



OHIO HOUSING FINANCE AGENCY

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TO AN **AFFORDABLE** PLACE
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NATIONAL HOUSING TRUST FUND ADVISORY GROUP

WORK SESSION I
TUESDAY, MARCH 22, 2016 1PM



AGENDA ■ ■ ■

- WELCOME
- ADVISORY GROUP PURPOSE AND STRUCTURE
- REVIEW OF NHTF PROGRAM & INITIAL FEEDBACK
- DISCUSSION
- NEXT STEPS

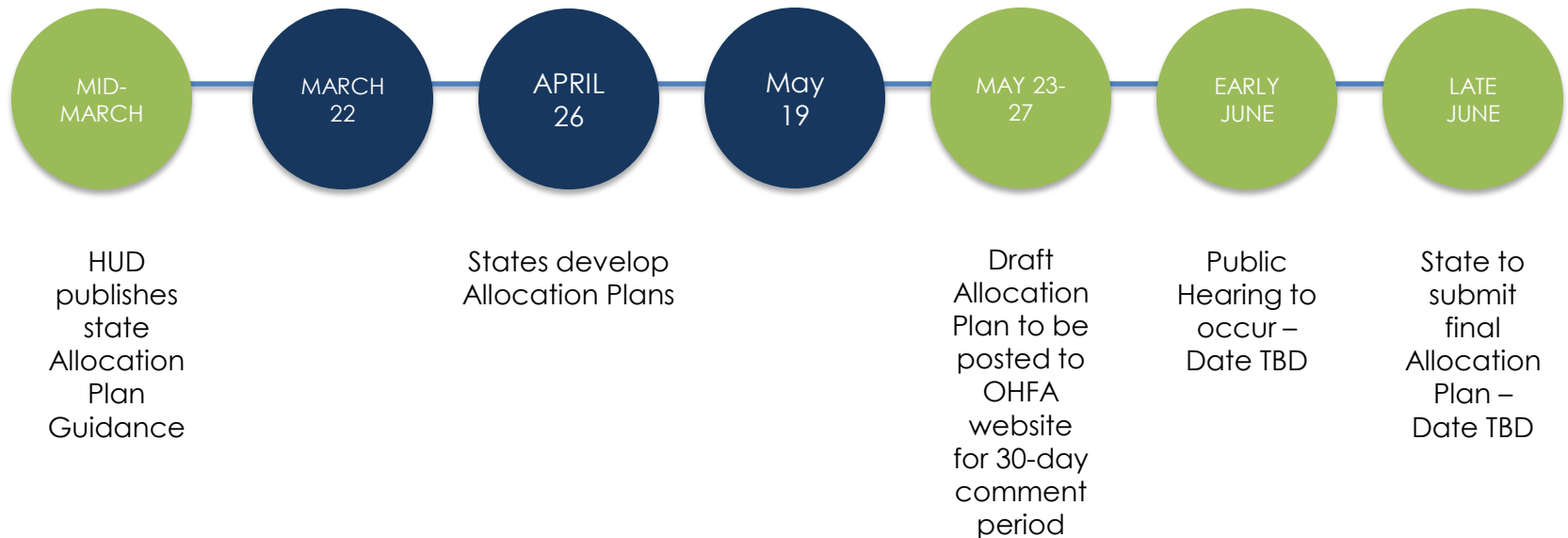
ADVISORY GROUP PURPOSE ■ ■ ■

- To involve community and stakeholder representatives in decision making concerning the use of National Housing Trust Fund resources in Ohio and development of the required Allocation Plan
- Members should be prepared to participate for the duration of the process which begins with our meeting today and will end in May 2016, or upon completion of the NHTF allocation plan

ADVISORY GROUP **STRUCTURE** ■ ■ ■

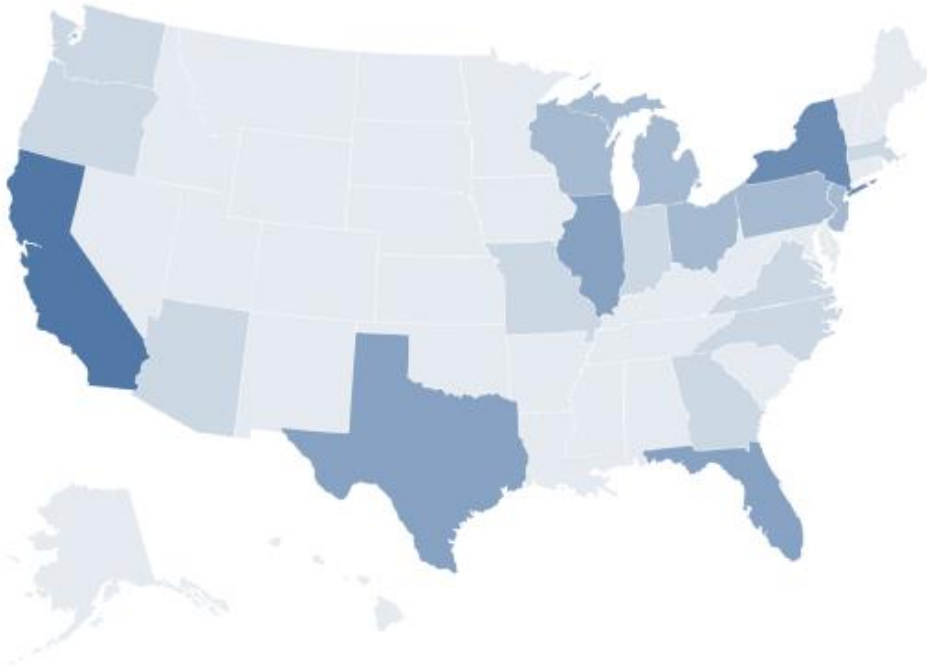
- Collection of individuals who bring unique knowledge and skills
- PP&D staff point of contact between the advisory group and DSA (administering entity) and OHFA (allocating entity) leadership

NATIONAL HOUSING TRUST FUND ALLOCATION PLAN TENTATIVE TIMELINE



Housing Trust Fund Update: State-Level HTF Allocations

\$3 million  \$8.9 million



Estimates as recent as March 17, 2016 show Ohio will receive approximately **\$3,710,000**

Sources: NLIHC; Fannie Mae; Freddie Mac; Treasury Department; Novogradac & Company LLP



NATIONAL HOUSING TRUST FUND

ELIGIBLE ACTIVITIES RECAP ■ ■ ■

- Creating or preserving rental housing that is affordable to extremely low-income households (at or below 30% of Area Median Income) for a period of at least 30 years
- Funds may be used to acquire, produce or rehab rental housing for the benefit of these households

NATIONAL HOUSING TRUST FUND ELIGIBLE RECIPIENTS RECAP ■ ■ ■

- Recipients may be non-profit, for-profit or public entities with relevant experience and financial capacity

NATIONAL HOUSING TRUST FUND ALLOCATION PLAN PRIORITIES FOR FUNDING

1

Geographic Diversity

4

Length of units affordability period

2

Applicant's ability to obligate funds and undertake eligible activities in a timely manner

5

Merits of the application in meeting states' priority housing needs

3

Extent to which rents are affordable, especially to ELI households; has federal, state or local project-based rental assistance making rents affordable to ELI households

6

Extent to which applicant makes use of non-federal funding sources

Expand the availability of rental or operating subsidies

Capital dollars to support small, non-LIHTC developments

Permanent Supportive Housing for special needs and vulnerable populations

Expand the availability of accessible housing

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

Supporting local governments and helping to supplement HOME funded projects

ADVISORY GROUP **NEXT STEPS** ■ ■ ■

- Sub-committee initiation
- Group operation/responsibilities
- Things to consider

ADVISORY GROUP **FUTURE MEETING DATES**

WORK SESSION II

APRIL 26, 2016

1PM

OHFA Board Room

WORK SESSION III

MAY 19, 2016

1PM

OHFA Board Room

ADVISORY GROUP RESOURCES ■ ■ ■

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

<http://www.ohiohome.org/2016-HousingNeedsAssessment.pdf>

OHFA's Multifamily Development Programs

LIHTC Qualified Allocation Plan

http://www.ohiohome.org/lihtc/2016-2017_QAP-Final.pdf

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

http://www.ohiohome.org/hdap/Consolidated-HDAP-Guidelines_2016.pdf