



**Housing and Services**  
Resource Center

# **Ohio Solutions Office Hours**

## **How CBOs Can Sponsor, Develop, or Co-Develop Affordable Housing**

January 13, 2022



# Welcome

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ACL.GOV

# Welcome

- Thank you for joining the [Housing and Services Resource Center](#) (HSRC) for a three-part series featuring partnerships in Ohio between the housing sector and aging and disability networks.
- These collaborations are expanding options for older adults and people with disabilities to live in their communities with access to supportive services they may need
- ***Session 1: How CBOs Can Sponsor, Develop, or Co-Develop Affordable Housing***

# Instructions for Zoom

This event is being recorded.

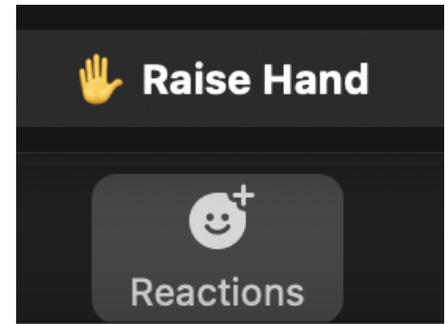
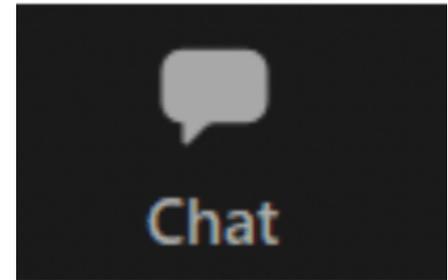
## Audio Options

- Use your computer speakers, **OR** dial in using the phone number in your registration email.
- Please stay muted unless called upon

## Chat

- Please actively use chat throughout the meeting
- To ask a presenter a question in chat, please include the name. For example: *Question for Joseph...*

**Raise Hand** to ask a presenter a question





# Housing and Services Resource Center

**JUST  
LAUNCHED!**

[acl.gov/HousingAndServices](https://acl.gov/HousingAndServices) [#HousingResources](https://twitter.com/HousingResources)



# Connecting

the housing sector and the  
community living networks



The HSRC facilitates a federally coordinated approach to providing resources, program guidance, training, and technical assistance to:

- Disability and aging network organizations,
- State Medicaid agencies,
- Mental and substance use disorders service providers,
- Homeless shelters, and
- Public housing authorities and housing providers.

# HSRC Goals

- Coordinate and leverage technical assistance, training and research efforts of HUD & HHS partners (ACL, CMS, SAMHSA & ASPE);
- Reach a broad audience of the aging, disability, housing, and homeless networks and stakeholders;
- Facilitate state and local partnerships between housing and service systems;
- Assist communities in leveraging new housing and service resources including from the American Rescue Plan & Build Back Better.

# Office Hour: *What to Expect*

- Learn and discuss methods that stakeholders from different sectors used to begin to develop partnerships to expand affordable housing and access to community-based supportive services
- Receive practical tips and real-world examples
- Participant polling will inform the next two sessions

# Office Hour

## *How This Will Work*

As an “office hour,” each session will have a short presentation, followed by a long period for participants’ questions and discussions that support peer-to-peer sharing.

# Ohio Area Agencies on Aging Housing Roadmap and Success Story

**Joseph Recchie**  
*CEO*  
Community Building  
Partners and Praxia  
Partners

**Duana Patton**  
*CEO*  
Ohio Dist. 5 Area  
Agency on Aging

**Justin Moor**  
*VP of Planning &  
Program Development*  
Area Office on Aging of  
Northwestern Ohio

**2022 Housing and Services Resource Center**

**Office hours: January 13 4:00 p.m.**



# POLL #1

Please tell us if your organization is a/an:

- Area Agency on Aging (AAA)
- Center for Independent Living (CIL)
- Other Community Based Organization (CBO)
- Housing Developer, Owner, or Manager
- Public Housing Authority
- Tribal Nation or Organization
- Investor
- Other



## POLL #2

What is your level of engagement in developing housing?

- Have an interest in exploring the possibility of developing affordable housing
- Have not developed housing but have taken steps to pursue developing affordable housing with other stakeholders
- Have developed affordable housing

# Roadmap



**The Need for  
Affordable Senior  
Housing...and the  
Opportunity for  
Community-Based  
Organizations**



**How to get started  
promoting housing in  
your community**



**Opportunity for  
Smaller Community  
Projects**



# Housing as a Social Determinant of Health

Housing is often cited as the most important social determinant of health, recognizing the range of ways in which a lack of housing, or poor-quality housing, can negatively affect health and wellbeing across populations.



# 3 Biggest Expenses in Retirement



While many worry about the cost of health care as they age, transportation costs represent 16% of expenditures, while health care represents 13%

**Source:** NewRetirement, The Biggest Expenses in Retirement



# Unaffordable Housing

Over **1-in-4** older adults (age 65+) households (**27%**) live in **unaffordable housing**.



Housing is considered unaffordable if the costs, including utilities, are more than 30% of household income.

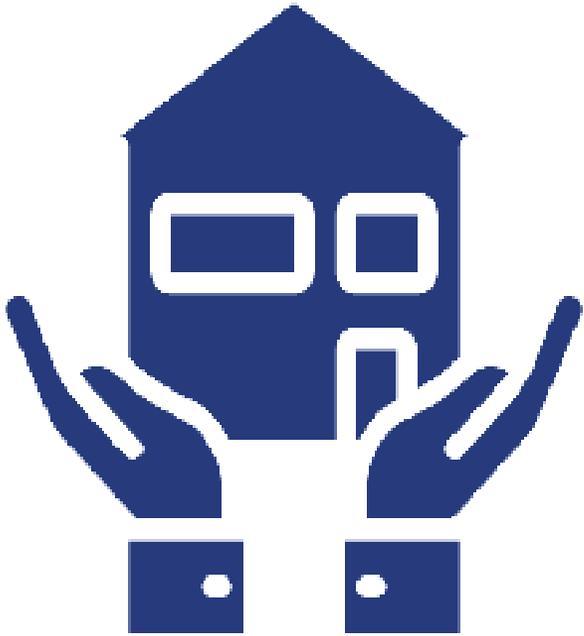
**Source:** U.S. Census Bureau



# Housing Burden

More than 2.6 million older renter households in the US pay more than 1/2 of their monthly income for rent.

- Increasing numbers of older adults forced out of their homes are ending up homeless. In Ohio, older adults had the biggest increase in homelessness (97% increase) over a 5-year period than any other age group.



Source: Ohio Housing Finance Agency

# POLL #3

What is your primary interest in exploring developing affordable housing?

- To develop a new revenue stream of funding for my organization
- To increase the supply of housing for persons with disabilities and older adults and in the community
- To increase the quality of housing for persons with disabilities and older adults and in the community
- Other



## POLL #3

What is your primary interest in exploring ways to develop affordable housing? *(select all that apply)*

- To develop a new revenue stream of funding for my organization
- To increase the supply of housing for persons with disabilities and older adults and in the community
- To increase the quality of housing for persons with disabilities and older adults and in the community
- Other



# Key Components to Addressing Housing in Your Region

- Build Leadership and Board knowledge of Critical Housing Need and Ways to get involved.
- Capitalize on existing relationships or get to know Potential Partners and craft a shared vision.
- Engage key community stakeholders and decision makers to support shared vision.



## Examples from Ohio: Utilizing ARPA and other funds

- Ohio District 5 Area Agency on Aging: Ritters Run in Mansfield, Ohio
- Northwest Ohio Area Office on Aging: Projects under consideration
- Buckeye Hills Supportive Services, Marietta, Ohio

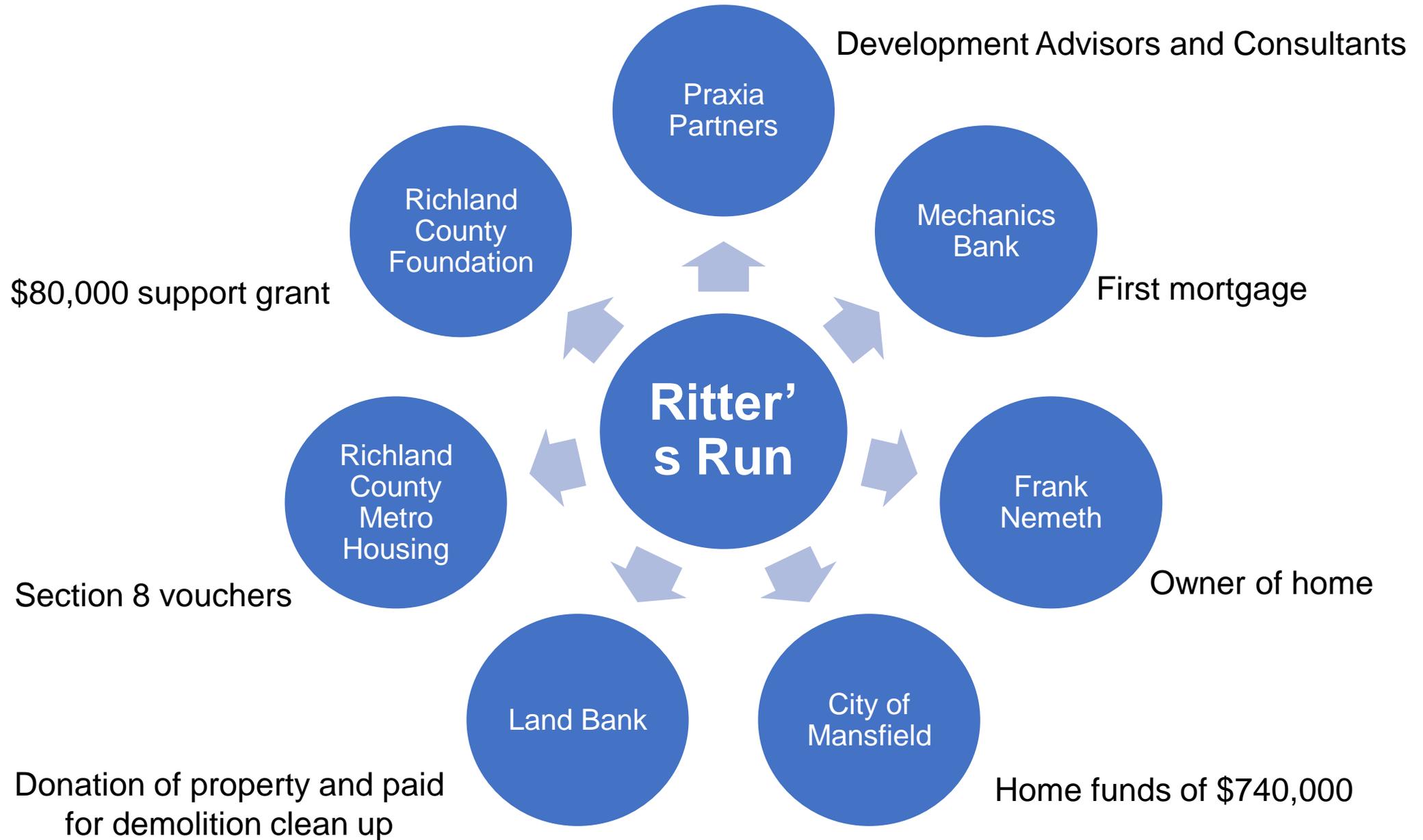


# Ritter's Run

- 12 apartments (6 one-bedroom, 6 two-bedroom)
- Land gifted by the local Land Bank
- Adjacent property gifted by landowner
- Financing
  - HOME Funds from the city
  - Construction and permanent loan from Local Lender
  - Support from local Foundation for onsite washers and dryers



# Relationships = Partnerships





# Relationships = Partnerships





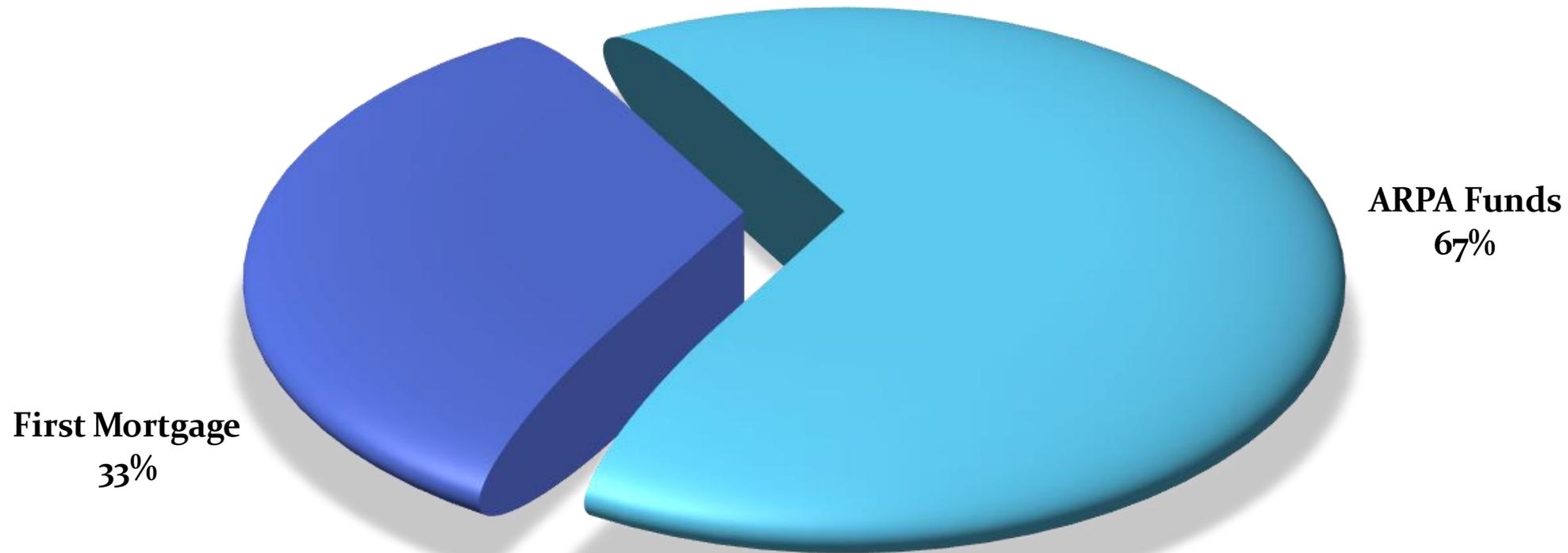
# American Rescue Plan (ARPA) Housing Opportunities

- Provides counties and municipalities with funds for flexible use
- Local governments have unique chance to make one-time investment in affordable housing now, with the local community setting the priority objectives
- Locks in affordable senior housing for 20 years
  - Option to extend period of affordability even further



# How ARPA Funds Can Fund Affordable Housing

**American Rescue Plan Local Model**

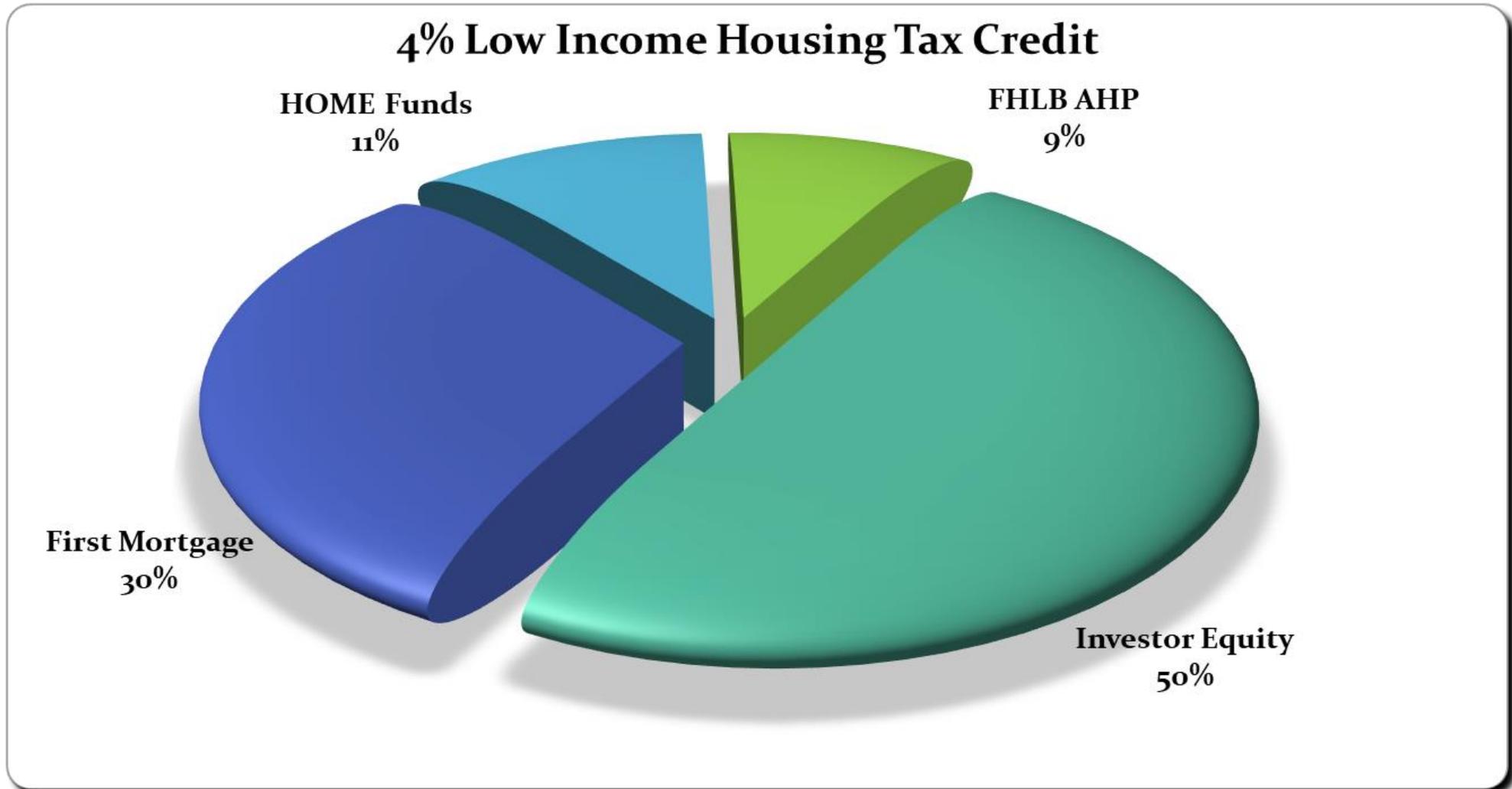


# Funds for 9% Low Income Housing Tax Credit

9% Low Income Housing Tax Credit



# Funds for 4% Low Income Housing Tax Credit





# Buckeye Fields Apartments

- Developed by Buckeye Hills / Area Agency on Aging
- Multiple units, 1 and 2 bedrooms
- 32 ranch-style duplexes, 1 community building
- Solar power generated on site
- LEED Gold design
- Land leased from Washington County Commissioners



## POLL #4

Based on what you have learned today, how can we help you take the next step in developing affordable housing and services in your area?

Provide more information on: *(select all that apply)*

- Gaining buy-in from board
- Building community support
- Identifying and leveraging available funding sources
- Identifying and securing commitments from Potential Partners and Decision Makers
- Understanding local market needs and potential customers



**Q & A**

# Save the Dates for the Next 2 Ohio Office Hours!

**Registration Opens January 20!**

**<https://acl.gov/HousingAndServices/Whats-New>**

## **Service Coordination Models and Sustainability**

Tuesday, January 25th from 3:00-4:00 pm Eastern

## **Cross-Sector Partnerships to Expand Options for Housing**

Thursday, February 10 from 3:00-4:00 pm Eastern

# Wrap Up

- **How can we improve the next 2 office hours? What did you like? How will you use what you learned today?**

Email us at [hsrc@acl.hhs.gov](mailto:hsrc@acl.hhs.gov)

- We will notify all webinar registrants when the recording, slides, and transcripts are available on ACL.gov
- Sign up for [ACL email updates](#)