Ohio Solutions Office Hours

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

January 13, 2022
Welcome

Alicia Anderson, MS
Management Program Analyst
Office of Interagency Innovation
Administration for Community Living
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

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

This event is being recorded.
Housing and Services
Resource Center

acl.gov/HousingAndServices  #HousingResources
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

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

2. How to get started promoting housing in your community

3. Opportunity for Smaller Community Projects
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
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
$80,000 support grant

Section 8 vouchers

Donation of property and paid for demolition clean up

First mortgage

Owner of home

Home funds of $740,000

Development Advisors and Consultants
Relationships = Partnerships

- **Area Office on Aging**
- **Neighborworks Toledo**
- **Key Bank**
- **City of Toledo**
- **Ohio Housing Finance Agency**
- **Praxia Partners**
- **Lucas Metropolitan Housing**

- **Thurgood Marshall**

- **Partner and Service Provider**
- **Partner**
- **Tax Exempt Bond Financing**
- **ARP Funds $3 Million**
- **4% LIHTC & Bond Gap Financing**
- **Development Partner**

- **Project Based Assistance**
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

First Mortgage 33%

ARPA Funds 67%
Funds for 9% Low Income Housing Tax Credit

- Investor Equity: 89%
- HOME Funds: 7%
- First Mortgage: 4%
Funds for 4% Low Income Housing Tax Credit

- First Mortgage: 30%
- HOME Funds: 11%
- FHLB AHP: 9%
- Investor Equity: 50%
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
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
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

• We will notify all webinar registrants when the recording, slides, and transcripts are available on ACL.gov

• Sign up for ACL email updates