

Ohio Housing Finance Agency

Role and Overview

The Ohio Housing Finance Agency (OHFA) makes affordable housing opportunities available to low- to moderate-income Ohioans, including first-time homebuyers, renters, senior citizens, and other populations with special needs. Payroll is the only portion of OHFA's budget appropriated through the state legislative process and included in the Executive Budget. Although OHFA's programmatic activities are not financed using state revenues, the agency is subject to personnel ceilings. The OHFA is governed by an 11-member board. Nine of the board members represent various sectors of the affordable housing community and the general public and are appointed by the Governor. The other two board members are the directors of the Ohio Department of Commerce and the Ohio Development Services Agency or their designees. Since its inception in 1983, OHFA has issued over \$11 billion in tax-exempt mortgage revenue bonds and over \$700 million in multifamily mortgage revenue bonds. These have empowered more than 142,000 households in all of Ohio's 88 counties to secure housing. As the allocating agency for the federal housing credit program, more than 100,000 rental housing units have been created or rehabilitated since 1987. The OHFA continues to respond to the diverse housing needs of Ohioans by providing programs and resources that make sustainable, quality housing available for low- to moderate-income households. The OHFA's mission, "We Open the Doors to an Affordable Place to Call Home," guides all agency programs and policies. The OHFA believes every Ohioan should have access to quality affordable housing, which is a key component for building a strong future in Ohio. The agency has 140 full-time, permanent employees.

More information regarding the Ohio Housing Finance Agency is available at <http://www.ohiohome.org>.

Agency Priorities

- Increase and preserve affordable housing opportunities for low- to moderate-income households to support Ohio's economic stability.
- Drive Ohio's affordable housing policy and OHFA's mission.
- Serve troubled households and neighborhoods to strengthen Ohio communities and concentrate efforts on the highest priority housing needs.
- Position OHFA as a financially stable housing partner and employer of choice.

Funding Recommendation for 2018 and 2019

- All Funds: Funding for fiscal year 2018 is \$12.4 million (or a 1.9% increase from fiscal year 2017). Funding for fiscal year 2019 is \$12.8 million (or a 3.0% increase from fiscal year 2018).

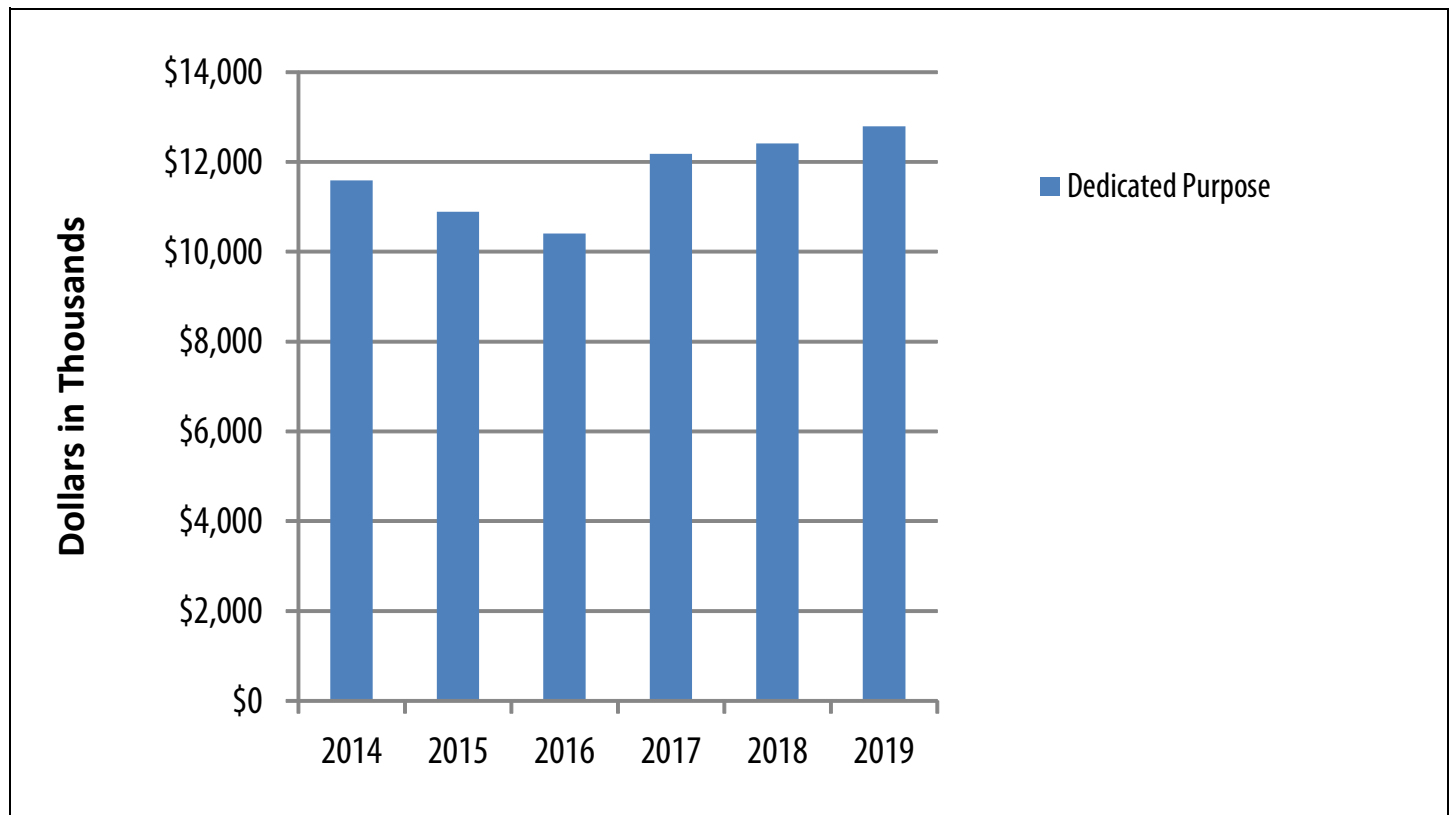
The Executive Recommendation will fund the following objectives:

- Recruit and retain experienced employees who have affordable housing expertise, knowledge, and training. With key staffing departures during the fiscal year 2016-2017 biennium, the agency will focus on building and maintaining its internal capacity to provide low-interest capital for affordable homebuyer programs.
- Provide staffing to continue administering the First-Time Homebuyer Program. The agency's homebuyer loan volume continues to increase year over year.
- Support staffing to continue administering the disbursement of \$570 million in original Save the Dream Ohio Program grant funding, plus administering the disbursement of \$191 million of new funding awarded in fiscal year 2016. The agency anticipates it will allocate all remaining dollars during the next two fiscal years by funding the demolition of 15,000 vacant properties and assisting 2,500 households to remain in their homes.
- Support staffing to administer the agency's Ohio 811 Project Rental Assistance, HUD 811, Multifamily Lending, and National Housing Trust Fund Programs. The HUD 811 Program is supported through a \$12 million federal grant for a period of five years, the Ohio 811 Project Rental Assistance Program is supported through a state grant of \$3 million for a period of 15 years, and the National Housing Trust Fund Program is funded by a HUD formula allocation for a period of 30 years.
- Provide staffing for the Housing Tax Credit Program. The number and age of properties in the agency's rental housing portfolio and changes to the federal HOME Program have made the monitoring process for these properties more complex and expensive to implement.

Ohio Housing Finance Agency

- Support staffing needed to monitor compliance at over 92,000 Housing Credit and Housing Development Assistance Program rental units, over 16,000 Housing Credit and Housing Development Assistance Program buildings, and 3,500 multifamily bond-financed units, as well as administer the Housing Development Assistance, CHDO Operating Grant, and Multifamily Lending Programs.
- Support the oversight of all agency activities, including centralized information technology and human resources along with financial, marketing, internal audit, and legal services.

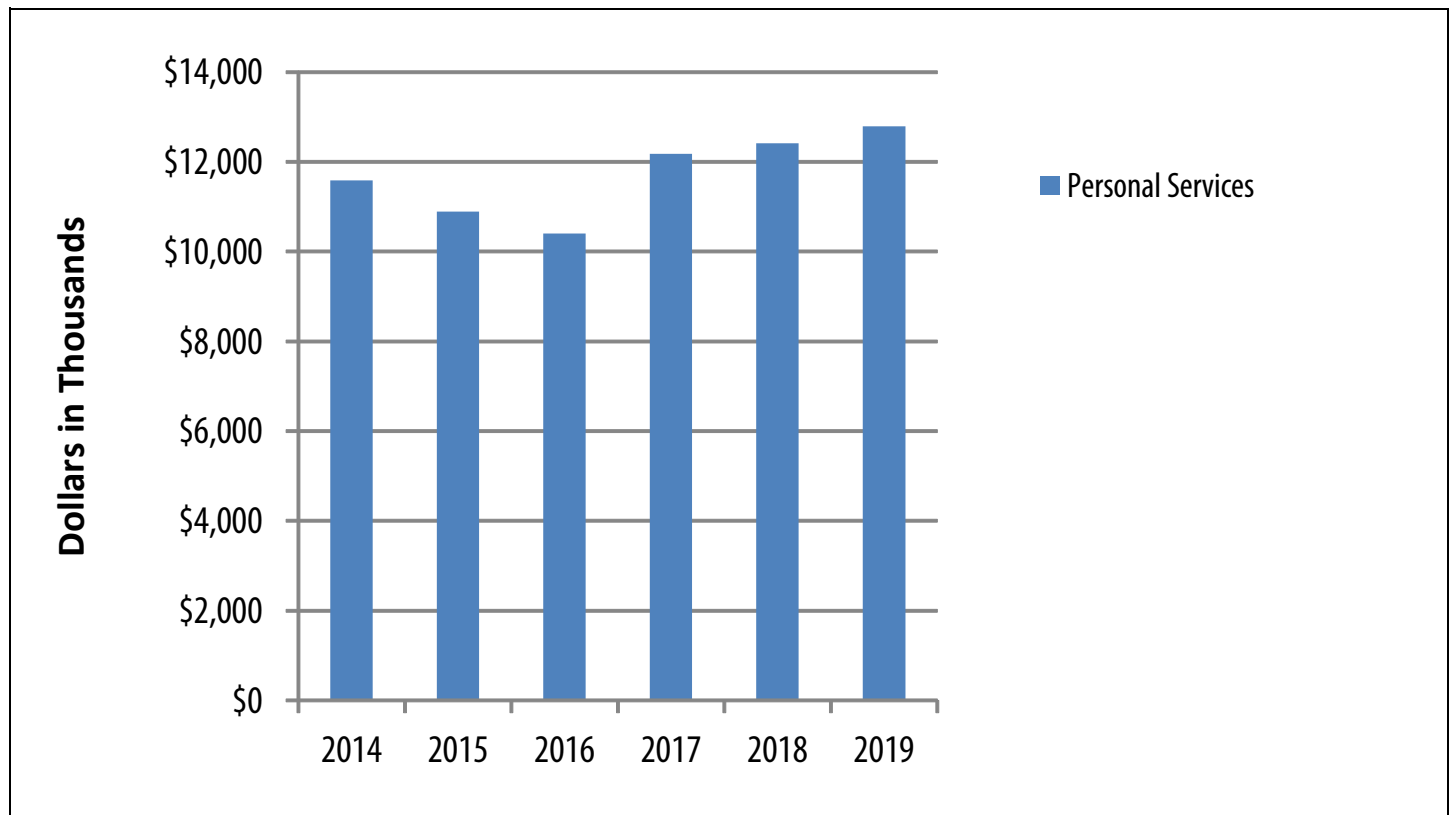
Budget Fund Group Information



- Despite employee departures in recent years, Dedicated Purpose expenditures in fiscal years 2017 through 2019 reflect OHFA's intention to fill current vacancies to meet demand for its programs.

(in Thousands)	Actual			Est.	% Change	Recommended			
Budget Fund Group	FY 2014	FY 2015	FY 2016	FY 2017	FY 16-17	FY 2018	% Change	FY 2019	% Change
Dedicated Purpose	11,586	10,885	10,404	12,177	17.0%	12,413	1.9%	12,790	3.0%
Total	11,586	10,885	10,404	12,177	17.0%	12,413	1.9%	12,790	3.0%

Expense Account Category Information



- Despite employee departures in recent years, Personal Services expenditures in fiscal years 2017 through 2019 reflect OHFA's intention to fill current vacancies to meet demand for its programs.

(in Thousands)	Actual			Est.	% Change	Recommended			
Expense Account Category	FY 2014	FY 2015	FY 2016	FY 2017	FY 16-17	FY 2018	% Change	FY 2019	% Change
Personal Services	11,586	10,885	10,404	12,177	17.0%	12,413	1.9%	12,790	3.0%
Total	11,586	10,885	10,404	12,177	17.0%	12,413	1.9%	12,790	3.0%

Ohio Housing Finance Agency

Program Series 1: Affordable Housing (133A0)

This program series allows the Ohio Housing Finance Agency to provide affordable housing opportunities to low- to moderate-income Ohioans, including families with children, senior citizens, and persons with special needs. The agency provides capital for affordable loans to first-time homebuyers; finances rental housing through housing tax credits, loans, and grants; and administers federal and state grant programs that address significant housing needs of the state. The agency primarily uses tax-exempt bonds and its own reserves to provide and maintain affordable places for Ohioans to call home. The program series houses four programs: Homeownership (133B1), Planning, Preservation, and Development (133B2), Program Compliance (133B3), and Program Management (133B4).

Fund	ALI	ALI Name	Estimated	Recommended			
			FY 2017	FY 2018	% Change	FY 2019	% Change
5A20	997601	Housing Finance Agency Personal Services	12,176,700	12,413,447	1.9%	12,789,824	3.0%
Total for Affordable Housing			12,176,700	12,413,447	1.9%	12,789,824	3.0%

State of Ohio

Ohio Housing Finance Agency

Line Item Summary by Budget Fund Group

Fund	ALI	ALI Name	Actual			Estimated	Recommended			
			FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	% Change	FY 2019	% Change
5AZ0	997601	Housing Finance Agency Personal Services	11,586,288	10,885,499	10,403,588	12,176,700	12,413,447	1.9%	12,789,824	3.0%
Total Dedicated Purpose			11,586,288	10,885,499	10,403,588	12,176,700	12,413,447	1.9%	12,789,824	3.0%
Grand Total Ohio Housing Finance Agency			11,586,288	10,885,499	10,403,588	12,176,700	12,413,447	1.9%	12,789,824	3.0%