



# **Ohio CDC Association**

# Who We Are

## Our Mission:

We are a statewide membership organization that fosters vibrant neighborhoods and improves the quality of life in all communities through advocacy and capacity building of our member agencies.



# Our Pillars

**1**

**Affordable  
Housing**

**4**

**Food  
Access**

**2**

**Community  
Engagement**

**5**

**Financial  
Empowerment**

**3**

**Community  
Economic  
Development**




# 1

## **Affordable Housing**

CDCs revitalize distressed communities by building, rehabilitating, and preserving affordable, safe homes and rentals.

Housing development and counseling help Ohio families and communities become stable while attract new jobs and businesses.





## 2

## Community Engagement

Through local engagement, residents can take ownership of their community and are empowered to make lasting changes through grass roots efforts.



# 3

## **Community Economic Development**

Community economic development creates jobs and entrepreneurship opportunities, builds individual and community wealth, and attracts capital to disinvested communities.



# 4

## **Food Access**

CDCs strengthen local food systems, which improve access to healthy foods and benefits the community, its economy, and the environment.



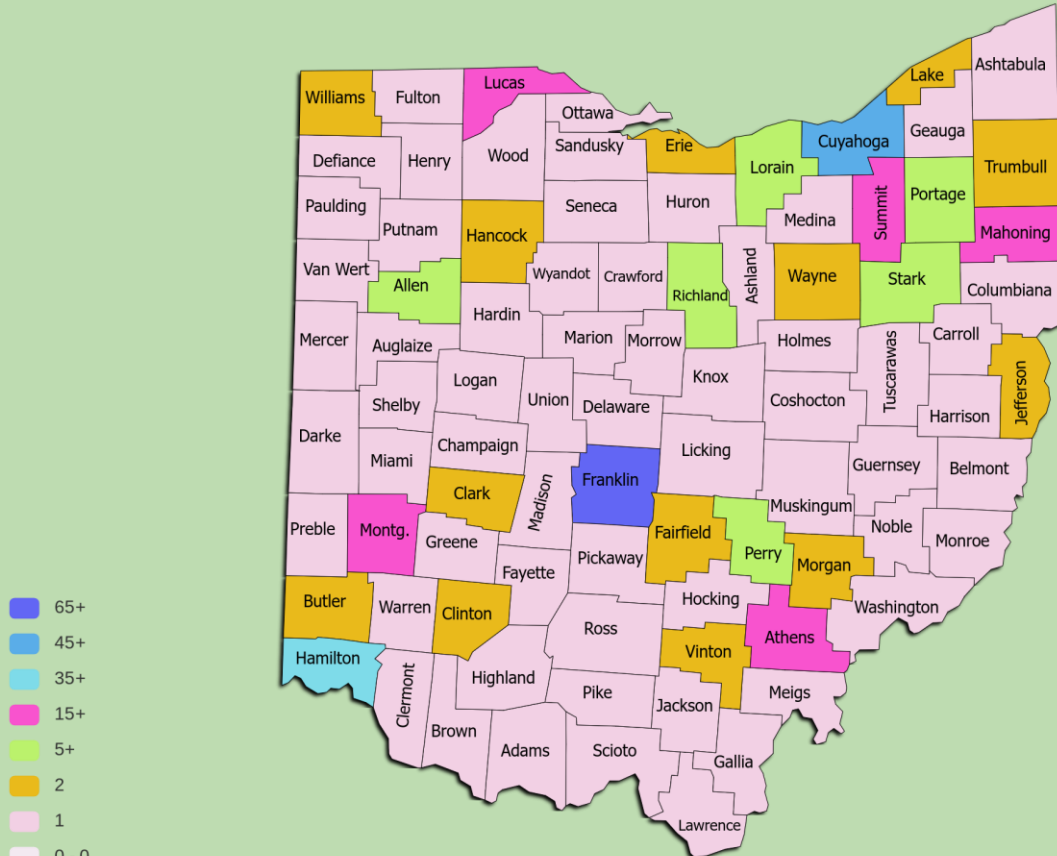
# 5

## **Financial Empowerment**

CDCs provide education and asset building tools so low and moderate income families can become financially independent, improve credit, reduce debt, and foreclosure risk, and contribute to community stability.

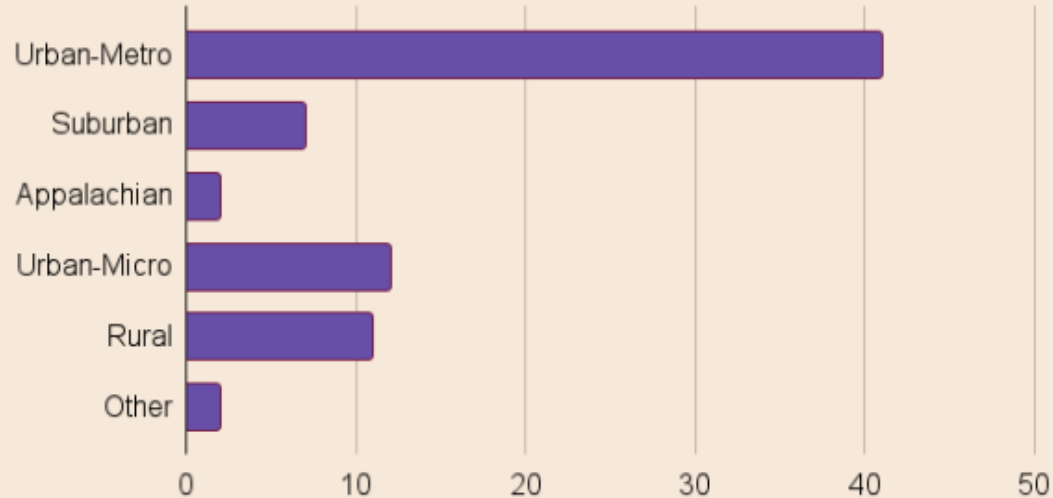


# Membership Statistics



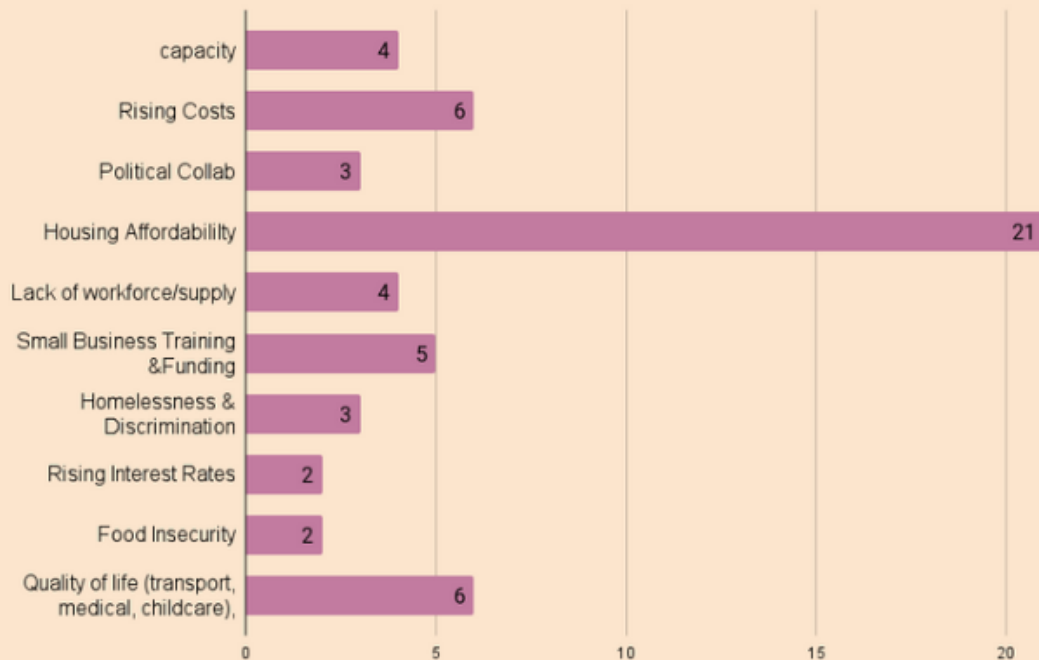
# Membership Statistics Cont.

What type of geographic classification best represents the area you serve? Choose all that apply.



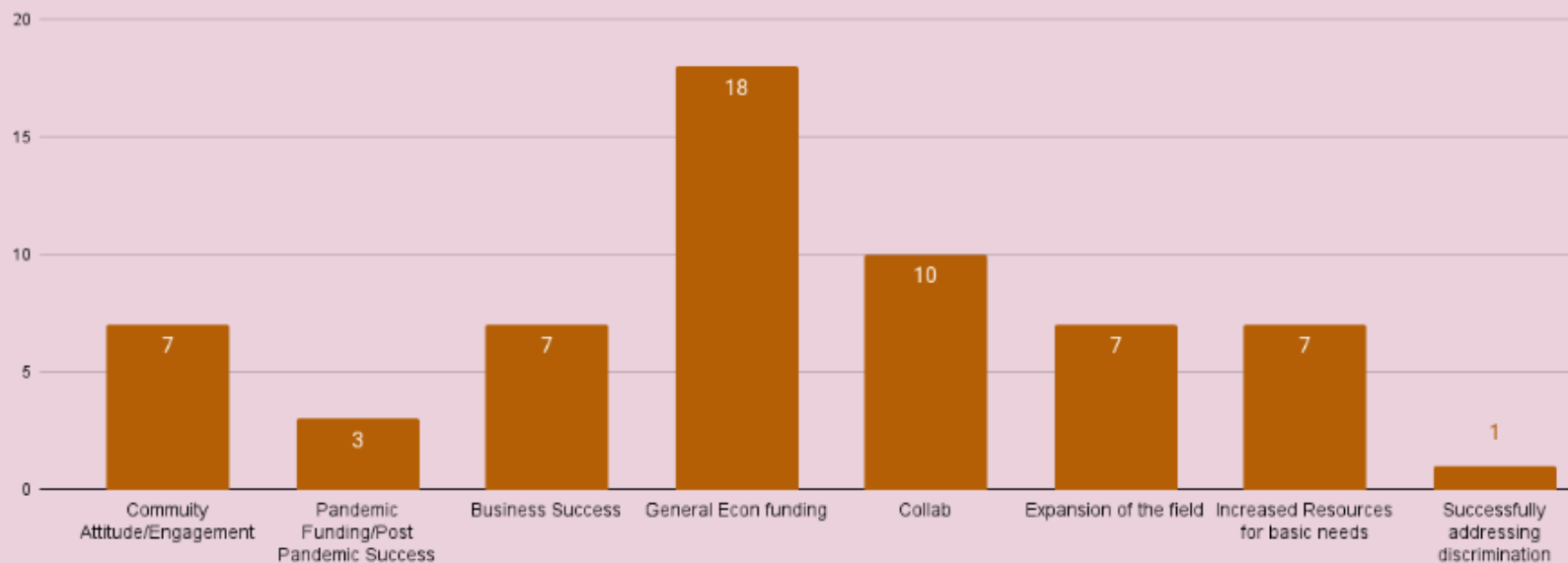
# Broader Development

Biggest challenge or notable change facing the community you serve?



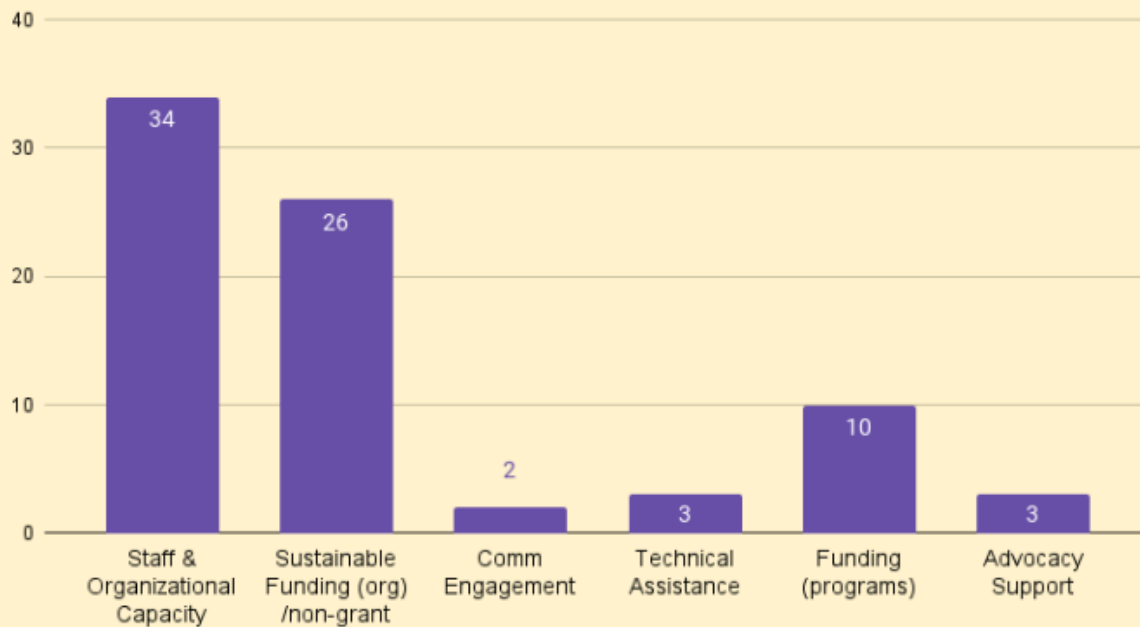
# Broader Development

Biggest opportunity or most notable positive change facing the community you serve?



# Broader Development

Greatest needs of your organization?





# **Ohio Housing Policy Updates**

# Low Income Housing Tax Credit

- The Ohio Housing Finance Agency (OHFA) serves as the allocating entity for OLIHTC.
- The intent of the program is to create additional rental housing that would not have otherwise been created using federal, state, or private financing.
- Modeled after the federal LIHTC, OLIHTC allows owners of qualifying affordable rental projects to claim tax credits against state taxable liabilities over a 10-year Credit Period.
- These credits are then exchanged by investors and syndicators for equity to help construct or preserve affordable rental housing throughout the state.

# Single Family Tax Credit

The Single-Family Housing Tax Credit was created in the most recent state budget and intends to leverage public-private partnerships to increase the inventory of affordable, single-family housing for Ohio's workforce. The program provides \$50 million a year for four years to fill the financing gap to develop or rehabilitate housing in Ohio.



# Single Family Tax Credit

- Focused on new construction or rehab of single-family homes or multifamily owner-occupied structures.
- Local governments can submit applications on behalf of a development team or can designate another entity, such as a CDC, as the lead applicant on behalf of the development team.
- Applicants may apply for up to \$50,000 in credits per unit. Each project must include at least 5 units and can combine new construction and rehab. Tax credit is calculated based on the difference between the construction costs and appraised value. Tax credit proceeds can be used for either development or affordability subsidy.
- Buyers must be at or below 120% AMI, with a focus on buyers between 80-120% AMI. The home must be their primary residence.
- A 10-year deed restriction will be placed on the property. The buyer may pay penalties if they sell to another buyer who is not at or below 120% AMI during that period.

**The Ohio Housing Finance Agency (OHFA) has updated the Single Family Tax Credit program guidelines to accept applications monthly. The next deadline is July 26th.**

# Welcome Home Ohio

The Welcome Home Ohio (WHO) program is designed to provide grants for the purchase of qualifying residential properties, the cost of construction or rehabilitation, or a nonrefundable tax credit for qualifying activities.

SB 246 would amend the program, with many different changes related to qualified residential housing, counseling programs, counseling providers, the qualified median income, occupancy penalties, grant amounts, and tax credit amounts.

# Welcome Home Ohio

- Focused on new construction or rehab of single-family homes or multifamily owner-occupied structures with less than 10 units.
- Land banks must be the lead applicant for grants for purchase or new construction/rehab. There is no cap on acquisition grants and rehab or new construction grants are capped at \$30,000 per property.
- CDCs may be lead applicant for tax credits. Tax credits are available up to \$90,000 per property, or 1/3 the cost of the project.
- Maximum sales price is \$180,000.
- Buyers must be at or below 80% AMI, must live in the home, and may not rent out any portion for 5 years. There are steep penalties for homebuyers who do not meet this requirement with limited hardship exemptions.
- The home must be sold to a buyer at or below 80% AMI. A 20-year deed restriction will be placed on the property that will require sale to another buyer at or below 80% AMI during that period.

**Rolling applications for grants and tax credit  
applications begin June 29, 2024**

# Senate Select Committee on Housing

- An extensive report was released by the Senate Select Committee on Housing, acknowledging Ohio's complex housing challenges, stemming from economic, social, and policy factors.
- Ohio's unique housing situation is described as a combination of fast-growing markets in urban areas and slow-growth markets in rural areas along with population trends and inflation.
- The report also features a compilation of testimony from rural, suburban, and urban areas across the state that can help build a framework for future housing policy.
- Alongside the Ohio Senate Select Committee on Housing's Official 2024 Report, Senators Michelle Reynolds & Hearcel Craig introduced 4 new bills in mid-April
- The bills released alongside the committee report address a number of different issues related to Ohio's housing challenges including tenant protections, property taxes, and more.

# SB 243-246

**SB 243, Zoning Regulations:** Declare the GA's intent to enact legislation addressing local zoning regulations that impede housing development.

**SB 244, Property Tax Exemptions:** Authorize local governments to create residential stability zones where homeowners may qualify for a partial property tax exemption.

**SB 245, Housing:** Revise the law governing eviction, real estate representation agreements, residential building code enforcement, and real property transfers.

**SB 246, Department Name Change:** Rename the Department of Development to the Department of Housing and Development and modify the law related to housing. Also calls for changes to the Welcome Home Ohio program.

# Joint Committee on Property Tax Review & Reform

- Created in the most recent state budget to examine the state's property tax system and make recommendations for improvements
- Several "incremental" recommendations in front of related committees:
  - Circuit breakers
  - Residential stability zones
  - Homestead Exemption expansion

# Ohio Housing Trust Fund

- SB 94 threatens the precedent of the 50-50 split.
- Allows county recorders to create a technology modernization fee that would not be split with the OHTF.
- Precedent could allow county recorders to charge fees without an equal distribution into the trust fund.

# HB 499

- Establishes two grant programs to be administered by the Ohio Housing Finance Agency (OHFA), including a program for townships and municipal corporations that adopt pro-housing policies and a program for housing developments near megaprojects.
- Eliminates the 10% nonbusiness property credit for holding or leasing single-, two-, or three-family housing and directs the saved revenue to funding the bill's housing.
- Extends, from 15 to 30 years, the potential term of a community reinvestment area (CRA) property tax exemption for residential development projects located near a megaproject.





**Questions?**



# **Policy Newsletter**

**On every third week of the month, OCDCA releases a policy newsletter.**

**If you are interested in reading our past newsletters or would like to sign up to receive the newsletter in the future please email Arabella Zambito at [azambito@ohiocdc.org](mailto:azambito@ohiocdc.org)**

# 40<sup>th</sup> Annual Conference

**Where?** Cleveland, Ohio

**When?** September 25-27

**Check out our website:**

<https://www.ohiocdc.org/annual-conference>



# Become a Member

If you are interested in becoming a member or have any questions, please email Julia Robinson at [jrobinson@ohiocdc.org](mailto:jrobinson@ohiocdc.org) or visit our website at <https://www.ohiocdc.org/membership-information>. Member benefits are available to all staff within the member organization.

Right now we are offering a new member discount with code **NM2024** to get 50% off membership dues.



**Thank You!**

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