



ECONOMIC IMPACT OF THE
OHIO HOUSING TRUST FUND

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WHAT IS THE OHIO HOUSING TRUST FUND?

The Ohio Housing Trust Fund is the State of Ohio's response to homelessness and the need for safe, decent, affordable housing. In 1990, Ohio voters approved Issue 1, a constitutional amendment making housing a public purpose, leading to the creation of the Ohio Housing Trust Fund. In 2003, the General Assembly established the Housing Trust Fund Fee, which is assessed when documents are recorded at a county recorder's office for property transfers and other transactions, creating a permanent, dedicated revenue source for the Trust Fund. This funding stream has allowed the state to help hundreds of thousands of vulnerable Ohioans achieve housing stability.

WHOM DOES THE OHIO HOUSING TRUST FUND SERVE?

Just under \$42 million in allocations in State Fiscal Year (SFY) 2016 helped serve the housing needs of 41,757 Ohioans, the vast majority of whom have very low incomes. Among those served:

- Over 13,000 households were assisted by homeless shelters, homelessness prevention and rapid rehousing;
- Nearly 1,600 homes owned by low-income seniors or disabled Ohioans were repaired;
- Over 1,500 rental units were constructed or rehabilitated; and
- Nearly 1,000 senior citizens were connected with community and program services to improve their quality of life.

Cumulative Ohioans Assisted by the Trust Fund, 1992 - 2016

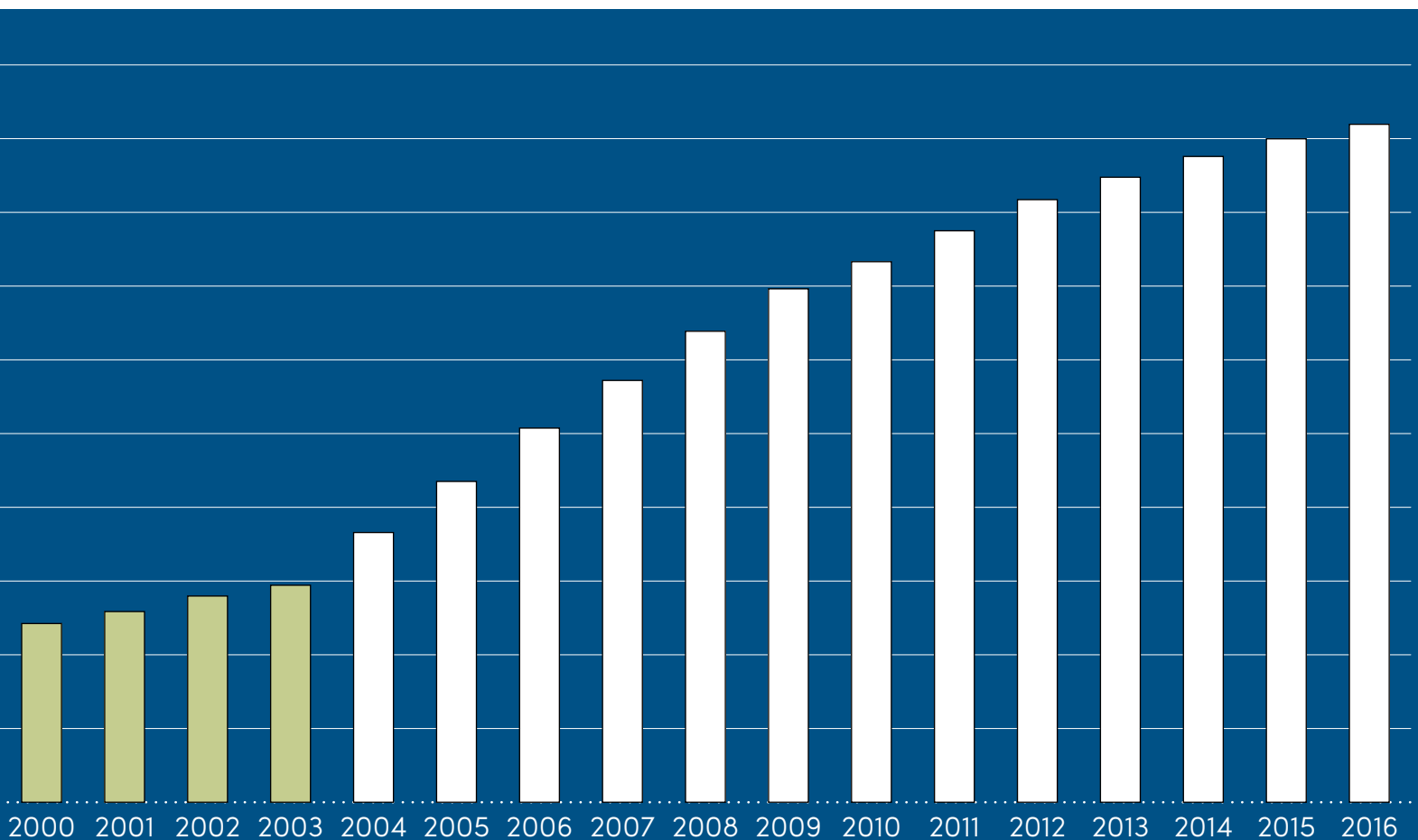
Years in which the Trust Fund relied on general appropriations are green, while years with the dedicated funding source are in white.



WHAT DOES THE OHIO HOUSING TRUST FUND DO?

The Ohio Housing Trust Fund, administered by the Ohio Development Services Agency, provides funding to nonprofit organizations, private developers, local governments and others who are working to reduce homelessness and increase affordable housing opportunities throughout Ohio. The Trust Fund supports these local efforts by increasing Ohio's ability to attract private investment and maximize federal funding. By law, at least half of the Trust Fund allocations must be given to projects outside urban areas. The programs receiving the largest amount of money from the Trust Fund in SFY 2016 were:

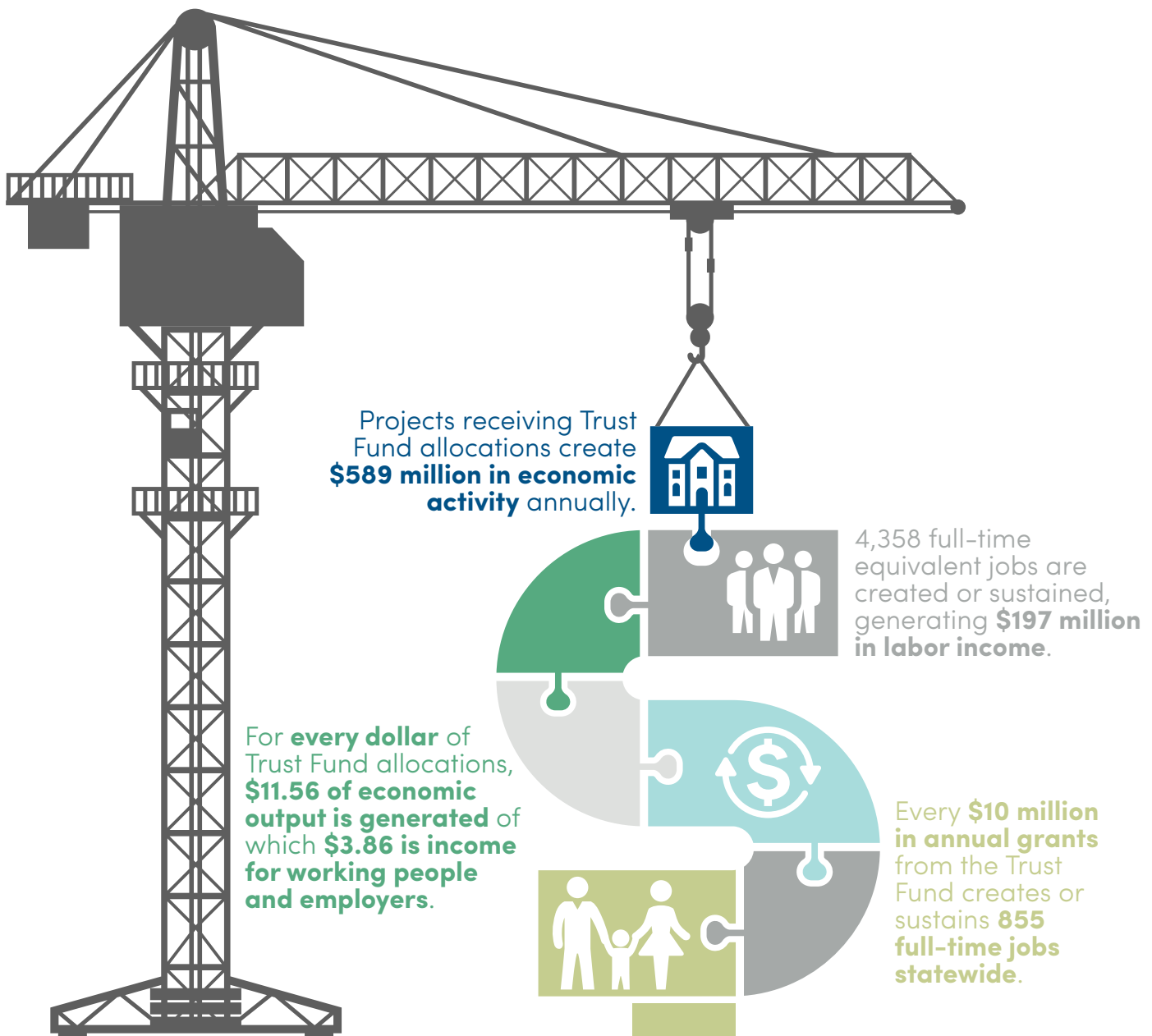
- **Homeless Crisis Response Grant Program** (\$13.2 million), which provides aid to public and private providers of services for persons experiencing homelessness for the operation of homeless shelters, rapid rehousing programs, and other services for this population;
- **Housing Development Assistance Programs** (\$12.5 million), which competitively awards supplementary funds for projects receiving Low-Income Housing Credits, as well as grants to support construction or rehabilitation of small multifamily housing developments not receiving credits;
- **Supportive Housing Grant Program** (\$5.5 million), which awards funds that assist the operation of permanent supportive housing and transitional housing programs, as well as related services; and
- **Housing Assistance Grant Program** (\$4.0 million), which enables very low-income homeowners to stay in their homes by providing emergency home repairs and accessibility modifications for seniors and people with disabilities.



IMPACT OF THE TRUST FUND

WHAT IS THE ECONOMIC IMPACT OF THE OHIO HOUSING TRUST FUND?

Projects receiving Trust Fund allocations create \$589 million in economic activity annually. In total, 4,358 jobs (full-time equivalent) generating \$197 million in labor income are created or sustained yearly because of the Trust Fund and the projects it helps make possible. Ohio's economy sees \$11.56 in output for every dollar of the Trust Fund allocations, of which \$3.86 is income for working people and employers. Every \$10 million in annual grants from the Trust Fund creates or sustains 855 full-time jobs statewide.





DOES THE OHIO HOUSING TRUST FUND LEVERAGE OTHER FUNDS?

Yes! Altogether, for every dollar spent since 2011, nearly five dollars come from outside sources to support the Trust Fund's mission. Overall, \$306 million in Trust Fund dollars spent in that time attracted over \$1.4 billion in additional funds, making it a particularly productive use of state resources.

This result is particularly true with respect to spending on construction and rehabilitation of affordable housing. Every Trust Fund dollar spent on new construction and site preparation attracted \$8.07 in outside funds, while spending on acquisition, rehabilitation, repair and weatherization was matched by \$6.11 from other sources.

SUCCESS STORIES



POINT VILLAGE APARTMENTS

Russells Point, Logan County

\$500,000 in Housing Development Assistance Program Funds

Point Village Apartments received funding in 2012 to provide gap financing for the rehabilitation of an eight-building, 58-unit apartment complex for both families and seniors. The complex had been built in 1980 with federal assistance, but suffered two fires and required a capital infusion to preserve rental subsidies and maintain resident quality of life. The project, developed by Herman & Kittle Properties, Inc., was completed in 2014; it received Low-Income Housing Credits and weatherization grants from the U.S. Department of Energy and Dayton Power and Light.

"How quickly I went from being married with children to a divorced single mother, losing everything in a house fire," Abby says. "It was a very emotional time."

Fortunately, Abby and her three daughters were able to move in with her mother on a farm, but after two years, she knew she needed to reclaim her own family routine where the girls were free to participate in sports, entertain friends and enjoy school activities.

"Through word of mouth I heard they were rehabilitating Point Village. I was impressed with everything, from how I was greeted to the design of the space with its new kitchen, carpet and paint. I loved the landscaped back yard and fence for privacy," Abby recalls.

"Being able to say I'm living independently in my own space, paying the bills, and providing a clean, safe environment for my kids - while we're still growing as a family - is priceless," Abby says. "My girls come home to a sense of peace, safety and comfort."





OPPORTUNITY HOUSE

Dayton, Montgomery County

\$600,000 in Housing Development Assistance Program Funds

Opportunity House, operated by Daybreak, Inc., received funding in 2008 to help finance the construction of 20 efficiency apartments that house transition age youth who have previously experienced homelessness in the Miami Valley. The new facility, a converted abandoned warehouse, allowed Daybreak to better connect young adults with the supportive services they require to develop the skills to become self-sufficient. Other portions of the building, funded largely with private resources, include an emergency shelter for children and young adults, facilities for street outreach, programming space and offices for Daybreak staff. Additional funding came from the Federal Home Loan Bank of Cincinnati, Montgomery County, the City of Dayton, HUD, Enterprise Community Partners and other non-profit organizations, as well as the Low-Income Housing Credit program. A recent OHFA study showed that Daybreak youth are making clear progress toward educational and vocational goals and substantially increased their wages while living in Daybreak housing.

Arielle (Ari for short) was 16 when her mom kicked her out of the house. Fortunately, she was able to go live with her dad, but a couple of years later, he moved out of state and left Ari behind. She could only get work a few hours a week and had nowhere else to turn. A friend's mom told her about the Daybreak supportive housing program.

"I was so thankful I had somewhere stable to stay," she said, "and happy to discover that Daybreak staff would help me and be the support system I never had."

Counselors at Daybreak helped Ari learn to cope with challenges from her past and prescribed medications that helped get her anxiety and depression under control.

Employment program staff placed her in a job at Lindy's, the pet treat bakery and transitional job program operated by Daybreak, giving her more hours and a steady paycheck. Ari came to understand the value of punctuality and teamwork. She acquired management skills that helped her become a crew trainer at Noodles & Company.

Today Ari is a confident, 23-year old woman excited about her future. She works two jobs, lives in her own apartment, and takes great pride in the fact that she's never been late with her rent. She's saving to buy a car and is looking into attending art school someday.

"I don't know where I would've been without my Daybreak family," Ari said. "I'm truly thankful they were there to help me through tough times and help me build a better life for myself."



COMMONS AT GARDEN LAKE

Toledo, Lucas County

\$600,000 in Housing Development Assistance Program Funds

Commons at Garden Lake, a 75-unit complex, serves veterans who have experienced homelessness and/or have a disability. The U.S. Interagency Council on Homelessness has made ending veteran homelessness a top priority of their *Opening Doors* plan to prevent and end homelessness. Veterans experience homelessness for many of the same reasons that non-veterans do, including economic and personal hardships and a shortage of affordable housing. However, exposure to combat and repeated deployments may also contribute to homelessness.

The development attracted funds from the City of Toledo, the Toledo/Lucas County Homeless Board, the Federal Home Loan Bank of Cincinnati, HUD and the Low-Income Housing Credit program to support the investment of state funds. Commons at Garden Lake operates in close partnership with the nearby Veterans Administration facility to ensure residents have access to the physical and mental health care they may need and includes a community room with kitchen, fitness facilities, conference room and an on-site medical clinic. The development opened in October 2015.



HORNSBY HOUSE

Lisbon and East Liverpool, Columbiana County
\$750,000 in Housing Development Assistance Program Funds

Hornsby House, seen here at its June 2016 grand opening, operates in conjunction with the Counseling Center of Columbiana County and serves local households that include someone with a severe and persistent mental illness; often these individuals also have opioid dependencies or other substance use and addiction challenges. According to a report from the Ohio Department of Health, Ohio experienced 2,590 opioid-related deaths in 2015. That troubling statistic places the state at the heart of the country's opioid epidemic.

Hornsby House operates 10 units that provide safe and affordable subsidized housing, in addition to intense support services and around-the-clock supervision, in order to help this hard-to-house population develop the skills needed to eventually manage themselves independently in the community. In this structured environment, these individuals are less likely to resort to the behaviors that caused them to lose housing and are more likely to be receptive to services that will help enhance their recovery and self-sufficiency.

The development received capital aid from the Ohio Department of Mental Health and Addiction Services and the Federal Home Loan Bank of Cincinnati to supplement Trust Fund dollars. Operations are funded by the Columbiana County Mental Health and Recovery Services Board, and tenants receive project-based rental assistance vouchers from the Columbiana Metropolitan Housing Authority.



FAMILY PROMISE OF GREATER CLEVELAND

Cleveland, Cuyahoga County

\$314,500 in Supportive Housing Program Funds and \$949,240 in Capital Funding to End Homelessness

Family Promise of Greater Cleveland operates a 21-unit, 73-bed temporary housing program for homeless families, particularly young adults ages 18 to 24 and their children. Nationally, there is a focus on youth who have aged out of the foster care system or have had some involvement with the child welfare system who find themselves either homeless or precariously housed. Eighty-five percent of households served by the program exit to permanent housing, while 90 percent of adults either gain employment or increase existing wages. The program plans to serve 220 households consisting of 700 persons during a two-year period beginning January 1, 2017.

The goal of Family Promise is to provide those families with the skills they need to become independent and to stop patterns of generational poverty and homelessness — many of the young adults served often lack support systems, education and employment opportunities. Each family is assigned a dedicated case manager who assists parents in finding housing and employment; securing financial support; linking to needed medical, mental health and legal services; and engaging in important activities to ensure the well-being of their children. Families receive case management services for at least four months after they leave the shelter to help prevent returns to homelessness. The agency keeps families together through the trauma of homelessness and beyond as they strive to achieve long-term stability.



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