

Overview

This document summarizes the major revisions made to the 2020-2021 Qualified Allocation Plan originally approved by the OHFA Board in September 2019. These changes and the resulting document are referred to as the 2021 QAP Technical Revisions.

The modifications are a result of both internal research and analysis by OHFA staff based on review of the 2020 HTC applications, and stakeholder feedback received from the QAP webinar, public hearing, survey, and from formal comment letters on the QAP drafts.

This list does not reflect every revision appearing in the 2021 QAP Technical Revisions. Other revisions were made for correction and clarification throughout. Stakeholders are strongly encouraged to read the QAP itself to see all revisions made. If a section of the QAP is not noted below, no substantive changes were made. Page numbers noted correspond to the Final Board Approved document.

See page 3 for a list of items that were not incorporated into the 2021 QAP Technical Revisions, but are being considered for the 2022-2023 QAP.

Revisions

General Overview & Requirements

- **Application Process & Program Calendars (p. 5-7)**
 - Added language regarding optional Pre-Application Meeting; added language regarding Development Team Pre-Approval process; added language regarding communication during the competitive review period.

HTC Requirements

- **Document Submission Requirements**
 - **Development Team Experience and Capacity Review (p. 13):** Revised for clarification; added in requirement for Development Team pre-approval.
 - **Ohio Housing Locator (page 18):** Added requirement for new construction projects to list their property on the Lead-Safe Rental Registry hosted within the OHL.
 - **Phase I and II Environmental Site Assessments (p. 18):** Added in option for scattered site projects that are not seeking HDAP funding to submit an Environmental Questionnaire at proposal application instead of a full Phase I ESA for each site.
- **HTC Programmatic Requirements & Oversight**
 - **Competitive Application Limitations (p. 26):** Revised for clarification; added in additional tiers based on experience; revised process for applicant to rank proposals prior to awards.
 - **Cost Containment (p. 29):** Updated TDC/unit and TDC/SF limits for all pools.

- **Basis Boost Policy**
 - **115% Discretionary Basis Boost (p. 35):** Added eligibility for HUD Subsidy Preservation projects that are located in a Non-Urban area.

Housing Policy Pools

- **Pool Amounts (p. 36)**
 - Increased Allocation Amount for Service Enriched Housing: Substance Abuse Recovery pool from \$750,000 to \$1,000,000.
- **New Affordability – Non-Urban Housing (p. 38)**
 - Removed set-aside for Low- or Mid-Population Counties.
 - Added set-aside for two projects in Non-Appalachian counties.
- **Service-Enriched Housing: PSH (p. 39-40)**
 - Added Lucas County to Set-Aside eligibility.

Competitive Criteria

- **All Applicable Pools:**
 - Note: OHFA Interactive Map data will not be updated for 2021. Maps and data used for 2020 will also apply to 2021.
 - **Proximity to Amenities:** General revisions made for correction and clarification; updated Amenity Definitions document; expanded on submission requirements.
 - **Cost Efficiency - Credits per Affordable Unit:** Increased credit limits in each scoring tier.
- **New Affordability**
 - **Cost Efficiency – Leverage (p. 52):** General revisions made for correction and clarification; incorporated language from Frequently Asked Questions; removed New Community Authority and Property Assessed Clean Energy Financing from list of eligible sources.
- **Preserved Affordability**
 - **Development Characteristics – Rehab Scope (p. 68-69):** Added language regarding document submission requirements; revised terminology to provide more clarity and consistency with industry-accepted definitions.
 - **Preservation Priorities – Good Management (p. 71):** Added language regarding document submission requirements; revised terminology to provide more clarity and consistency with industry-accepted definitions.
 - **Preservation Priorities – Need for Replacement (p. 72):** New scoring criterion for projects where demolition of the existing structure and replacement with newly constructed units is the safest and most financially feasible option.
 - **Preservation Leveraging – Bond Leveraging (p. 72-73):** Added minimum requirements for 4% HTC development.
- **Service-Enriched Housing**
 - **Sub-Pool Priority: PSH only – High Need County (p. 80-81):** Updated HUD PIT data reference from 2018 to 2019.

Training and Technical Assistance

- (p. 92-93) Information on programs, trainings, and policies added to reflect internal updates as team continues to build policies and offerings in this newer section of the Agency.

Asset Management

- (p. 100-101) Elevated to separate QAP section; added language and requirements specific to NHTF-funded projects; other revisions to reflect updates in policy, corrections and clarifications.

Appendices

- **Appendix C- Experience & Capacity Characteristics (p. 115-118):** Added minimum eligibility requirements for 4% and 9% HTC, including for entities wishing to partner with less experienced developers.

Considerations for the 2022-2023 QAP

Below are some of the topics that OHFA plans to explore as part of the 2022-2023 QAP. These items constitute too large of a change for 2021 and require further research and conversations with topic experts and program stakeholders. Please note that this list does not include every item that is being considered for change, but represents those items that are likely to be consequential.

This list is being provided for informational purposes only- OHFA will begin seeking feedback on these items in early 2021.

- Location-related topics, such as:
 - Alternative ways to define geographic pools (currently Urban and Non-Urban)
 - Use of location and need-related metrics, such as Affordable Housing Demand, in scoring
 - Different types of opportunity maps and their parameters
- Alternative ways to measure and score items such as education, transportation access, amenities, and partnerships.
- Requirements or incentives for broadband access and/or connection.
- Transitioning certain items from competitive to threshold, such as Green and Local Partner.
- Creating a separate 9% HTC round for highly innovative and complex projects.
- Revisiting the Permanent Supportive Housing definition and framework from 2010, as well as policies related to disability-only units and scattered site PSH projects.
- Revisiting the pool tiebreakers.