guidelines in the spring. Created framework for the 2012 program for the new Consolidated Plan in the fall.

Project Administration

- Closed out 54 HDAP awards and 17 CHDO awards.
- Approved 156 draws for HDAP and 92 draws for CHDO operating funds.
- Approved 15 homebuyers for HDAP homeownership projects.
- Conducted 332 field / construction monitoring / closeout visits throughout the year.

American Recovery and Reinvestment Act (ARRA)

- All 81 projects that received funds were completed by the end of the year.
- Draw activity summary:
 - Approved 218 draws for the Tax Credit Exchange (TCE) program and 136 draws for the Tax Credit Assistance Program (TCAP) in 2011.

- \$118.1 million (or 100 percent of total) TCE funds drawn to date (\$59.2 million drawn in 2011).
- \$83.3 million (or 99 percent of total) TCAP funds drawn to date (\$31.8 million drawn in 2011).
- Met the TCAP 75 percent expenditure deadline by February 16, 2011.
- Submitted all required quarterly status reports for HUD and annual report to Treasury on time.
- Provided additional information to Treasury, General Accounting Office, and the Ohio Inspector General.
- Revised the Davis-Bacon monitoring process for TCAP projects based on the corrective action plan in the audit. Implemented all actions in the plan and are current on reviews. For the year, staff reviewed and approved 4,155 payroll reports.
- Approximately \$70 million in TCAP bridge and permanent loans will be repaid to OHFA starting later in 2012 through 2017. These funds can then be reused for new projects.

Neighborhood Stabilization Program (NSP)

- NSP1: All nine projects began construction and made significant process during the year.
 - Approved 72 draws for NSP1 in 2011.
 - \$22.8 million (or 76 percent of total) NSP1 funds drawn to date.
 - Provided information to the local HUD office and received no findings.
- NSP3: Approved four projects out of 15 applications received.
 - Reserved \$11.3 million in NSP3 funds.
 - Presented one project for approval in 2011 and the remaining three will be presented in 2012.
 - Selected an Environmental Review contractor, LJB, through a competitive bidding process.

Trainings/Meetings

- Conducted two Annual Housing Funding Trainings in September for the 2012 program year.
- Conducted a training in collaboration with Enterprise Community Partners regarding the Green Communities Standards.
- Participated at the National Council of State Housing Agencies (NCSHA) Institute and Summer Housing Tax Credit conference.
- Participated at the Ohio Capital Corporation for Housing (OCCH) 2011 Developer Workshop and all four quarterly OHC Symposiums.
- Presented at the AHF Live Conference and National Council of Affordable Housing Market Analysts Conference.
- Held and participated in several different advisory groups and committees during the development of program guidelines. Groups included:
 - Consolidated Plan Advisory Group and public hearings
 - State Housing Trust Fund Advisory Committee
 - Housing Credit focus groups and public hearings
 - CHDO policy focus groups

- Assisted with planning for the 2011 Ohio Housing Conference and CHDO Training held before the conference.
- Represented OHFA on the Affordable Housing Finance Magazine Editorial Board.
- Represented OHFA at a discussion forum, a follow-up from a meeting in 2010, with state housing finance agencies and developers sponsored by the Stewards of Affordable Housing for the Future.
- Participated in three Community Development Corporation (CDC) outreach events across the state sponsored by the Ohio CDC Association.

Other Initiatives

- Office Improvements – Implemented several changes within PP&D to continuously improve including:
 - Collapsed three sections into two with only two managers: Operations and Administration.
 - Revised the development team structure in the Operations section into three teams, from four, with two full-time field analysts.
 - An intermittent staff person was hired to assist with the Davis-Bacon wage rate monitoring.
 - Assisted with the planning and implementation of the DevCo system including a significant amount of data entry and testing by administrative staff.
- Housing Investment Fund – Assisted with the review of 12 applications for the 2011 Housing Investment Fund (HIF) Round Three administrating awards for three of the 10 reserved proposals. Continuing administration of three of the previously approved HIF awards.
- Ohio Preservation Compact – OHFA continued to participate in the Ohio Preservation Compact (OPC) initiative with OCCH and the Coalition for Homelessness and Housing in Ohio (COHHIO). Monthly steering committee meetings were held to plan activities and monitor progress. Key accomplishments in 2011 include:
 - Continued implementation of the preservation loan fund in which OHFA is investing \$5 million of its own resources; 15 loans totaling \$8.1 million were approved in 2011.
 - Continued improving the online preservation project database and OPC website.
 - Sponsored and facilitated quarterly meetings of the Ohio Preservation Network (OPN); OPN meets and communicates regularly with a network of more than 100 members, to discuss preservation policy, issues and specific troubled properties.
 - Received the 2011 NCSHA Rental Housing Innovation Award for the preservation loan fund.
- Began initial planning on a new HUD 811 grant for project based vouchers to be allocated by state housing finance agencies. The program has been funded but HUD has not yet released a Notice of Funds Available (NOFA). The expected release date is spring 2012.
- Participated on the Governor's Office of Health Transformation Housing Workgroup. This workgroup is chaired by the Director of the Department of Mental Health and is composed of representatives from that department, Ohio Jobs and Family Services, Department of Developmental Disabilities, OHFA and the Ohio Department of Aging. The goal of this group is to investigate how the State of Ohio can save money by transforming the Medicaid system to allow for some of the money to be used for housing in the community.

- Participated on the Visitability Strategy Group. This group is composed of state agencies dealing with accessibility issues – the Disability Council, the Ohio Department of Aging, the Governor’s Office of Disability, Ohio Department of Jobs and Family Services and other community groups and members of the disability community. The goal of this group is ultimately to promote a statewide standard for visitability through the State Building Code. Most of the group time, however is centered around bringing awareness of the issue to the community at large through education, presence at conferences, and the Visitability Awareness Week promotion that occurs each May.
- Received and processed 659 Operating Surveys for 2010. The average vacancy rate for HTC projects in 2010 was 5.66 percent compared to 8.01 percent in 2009.
- Assisted ODMH with a modification to their Administrative Rules that will facilitate the use of their capital funds with OHFA funded projects.
- Administered a \$100,000 grant to the Ohio Department of Health of Lead-Based Paint Control. Progress has been slow and only 10 homes have been completed to date.
- Worked with representatives from HUD and Rural Development on a Federal Harmonization Project regarding subsidy layering. A final MOU was approved in November and is being used as a national model.
- Received nine applications for the HUD Subsidy Layering during the year and issued seven approval letters with two projects under review.
- Assisted with developing goals and editing the 2012 Annual Plan.
- Assisted with creating program profiles for multifamily programs in preparation for the performance audit.
- Received an award from the National Trust for Historic Preservation at their annual conference in October for assisting with preservation of the Broad Street Portfolio properties (CPO).

Program Compliance (PC)

Brian Carnahan, Director

- Met Internal Revenue Service (IRS) and the U.S. Department of Housing and Urban Development (HUD) review requirements.
- Prepared additional asset management guidance for the Tax Credit Assistance Program (TCAP)/ Tax Credit Exchange (TCE) projects.
- Finalized and signed an MOU for the physical inspection pilot program facilitated by the White House Domestic Policy Council.
- Organized and submitted, with significant IT assistance, tenant data to HUD in accordance with Housing and Economic Recovery Act of 2008 (HERA) requirements.
- Reorganized the office by creating two compliance teams (from three) and asking one manager to assume responsibility for the Housing Investment Fund (HIF). In the process, PC was able to reduce overall staff by one through not hiring a replacement for a departing Analyst.
- Worked with IT and PP&D to prepare for the use of DevCo, a multifamily database.
- Prepared numerous articles for national publications and the OHFA Quarterly Update.

- Assumed responsibility as the lead Agency for the Ohio Housing Locator.
- Partnered with Affordable Housing Solutions to publish the Affordable Housing Guide, a hardcopy publication of affordable housing properties in Ohio.
- Revised the HIF guidelines.
- Reviewed HIF applications; prepared HIF funding agreements for several HIF projects; and continued oversight of HIF projects from round one.
- Continued to update a wiki for sharing information on policies and procedures with staff.
- Conducted a capacity review of management companies participating in the 2012 tax credit round and the Housing Development Gap Financing (HDGF) round.
- OHFA was awarded the Section 8 Project Based Contract Administrator (PBCA). Unfortunately, HUD subsequently revoked the award in the face of national protests.
- Prepared and presented restrictive covenant modification guidelines to the Multifamily Committee.
- Conducted 18 Basic Tax Credit Compliance classes throughout Ohio that were attended by 400 affordable housing professionals. The most impressive fact about the training is that an average of over 80 percent of the attendees leave the training indicating they have a much better understanding of compliance issues. OHFA is one of the few HFAs to maintain a compliance training program.
- Conducted 11 Compliance Tool classes attended by more than 95 affordable housing professionals.
- The Returning Home Program, sponsored by the Corporation for Supportive Housing, began to take shape. OHFA has worked out funding agreements and rent payments are beginning to flow to the affiliated organizations.
- Continued to update and enhance the Compliance training course (“basic” was removed this year).
- Worked with a number of troubled properties to resolve compliance issues.
- Implemented review policies and procedures to enhance consistency and efficiency.
- Participated on the Board of the Midwest Affordable Housing Management Association (MAHMA).
- Served on the Board of the National Association of Home Builders (NAHB) Housing Credit Certified Professional designation.
- Staff represented OHFA at numerous professional conferences including: National Compliance Professional Conference, MAHMA Regional Meeting, OHFA-OCCH Annual Housing Conference, and National Council of State Housing Agencies (NCSHA).
- Conducted a number of preoccupancy meetings, an important first step in ensuring new projects lease up properly.
- Continued to update the OHFA website by adding information and forms.
- Revised annual owner reports and certifications; worked with IT to create a web-based upload function for the 2011 Compliance Tools.
- Participated in the development of the 2012 Qualified Allocation Plan (QAP).
- Helped to coordinate and revamp the 2012 QAP training.

Office of Affordable Housing Research (OAHR)

Dr. Holly Holtzen, Strategic Research Coordinator

In CY2011, OAHR continued to expand partnerships and research activities with state and national organizations.

At-Risk Populations

Health Impact Assessment: Alignment of Affordable Housing Physical Inspection Policies in Ohio

In December 2011, OHFA was awarded \$125,000 from the Health Impact Project, a collaboration between the Robert Wood Johnson Foundation and The Pew Charitable Trusts, to conduct a Health Impact Assessment (HIA) to examine the health impacts of a proposed policy modification to reduce the frequency of physical inspections of affordable housing properties in Ohio. The HIA will consider the health impacts of the proposed reduction of physical inspections associated with changes in neighborhood and housing quality encompassing pest management, indoor air quality, water leaks and mold, structural hazards, peeling paint, and neighborhood safety. The HIA findings will be used by OHFA and the federal Rental Policy Working Group to inform the final proposed language for the physical inspection regulations expected in late 2012 or early 2013. This HIA is a collaborative effort between the OHFA, the U.S. Department of Housing and Urban Development (HUD), USDA Rural Development offices, and The Ohio State University, College of Public Health.

Office of Health Transformation (OHT): Housing Workgroup

OAHR has partnered with housing policy leads for OHT cabinet agencies, with additional expertise from the Department of Development and other OHFA staff to integrate Medicaid and Medicare benefits by exploring options to develop a housing component to the Medicaid waiver application. OAHR staff will assess the potential impact of the proposed development of a community-based program integrating Medicare and Medicaid benefits with housing through CMMI grounded in a systematic, quantitative review of current expenditures of nursing home residents. This analysis will:

- identify eligible targeted populations, essential community-based services, and housing needs;
- estimate Medicaid expenditures for community-based services and housing, and
- develop quantitative benchmarks to assist with program planning and monitoring.

State Profile Housing Indicators

OAHR is contributing to the State Profile Housing Indicators led by the Ohio Department of Job and Family Services. These indicators will be used as part of Ohio's long-term care rebalancing efforts.

Affordable Senior Housing

Affordable housing financed with tax credits have become the most significant source of funding for the construction and preservation of affordable senior housing. Recently, attention has focused on how tax credits can provide both affordable housing and supportive services to support Ohio's aging population. OAHR will continue to analyze existing Program Compliance data and move towards primary data collection to better understand the needs of older adults living in tax credit projects.

Data from this ongoing project was published in peer-reviewed journals and presented at national conferences in 2011.

Ohio Statewide Data Warehousing Project

The Department of Development (ODOD) and OAHR are partnering on the development of the Ohio Data Warehouse. Together, ODOD and OHFA are collaborating with each Continuum of Care, other state agencies and stakeholders. This systems integration project will strengthen the collaborative efforts by merging information from multiple state agencies and local homeless service providers. Integrating this data will allow the state to develop a more comprehensive strategy toward ending homelessness, based on the full myriad of factors contributing to the issue, including accessibility to health care, housing and behavioral health services.

Daybreak's "Roadmap" Project

Daybreak's "Roadmap" project is a 27-month project funded through the 2010 OHFA Housing Investment Fund (HIF) round. This project will identify emerging best practices for developing and implementing a comprehensive housing program for homeless and transitioning youth. In December 2011, the process evaluation of the Daybreak project was completed.

Low- and Moderate-Income Homeownership

MyMoneyPath

MyMoneyPath is a pilot project being developed through an ongoing partnership between the John Glenn School of Public Affairs and OHFA, in collaboration with an experienced team of OSU and University of Wisconsin Extension Faculty. This pilot project will build on OHFA's successful First-Time Homebuyer Program by adding an interactive online financial planning module and providing phone-based financial counseling services for the first year after home purchase.

Restoring Stability Evaluation

OAHR in partnership with The Ohio State University and the Federal Reserve Bank of Cleveland are working with Restoring Stability staff to evaluate the effectiveness of the program. The evaluation is planned along three dimensions: (1) descriptive summaries of homeowners registered for Restoring Stability assistance; (2) process analyses of the selection of program options and the factors associated with the types of approved assistance; (3) outcome assessment (both short and long-term) outcomes associated with program selection, housing tenure and delinquency and mortgage re-defaults.

In November 2011, OAHR developed a web-based survey to explore the most pressing reasons registrants have not completed a full Restoring Stability application. A brief summary of findings will be prepared for Restoring Stability managers to guide the modification of marketing strategies, follow-up procedures, or program policies. Feedback on the results of this survey will be used to guide a more in-depth examination of those who have not submitted a complete application to OHFA.

Affordable Housing Development and Management

Appalachian Housing Initiative

The Ohio CDC Association, a statewide trade association of nonprofit community development corporations will implement an affordable housing needs assessment in the Appalachian region of Ohio. The study will involve an analysis of the regional housing market, focus group meetings with key stakeholders, analysis of regulations and programs impacting the region, and review and analysis of other research resources.

Ohio Affordable Housing Mapping Tool

OHFA, in partnership with the Ohio Preservation Compact (OPC), collects Ohio specific project-level affordable housing data. This data collection has expanded to include information about the demographic characteristics, amenities, and health-related factors within Ohio's neighborhoods to inform affordable housing policies. The Ohio Affordable Housing Mapping Tool is a resource designed for affordable housing stakeholders and policy makers to identify opportunities and challenges to respond to the diverse housing needs in Ohio.

Strategic Planning

OAHR has become increasingly involved in internal data management, reporting, and planning efforts. This involvement is evidenced by the key role of OAHR in the 2012 Annual Plan, FY2011 Annual Report, and performance audit preparation efforts.

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