



A Regional Approach to Housing

Disability Housing Network

Conference Presentation

December 1, 2011

Goals for Today

- Define “Regional Approach”
- Review current regional approaches in Ohio
- Discuss efforts underway in Southern Ohio to regionalize
- Questions

Definition

Regional Approach = a situation where a housing corporation or other nonprofit develops and maintains housing on master contracts with more than one county board of developmental disabilities.

State of Ohio Today

- **65 Housing Corporations**
 - 7 serve more than one county
 - 31 staffed by the nonprofit (privatized)
 - 34 staffed by the county board (not privatized)
- **7 Metropolitan Housing Authorities**
 - Athens, Fayette, Meigs, Perry, Pike, Sandusky, Wayne
- **(Unknown) Others:** ICFDDs or residential programs who have developed community-based housing as well.

Existing Regional Housing Corporations

- **Delaware Creative Housing**
 - Delaware, Union
- **Eastern Ohio Housing Corporation**
 - Belmont, Guernsey, Harrison, Jefferson, Knox, Monroe, Muskingum, Noble, Washington
- **Housing Resource Group**
 - Hamilton, Butler
- **Miami Valley In-Ovations**
 - Montgomery, Miami, Darke

Existing Regional Housing Corporations, cont.

- **North Coast Community Homes**
 - Cuyahoga, Lake, Stark
- **Northland Homes and Properties**
 - Crawford, Marion, Seneca
- **Vinton County Housing Development Corp.**
 - Vinton, Hocking

Others

- Defiance County Residential Housing
 - Master Contract with Defiance CBDD
 - Managed by New Home Development Corp
- Foundation for the Challenged
 - Master Contract with Preble
 - Also owns homes in Fairfield and Hamilton
- Northwest Ohio Affordable Housing
 - Master Contract with Williams CBDD
 - Managed by NOWAC (COG)

Southern Ohio Discussions

- Three meetings held so far: Aug, Sep, Oct
- First meeting included representation from 11 counties
- Others were interested, but not present
- Meeting called by Ben Hollinger, Superintendent of Scioto CBDD
- DHN Facilitating Discussion

Why is the Group Exploring A Regional Approach?

- Sustainability of current models – must be aggressively developing in order to sustain operations.
- Collaboration may reduce administrative costs.
- Violation of ORC for CB to provide substantial in-kind support to nonprofit.
- When housing corporation is staffed by county board, it is a low priority – no focus on housing, job too big.
- Not best use of limited financial resources.

Why is the Group Exploring A Regional Approach? (cont.)

- Conflict of interest between housing corp and county board
- Potential for loss of grant funding
- Working together, we can have a larger voice
- MHAs may not be completely sensitive to unique needs of people with disabilities

Existing Multi-County Models

- **Central, Large County:** Large county housing corporation also serves nearby counties (not applicable in Southern Ohio)
- **Full-Service Multi-County Model:** housing corporation staff perform all housing-related services (heard presentation from Benson Okungbowa, Executive Director, Northland Homes and Properties and Charles Frobose, Superintendent, Crawford CBDD)

Existing

Multi-County Models (cont.)

- **Limited Service Multi-County Model:** housing corporation staff and county board staff share housing-related duties (Southern Ohio group not interested in this model.)
- **COG Model:** COG provides management services for one-county housing corporation (Heard presentation from Deb Guilford, Executive Director, NOWAC)

Existing Multi-County Models (cont.)

- **Third Party Management Contract:**
housing corporation contracts with another non-profit or with a for-profit management company for housing-related duties (Heard presentation from Jacalyn Slemmer)

Concerns

- How big is too big?
- How small is sustainable?
- What size do we need to be to be eligible for development grants?
- What role can technology play?
- What role would DHN play in assisting with development?
- Is it possible to provide “affordable” housing where there are still mortgages?
- Would there really be cost efficiencies in a regional approach?
- How can we get out of existing relationships? (Transferring property, etc.)

Moving Forward

- Two subsets of the original group have formed:
 - Hocking and Perry
 - Scioto, Ross, Fayette, Highland
- Individual counties working internally with housing corporation boards
- DHN will facilitate ongoing discussions as needed/invited
- Potential grant funding: Local Government Innovation Fund Program

Questions??