



Affordable Housing Development for Homeless Services Providers

Tuesday, May 7th, 2024

1

Advocacy

**Youth
Housing
Initiative**

**Race
Equity**



OHIO

Balance of State
Continuum of Care



COHHIO

Training and
Technical Assistance



COHHIO

Coalition on Homelessness
and Housing in Ohio



COHHIO

Homeless Management
Information System

Housing Ohio
conference

**SOAR
Ohio**

**Fair Housing
& Tenant
Information**



Healthy Beginnings
At Home

Taylor Koch, Ohio Housing Finance Agency

Cody Price, Ohio Housing Finance Agency

**Cassandra Larcarte, Federal Home Loan
Bank of Cincinnati**

**Becky Neubauer Eddy, Integrated Services
for Behavioral Health**

Who are we?



Taylor Koch

Director of Multifamily Housing
Ohio Housing Finance Agency



Cody Price, PhD

9% LIHTC Section Chief
Ohio Housing Finance Agency

What is the purpose?

1. **Discuss the basics** of the LIHTC program
2. Understand how LIHTC can be used to develop **permanent supportive housing**
3. Leave you with **actionable steps** to partner on a LIHTC transaction

What's on the agenda?

1. Basics LIHTC
2. How to calculating LIHTC
3. LIHTC rent and income limits
4. Developing PSH with LIHTC
5. Answer your questions



Part I: LIHTC Basics

Part I:
Basics of LIHTC

Part II:
Calculating LIHTC

Part III:
Rent & Income Limits

Part IV:
PSH and LIHTC

Q & A

What is LIHTC?

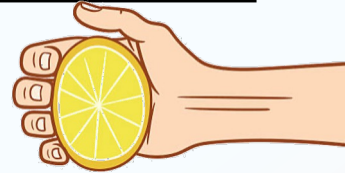
- The Low-Income Housing [Tax] Credit (*pronounced* “LIE-TECH”)
- A one-to-one reduction in an entity’s federal tax liability
- Governed by the IRS, but administered by state Housing Credit Agencies



LIHTC Concept

Rental Property Operating Budget

= Effective Gross Income



- Operating Expenses

= Net Operating Income (“NOI”)

- Debt Service (P&I)

= Cash Flow Available for Distribution

LIHTC Concept

If you **restrict rents** on a rental property, there are only a few ways to ensure feasibility:

- Supplement rents (rental subsidy)
- Subsidize operations (tax abatement, etc.)
- Reduce debt service (LIHTC)

Remember...

= Effective Gross Income
- Operating Expenses
= Net Operating Income (“NOI”)
- Debt Service (P&I)
= Cash Flow

Tax Credit vs. Tax Deduction

Tax Credit

Federal Taxes Due: **\$10**

- Federal Tax Credit: **\$1**

= New Taxes Due: **\$9**

Net Benefit: \$1

Tax Deduction

Income Subject to Federal Tax: **\$10**

- Federal Tax Deduction: **\$1**

~~= Income Subject to Federal Tax:~~

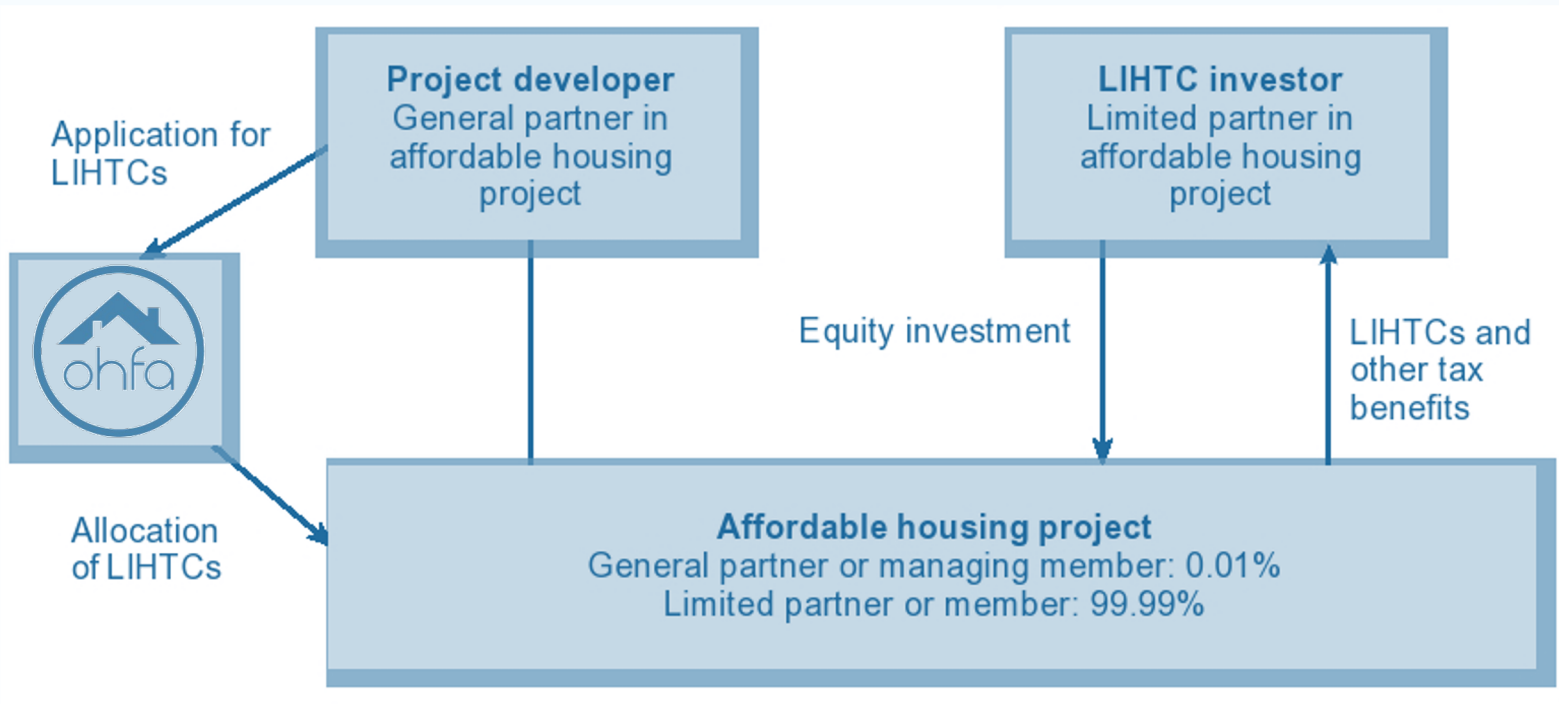
\$9

~~X Federal Income Tax Rate: **21%**~~

~~= Federal Taxes Due: **\$1.89**~~

Net Benefit: \$0.21

How are LIHTCs used?



LIHTC Benefits



- Affordable housing constructed or preserved with 30 years of affordability



- Critical source of financing to construct or rehabilitate housing
- Developer fee



- Reduction in federal taxes
- Return on investment

Part II: Calculating LIHTC

Part I:
Basics of LIHTC

Part II:
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Q & A

Eligible Basis

Eligible Basis = total development costs eligible for generating LIHTCs

Development Cost Category	Allowable in Eligible Basis	Not Allowable in Eligible Basis
Acquisition	Building acquisition	Land acquisition
Predevelopment	Most costs	
Site Costs	On-site improvements	Off-site improvements, demolition
Hard Construction	Most costs	Commercial property
Financing Costs	Construction loan interest paid during construction	Permanent financing costs, construction loan interest paid during lease up, lease-up costs
Professional Fees	Most costs	Syndication fees
OHFA Fees	Nothing	
Capitalized Reserves	Nothing	

LIHTC

Calculation

Assume the following:

- 80-unit new construction deal
- Located in Columbus
- 100% of units are LIHTC
- \$24 million TDC
- \$21.6 million in eligible basis
- Not located in a QCT or DDA

LIHTC Credit Calculation	9% LIHTC	4% LIHTC
Total Development Costs (TDC)	\$24 million	\$24 million
- Ineligible Development Costs	\$3 million	\$3 million
= Eligible Basis	\$21 million	\$21 million
X Applicable Fraction	100%	100%
X 130% Basis Boost (if eligible)	N/A	N/A
= Qualified Basis	\$21 million	\$21 million
X LIHTC Credit Rate (4% or 9%)	9%	4%
= Annual LIHTC Generated	\$1.89 million	\$0.84 million
X Years LIHTC Claimed	10	10
= Total LIHTCs Generated	\$18.9 million	\$8.4 million

LIHTC

Calculation

Impact:

- Extra \$10.5 million in LIHTCs as a 9% deal
- Assuming all other factors remain the same, a 9% deal will always yield **2.25X more** in total LIHTCs

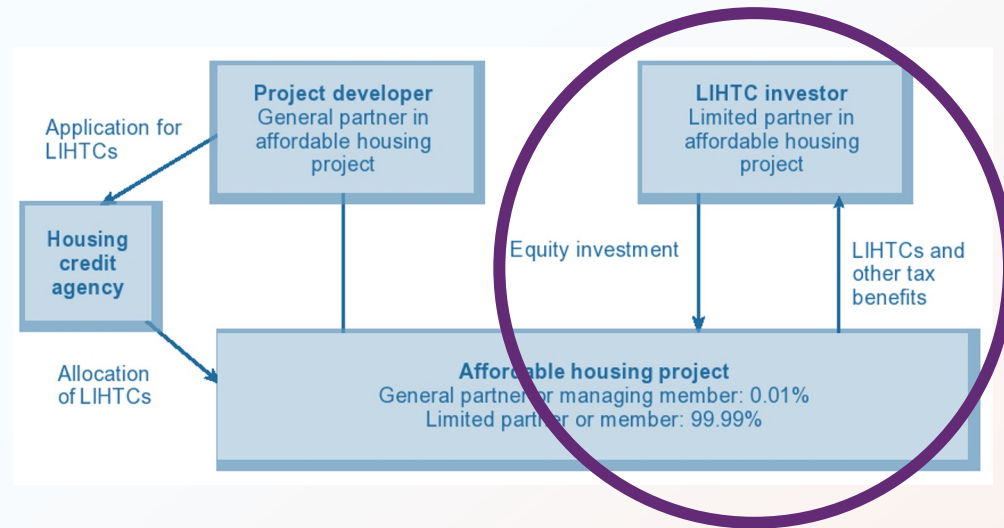
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= Annual LIHTC Generated	\$1.89 million	\$0.84 million
X Years LIHTC Claimed	10	10
= Total LIHTCs Generated	\$18.9 million	\$8.4 million
As a Percent of TDC:	78%	35%

LIHTC

Calculation

We have **one more step**:

- Remember: LIHTCs themselves are not actual dollars, they are tax credits.
- In order to turn LIHTCs into equity (cash!), they are purchased by an investor or syndicator.
- The actual economic benefit to the project is the sale of LIHTCs to create LIHTC equity.



LIHTC

- LIHTC developers enter into a legal agreement by which investors/syndicators purchase a 99.9% interest in the project ownership.
- 99.9% of all LIHTCs are then claimed by investors
- The amount of cash investors provide in exchange for LIHTCs is the **credit price**.

LIHTC Credit Calculation	9% LIHTC	4% LIHTC
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X Years LIHTC Claimed	10	10
= Total LIHTCs Generated	\$18.9 million	\$8.4 million
X Credit Price	\$0.91	\$0.91
= Total LIHTC Equity	\$17.2 million	\$7.6 million

LIHTC Sources &

Uses

As a 9% Deal

As a 4% Deal

Sources

Uses

Sources

Uses

9% LIHTC Equity <u>\$17.2 million</u>	Total Development Costs <u>\$24 million</u>
[Financing Gap] <u>\$6.8 million</u> 😞	

4% LIHTC Equity <u>\$7.6 million</u>	Total Development Costs <u>\$24 million</u>
[Financing Gap] <u>\$16.4 million</u> 😭	

LIHTC Sources &

How can we **fill the gap?**

1. First mortgage
2. Defer developer fee
3. OHFA gap financing
4. Other gap financing



Sources	Uses
9% LIHTC Equity <u>\$17.2 million</u>	Total Development Costs <u>\$24 million</u>
[Financing Gap] <u>\$6.8 million</u>	

Part III: LIHTC Rent and Income Limits

Part I:
Basics of LIHTC

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PSH and LIHTC

Q & A

Minimum Set Asides

- In our example, the Applicable Fraction is 100%
- Applicable fraction = $\text{Number of LIHTC units} \div \text{total units}$ (or $\text{LIHTC unit SF} \div \text{Total residential SF}$)
- What does it mean to be a LIHTC unit?

LIHTC Credit Calculation	9% LIHTC	4% LIHTC
Total Development Costs ("TDC")	\$24 million	\$24 million
- Ineligible Development Costs	\$3 million	\$3 million
= Eligible Basis	\$21 million	\$21 million
X Applicable Fraction	100%	100%
X 130% Basis Boost (if eligible)	N/A	N/A
= Qualified Basis	\$21 million	\$21 million
X LIHTC Credit Rate (4% or 9%)	9%	4%
= Annual LIHTC Generated	\$1.89 million	\$0.84 million
X Years LIHTC Claimed	10	10
= Total LIHTCs Generated	\$18.9 million	\$8.4 million
X Credit Price	\$0.91	\$0.91
= Total LIHTC Equity	\$17.2 million	\$7.6 million

Minimum Set Asides

In order to qualify for *any* LIHTCs, a proposed project must meet one of three **Minimum Set Asides**:

1. 20-50: $\geq 20\%$ of all units are restricted to households making $\leq 50\%$ of the Area Median Income (“AMI”)
2. 40-60: $\geq 40\%$ of all units are restricted to households making $\leq 60\%$ AMI
3. Average Income: $\geq 40\%$ of all units are restricted to households *averaging* $\leq 60\%$ AMI (with restrictions between 20% and 80% AMI)

Minimum Set Asides

The selected Minimum Set Aside determines what constitutes a LIHTC Unit:

1. 20-50: 50% AMI or below is a LIHTC unit, but nothing higher
2. 40-60: 60% AMI or below is a LIHTC unit, but nothing higher
3. Average Income: 80% AMI or below is a LIHTC unit, but nothing higher. Plus, unit restrictions must continue to average 60% AMI

Minimum Set Asides

In practice, only two Minimum Set Asides are used with frequency, and projects **easily exceed** the minimum LIHTC units to maximize LIHTCs.

1. 40-60: To maximize LIHTCs, developers restrict 100% of units at 60% AMI even though only 40% are required to be restricted.
2. Average Income: To maximize LIHTCs, developers restrict 100% of units at or below 80% AMI.

Minimum Set Asides

- In our example, what if we only did the **bare minimum** with 40% of total units at or below 60% AMI?
- We would **lose 2.5X** the eligible amount of LIHTCs
- Therefore, most developers restrict all units below 60% AMI (or 80% AMI if using Average Income)

LIHTC Credit Calculation	9% LIHTC	4% LIHTC
Total Development Costs (TDC)	\$24 million	\$24 million
- Ineligible Development Costs	\$3 million	\$3 million
= Eligible Basis	\$21 million	\$21 million
X Applicable Fraction	100% 40%	100% 40%
X 130% Basis Boost (if eligible)	N/A	N/A
= Qualified Basis	\$8.4 million	\$8.4 million
X LIHTC Credit Rate (4% or 9%)	9%	4%
= Annual LIHTC Generated	\$0.756 million	\$0.336 million
X Years LIHTC Claimed	10	10
= Total LIHTCs Generated	\$18.9 million \$7.56 million	\$8.4 million \$3.36 million

Minimum Set Asides

To qualify as a **LIHTC Unit**, the unit must be

- (1) Occupied by an income-qualifying household at or below the selected Minimum Set Aside
- (2) Rented at a monthly rate—inclusive of tenant-paid utilities—equal to 30% of a hypothetical household's monthly income at the selected Minimum Set Aside

Determining Rent and Income

Limits

Use Novogradac's Rent and Income Limit Calculator:

60% AMI **Income** Limits, Columbus MSA

	60.00%
1 Person	43,440
2 Person	49,620
3 Person	55,800
4 Person	61,980
5 Person	66,960
6 Person	71,940

60% AMI **Rent** Limits, Columbus MSA

Bedrooms (People)	60.00%
Efficiency (1.0)	1,086
1 Bedroom (1.5)	1,163
2 Bedrooms (3.0)	1,395
3 Bedrooms (4.5)	1,611
4 Bedrooms (6.0)	1,798
5 Bedrooms (7.5)	1,983

Leveraging Debt with LIHTC Rents

Remember our financing gap?

Sources	Uses
9% LIHTC Equity <u>\$17.2 million</u>	Total Development Costs <u>\$24 million</u>
[Financing Gap] <u>\$6.8 million</u>	

If there is enough cash leftover after paying expenses **with rental revenue**, hard debt can be leveraged:

= Effective Gross Income
- Operating Expenses
= Net Operating Income (“NOI”)
- Debt Service (P&I) ←
= Cash Flow

Leveraging Debt with LIHTC Rents

Let's assume our 80-unit new construction deal in Columbus has the following unit types:

Unit Type	Number of Units	Maximum LIHTC Rents	Monthly Rent to Project	Annual Rent to Project
Studio	20	\$1,086	\$21,720	\$260,640
1-BR	30	\$1,163	\$34,890	\$418,680
2-BR	30	\$1,395	\$41,850	\$502,200
Total:			\$98,460	\$1,181,520

Other Assumptions

- A market study indicates we can achieve the maximum LIHTC rents for all bedroom sizes
- There is no Utility Allowance
- A market study indicates that the project will lease up and stabilize at a 7% vacancy rate

Leveraging Debt with LIHTC Rents

Establish an Operating Budget:

Potential Gross Income:	\$1,181,520	}	Income
- Vacancy Allowance:	7%		
= Effective Gross Income:	\$1,098,813	}	Expense
- Administrative Expenses	\$154,800		
- Owner-Paid Utilities:	\$55,600		
- Maintenance Expenses:	\$138,640		
- Taxes and Insurance:	\$113,520		
- Reserve Contributions	\$29,920		
= Net Operating Income (NOI):	\$606,333		

Leveraging Debt with LIHTC Rents

Leverage that NOI

Loan Calculation Input	Value
Debt Service Coverage Ratio (DSCR):	1.2
NOI Eligible to Service Debt (NOI ÷ DSCR)	\$505,278
Interest Rate:	7%
Loan Term (Years):	30
Amortization Period (Years):	30
Maximum Loan Amount:	\$6,328,926

= PV (interest rate, amortization period, NOI for debt service)

Sources	Uses
9% LIHTC Equity <u>\$17.2 million</u>	Total Development Costs <u>\$24 million</u>
First Mortgage <u>\$6.3 million</u>	
DDF? <u>\$500K</u>	



Part IV: Developing PSH with LIHTC

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Q & A

LIHTC Rents: Affordable to whom?

60% AMI Rent Limits, Columbus MSA

Bedrooms (People)	60.00%
Efficiency (1.0)	1,086
1 Bedroom (1.5)	1,163
2 Bedrooms (3.0)	1,395
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5 Bedrooms (7.5)	1,983

Q: Are these rents reasonable for individuals being served in your systems?

LIHTC Rents: Affordable to whom?

The Truth:

LIHTC, by itself, was not *designed* to serve homeless individuals.

But, that *doesn't mean that it can't* serve homeless individuals.

LIHTC and PSH

If you **really restrict rents** on a rental property, there are only a few ways to ensure feasibility:

- Supplement rents (rental subsidy) ✓
- Subsidize operations (tax abatement, etc.)
- Reduce debt service (LIHTC) ✓

Remember...

= Effective Gross Income
- Operating Expenses
= Net Operating Income (“NOI”)
- Debt Service (P&I)
= Cash Flow

LIHTC and PSH

Why is rental subsidy **critical**?

- Enable individuals with little to no income to avoid being rent burdened
- Provides guaranteed income for property owners to ensure financial feasibility

Remember...

= Effective Gross Income
- Operating Expenses
= Net Operating Income (“NOI”)
- Debt Service (P&I)
= Cash Flow

9% LIHTC and PSH

OHFA reserves **15%** of its annual 9% LIHTC ceiling toward PSH:

Pool	Percent of LIHTC Ceiling	Amount of LIHTC Ceiling (Est.)	Average LIHTC Request	LIHTC Reservations (Est.)
New Affordability - General Occupancy, Urban	21%	\$7,177,634	\$1,661,369	4
New Affordability - General Occupancy, Rural	18%	\$6,152,258	\$1,682,447	4
New Affordability - Seniors, Urban	14%	\$4,785,090	\$1,611,849	3
New Affordability - Seniors, Rural	12%	\$4,101,505	\$1,594,737	3
Preserved Affordability - Rental Assistance	10%	\$3,417,921	\$1,117,435	3
Preserved Affordability - LIHTC Resyndications	10%	\$3,417,921	\$1,098,630	3
Service-Enriched Housing	15%	\$5,126,882	\$1,695,000	3
Total	100%	\$34,179,211		23

9% LIHTC and PSH

Service-Enriched Housing: Competitive Scoring

Criterion	Points	Percent of Total Points
Areas of Opportunity and Revitalization	10	13%
Proximity to Amenities	10	13%
Building Amenities	10	13%
Experienced Service Coordinator	15	20%
Local Partners	15	20%
Expert Recommendations	15	20%
Total	75	100%

How can you pursue LIHTC for PSH?

1. Find a development partner with LIHTC experience, preferably in Ohio
2. Find a suitable site that ideally scores well in the 9% LIHTC QAP and is zoned appropriately
3. Begin conversations with rental subsidy providers
4. Set a timeline for submitting an application

Part IV:

Any Questions?

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Building Stronger Communities



General FHLB Profile

- Congressionally chartered, privately owned wholesale bank since 1932
 - Not a government agency (no federal appropriations)
 - Rated Aaa and AA+
- Owned by “Member Financial Institutions” (commercial banks, savings institutions, credit unions, insurance companies, and community development financial institutions)

HCI Mission Statement

The primary mission of the Housing and Community Investment Department is to support our Members' community investment efforts through the responsible investment of available funds in sustainable affordable housing and economic development activities benefiting low- and moderate-income households across the Fifth District.



HCI Program Impact

- Since 1990, FHLB Cincinnati has disbursed grants of more than \$640.3 million to help create over 91,000 units of affordable housing through Welcome Home and Affordable Housing program.
- In 2023, FHLB disbursed \$164.3 million through all of the Housing and Community Investment Programs.

Current HCI Products

- **Affordable Housing Program (AHP)**
- **Welcome Home Program (WHP)**
- **Community Investment Program (CIP)**
- **Economic Development Program (EDP)**
- **Voluntary Programs**
 - **Zero Interest Fund (ZIF)**
 - **Carol M. Peterson Housing Fund (CMPHF)**
 - **Disaster Reconstruction Program (DRP)**

Zero Interest Fund (ZIF)

Zero Interest Fund

- Loan for housing and economic development projects located in Kentucky, Ohio, and Tennessee.
- Money for upfront infrastructure costs for housing, commercial and industrial real estate projects. Eligible uses include acquisition, appraisals, architectural drawings, environmental testing, etc.

Zero Interest Fund

- Loan to Member at zero interest. Member must pass zero interest to borrower but may charge reasonable fees.
- Beneficiaries income requirements:
 - 115% of AMI for Rural
 - 100% of AMI for Urban

Zero Interest Fund

- Member may request up to \$100,000 per project. Members do not have limit on the number of projects that can be submitted.
- Organizations must submit application through member:
 - Application must be submitted within 30 days of closing of the Member's loan to the customer.
 - Loan term no more than 18 months for housing or 24 months for economic development.
- ZIF can be combined with AHP.

ZIF Example

Purchase of undeveloped land for new construction of single-family homes for sale to moderate income households. Project qualifies as pre-development costs.

Purpose:	Land Acquisition/Infrastructure
Amount:	\$100,000
Term:	18 months
Rate:	0%
Normal Rate:	5% (est.)

Affordable Housing Program (AHP)

AHP Overview

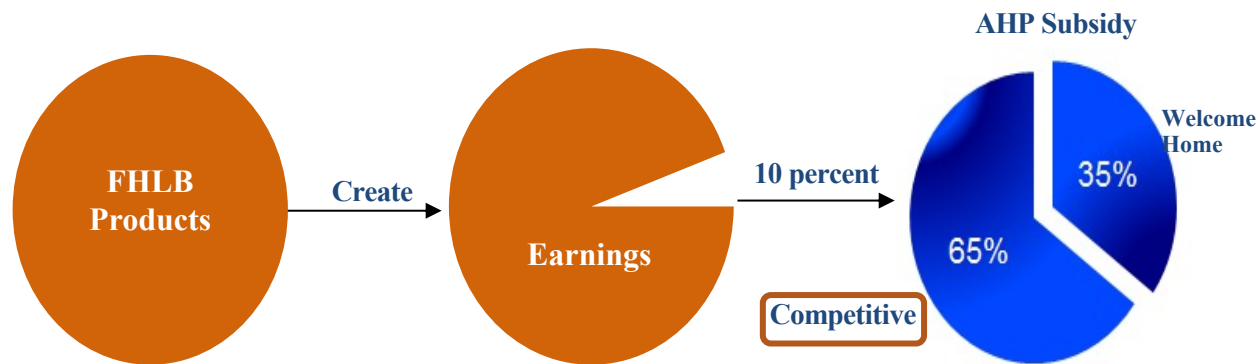
- Provides direct grants to support the development of ownership and rental housing for very low- to moderate-income households ($\leq 80\%$ AMI).
 - Federally-regulated.
 - Grants limited to \$1,500,000 or 75% of total project cost for rental projects.
- Competitive application process; projects are evaluated based on:
 - Eligibility and threshold requirements.
 - Financial feasibility.
 - Scoring criteria (100 point system).

AHP Fills the Financial Gap

- AHP funds are used to complete a development's permanent funding or “fill the gap.”
- AHP funds make the project more affordable by:
 - Reducing the amount of other funding required.
 - Reducing the amount of hard debt on a project.
 - Reducing the Member's credit risk (lower loan-to-value) and therefore the project's required interest rate.

Source of AHP

- 10% of FHLB Net Earnings
- Private dollars



AHP Eligibility

- Costs directly related to ownership or rental housing development
 - New construction
 - Rehabilitation
 - Acquisition/purchase of land or buildings
 - Any of combination of the above
- Eligible participants are housing providers and developers
 - Non-profit organizations
 - Housing finance agencies
 - Other types of organizations
 - For-profit entities
 - Government agencies

Types of Eligible Rental Housing

- Multi-family, Persons aged 60+, or Single-family Single-site or Scattered-site Housing
- Permanent Supportive Housing
- Transitional Housing
- Group Homes/Special Purpose Housing
- Emergency and Domestic Violence Shelters
- Single Room Occupancy Projects
- Re-entry Housing

Types of Eligible Ownership Housing

- Traditional ownership - purchases through a market transaction a
- Habitat - purchases through a homebuyer program (e.g. Habitat for Humanity)
- Owner-occupied rehab - rehabilitation of housing for current owners

Sponsor Role

- Sponsors conceptualize and plan project aspects like:
 - Project location
 - Project type (ownership, owner-occupied rehab, rental)
 - Income and occupancy targets (elderly, homeless, etc.)
 - Size and number of housing units or beds (floor plan)
 - Sources of funds for development
 - Development costs (valid cost estimates)
 - Rent or mortgage payment for targeted households
 - Operating costs and source(s) of funds (if rental)
- Find a Member and complete the AHP online application

AHP Targeting Requirements

- All AHP-assisted units must be occupied by households with incomes $\leq 80\%$ AMI.
- Rental projects must have at least 20% of the units occupied by households with incomes $\leq 50\%$ AMI.
- Monthly household payments must be affordable to eligible households.
- There must be market demand from the targeted population for the housing at the income levels specified and at the monthly rent or mortgage expected.

AHP subsidy limitations

- The subsidy limit per Member is \$9,000,000.

- Subsidy per “unit” or “bed” limit depends on unit type

Unit Type	Max AHP \$/Unit
◦ Traditional rental units	\$56,000
◦ Ownership units involving the transfer of units to new owners	\$56,000
◦ Owner-occupied rehab units	\$17,000
◦ Shelter, group home, special purpose housing beds	\$17,000

AHP Timing Thresholds

- The development team of rental projects must have site control in the form of a deed, lease, option, or purchase contract to order to apply.
- Projects cannot be complete prior to the AHP award.
- Projects must begin incurring AHP-eligible expenses within 12 months of the AHP award.
- Projects must be complete within 36 months of the AHP award.
- All funds must be disbursed within 48 months.

AHP Financial Thresholds

- Expected project costs must be reasonable.
- There must be enough funds identified to cover all projected costs (no “TBD” funding sources).
- AHP cannot be used to pay for capitalized costs, non-residential space or commercial space.
- Debt provided must comply with anti-predatory lending and HOEPA laws.
- Units must be affordable to targeted households!

AHP scoring (100 point system)

FHLB Cincinnati Priorities

- Member Participation (10)
- First-time Homebuyers (6)
- Community Involvement (1)
- Projects in OH, KY& TN (5)
- AHP Subsidy per Unit (10)
- Funding Commitments (3)
- AHP Leveraging (3)

All FHLBs

- Donated Property (5)
- Sponsorship (7)
- Empowerment (5)
- Underserved Communities and Populations (18)
- Income Targeting (20)
- Community Stability (8)

2024 AHP Application Schedule

May 1	Online Application Opens
July 1	Application and Required Documents Deadline (5:00 P.M. EDT)
November	AHP Award Date

AHP Resources

- Contact the FHLB staff if you have specific questions that are not answered in the materials available on the website.
- Additional webinars relating to AHP application process:
 - AHP for Members
 - AHP Overview and Threshold Requirements
 - AHP Financial Feasibility
 - AHP for Recently Awarded Projects
 - OASYS System Registration & Navigation

Contact us

Federal Home Loan Bank of Cincinnati

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Cincinnati, OH 45201-0598

Toll free: (888) 345-2246

Fax: (513) 852-7647

E-mail: [**AHPApplication@fhlbcin.com**](mailto:AHPApplication@fhlbcin.com)

Website: [**www.fhlbcin.com**](http://www.fhlbcin.com)

Thank YOU



McArthur Gardens

Permanent Supportive Housing



INTEGRATED SERVICES
for behavioral health

HEALTHY PEOPLE. STRONG COMMUNITIES



Who We Are

Integrated Services for Behavioral Health (ISBH) was founded in 1995 to provide person-centered care in our communities

Nearly 30 years later, ISBH has over 600 Team Members and a presence in 21 Ohio counties

ISBH served 12,460 distinct clients in 2023
3054 of those clients live in Ross County

In 2014, the ISBH Board of Directors made the decision to invest in safe and affordable housing and formally included it as a part of the ISBH mission



Project Overview

- 32, newly constructed ,1-bedroom/1-bathroom units of Permanent Supportive Housing (PSH) in Chillicothe
- Design includes community space, office space for supportive services and tele-health, laundry, and 4 ADA units
- Eligible residents must be chronically homeless or at-risk of chronic homelessness with a disability (per HUD definitions/guidelines)
- All units reserved for people at 60% and below of Area Median Income
- All units have dedicated rental subsidy to guarantee no resident spends more than 30% of their income on rent



Supportive Services

Supportive Service	Provider	Location
Behavioral & Mental Health Counseling/Case Mgmt	Integrated Services for Behavioral Health & Scioto Paint Valley Mental Health Center	On-site
Financial Literacy, Credit Counseling, Etc.	Integrated Services for Behavioral Health	On-site
Life Skills Training	Integrated Services for Behavioral Health	On-site
Educational Assistance Programs	Pickaway-Ross Career & Tech Center	Off-site
Job Training/Search/Placement Assistance	Pickaway-Ross Career & Tech Center	Off-site
Health Promotion, Nutrition, or Wellness	Hopewell Health Centers	Off-site
Transportation	Chillicothe Transit System & Integrated Services for Behavioral Health	On-site
Legal Services	Southeastern Ohio Legal Services	Off-site
Coordinated Entry	Region 16	Off-site

How It Happened

- Advocacy by the Corporation for Supportive Housing
- Development Partnership with The Model Group
- Site Control
 - Paint Valley Alcohol, Drug Addiction and Mental Health Services Board
 - Scioto Paint Valley Mental Health Center
 - Pike Metropolitan Housing Authority

The Funding

Development Funding

- Ohio Housing Finance Agency 9% Tax Credits
- Federal Home Loan Bank Affordable Housing Program
- Ohio Mental Health and Addiction Services Capital Funds
- Ohio Housing Trust Fund

Project Based Rental Subsidy

- Balance of State Continuum of Care

Development Roles

Role	Partner
Co-Developer, General Contractor	The Model Group
Owner, Co-Developer, Supportive Services Provider	Integrated Services for Behavioral Health
Tax Credit Syndicator	Ohio Capital Corporation for Housing
General Contractor	The Model Group
Architect	TC Architects
Property Manager	Fairfield Homes

Lessons Learned

- Start talking about it now!
- Find good and like-minded partners
- Think about the move-in schedule and challenges
- Know the project needs versus what is eligible for funding

**“Luck is what happens when preparation meets opportunity.”
– Seneca, Roman Philosopher**

Thank You!

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