Advisory Committee Meeting II: Notes
National Housing Trust Fund

I. Welcomed group and completed introductions
II. OHFA reviewed purpose of NHTF, Advisory Committee, and past meetings
III. Break Out Sessions:
   a. Achieving lower rents in tax credit properties.
      i. Subset population. Group discussed whether the plan should serve a unique population in addition to ELI but determined that serving the broadest possible segment was preferable as it allowed local needs to be best served.
      ii. Form. Group favored a model that would increase use of 4% Bond funds. A tenant-based voucher idea was dismissed due to practical concerns in favor of an enhanced developer fee model to capitalize a rent subsidy reserve that would drop units with planned subsidy at the 50% AMI rate to 30%. There was some discussion of mimicking the 811 structure. Continuing existing green/environmentally responsible priorities in LIHTC framework was recommended.
      iii. Collateral funding. HOME, FHLB, CDBG, OMAS, ADAMH, and ODDD were considered as possible leverage sources. The group did not believe there was a risk of supplementation as affordability is not currently available at this level.
      iv. Impact. Success would be defined as housing stability, measured by turnover and eviction rates. Additional benefits could be set and measured by the individual project.
      v. Next steps. Group recommended OHFA review past LIHTC projects to see how many units could be funded within NHTF parameters. Suggested reviewing how a similar model in Pennsylvania operates and consulting with that HFA on unintended consequences and program enhancements.
   b. Capital dollars to support small, non-LIHTC multifamily developments.
      i. Subset population. Group discussed linking to redevelopment areas and rural areas and considered crossover populations that will be served inherently in the program without specifically carving out a new population.
      ii. Form. Group discussed using NHTF to enhance the HDAP program while being cautious to differentiate outcomes to avoid supplanting existing programs.
      iii. Collateral funding. HOME, HDGF, and local funds were discussed as possible leveraging sources. Caution not to duplicate HDAP efforts was also recommended.
iv. **Impact.** Success could be measured by occupancy rates, income-to-expense rations, and qualitative impact on resident lives assessments.

c. **Preserving existing affordable housing leveraging 4% credits.**
   i. **Subset population.** The group did not recommend restricting NHTF dollars to a target subpopulation outside the ELI designation.
   ii. **Form.** Group discussed strategies to reduce hard debt via the existing HDAP program as a vehicle to reduce rents. Increases in BGF funding were also suggested. Group considered lowering reserve thresholds and easing underwriting standards. Enhancing rental operating subsidies was also discussed.
   iii. **Collateral funding.** While not a funding source per se, interaction with the Rental Assistance Demonstration was discussed. The group did not believe this model would risk supplanting existing funding sources.

IV. Group will gather external feedback and invite additional participants
V. Group will email notes to NHTFAllocation@ohiohome.org by May 18th
VI. Group will reconvene on May 19th in the OHFA Board Room
VII. OHFA thanked group for their attendance and adorned for the day
WE OPEN THE DOORS TO AN AFFORDABLE PLACE TO CALL HOME
AGENDA

- WELCOME
- PURPOSE AND REVIEW OF PAST MEETINGS
- COMMITTEE BREAKOUT SESSIONS
- NEXT STEPS
ADVISORY GROUP PURPOSE

- To involve community and stakeholder representatives in decision making concerning the use of National Housing Trust Fund resources in Ohio.

- Members should be prepared to participate in one additional Advisory Group on May 19, 2016. Additional input may be gathered until submission of the final Allocation Plan.
REVIEW OF PAST MEETINGS

NHTF Overview:

- Administered by DSA, allocated by OHFA
- Production, preservation, rehabilitation, and operation of housing
- Focus on ELI households (under 30% AMI or below FPL in rural areas)
- Year 1 Estimate $3.7 mil
- Rent at 30% of 30%AMI/FPL
- Affordable for at least 30 years
- Must have an Allocation Plan, distribution based on need in ConPlan
- “Committed” within two years, spent in five
- 6 HUD Priority Factors
NATIONAL HOUSING TRUST FUND
ALLOCATION PLAN TENTATIVE TIMELINE

MID-MARCH
HUD publishes state Allocation Plan Guidance

MARCH 22
States develop Allocation Plans

APRIL 26

May 19
Draft Allocation Plan to be posted to OHFA website for 30-day comment period

MAY 23-27
Public Hearing to occur – Date TBD

EARLY JUNE
State to submit final Allocation Plan – Date TBD

LATE JUNE
Achieving lower rents in tax credit properties

Capital dollars to support small, non-LIHTC multifamily developments

Preserve existing affordable housing leveraging 4% (non-competitive housing credits)
OFF-LINE ACTIVITY

- What Occurred Since March 22\textsuperscript{nd}
  - Recruited additional participants and SME’s
  - Gathered data and information to quantify and qualify need
  - Formulated logistical ideas regarding implementation
Today we will meet in subcommittee groups to:

- Define the Objectives of the Proposed Initiative/Activity
- Recommend the Level of Resources Required
- Explore the Timeline Necessary to Complete
- Identify who Should Be Involved in Planning and/or Implementation
ADVISORY GROUP NEXT STEPS

- Nominate a representative to report recommendations to the group
- Gather external feedback from colleagues and advocates
- Send an email summary to NHTFAlocation@ohiohome.org by May 18th
ADVISORY GROUP  FUTURE MEETING DATES

WORK SESSION III
MAY 19, 2016
1PM
OHFA Board Room
HUD’s Exchange Webpage: National Housing Trust Fund
https://www.hudexchange.info/programs/htf/

OHFA’s NHTF Webpage
http://www.ohiohome.org/housingtrust/default.aspx

National Low-Income Housing Coalition
http://nlihc.org/issues/nhtf/videos

2016 Ohio Housing Needs Assessment

OHFA’s Multifamily Development Programs

LIHTC Qualified Allocation Plan

Housing Development Assistance Programs (HDAP) – include 4% LIHTC/MF Bond (BGF) and non-LIHTC (HDGF)