



*We Open the Doors to an Affordable Place to Call Home*





# 2022-2023 Annual Plan and Qualified Allocation Plan

Pre-Draft Public Forum



# Agenda

- Overview of Annual Plan
- Annual Plan Poll Questions
- Annual Plan Open Comment
- Qualified Allocation Plan Outlook
- QAP Polling Questions
- QAP Open Comment



# We are gathered here today...

*What are OHFA's priorities as an agency?*



*What's happening across the state and what are the biggest needs?*

*How will OHFA work toward those policy priorities?*



# ANNUAL PLAN



# QUALIFIED ALLOCATION PLAN



# QAP Planning Calendar

**April: Stakeholder meetings**

**May: Pre-Draft Forum; Continued stakeholder meetings**

**June: First Draft released**

**July/August: Second Draft released**

**September: Final QAP Approval**



# QAP Planning Process

**Observations + Lessons Learned**

## **Stakeholder Feedback**

*Developer community, advocates, OHFA staff, etc.  
(in combination with Annual Plan)*

## **Research + Data**

*Analysis of previous rounds, Housing Needs Assessment, emerging topics*





# Planning Approach

- Use 2020-2021 QAP as a base
- Continue to improve and refine based on data and feedback
- Align with other policy documents to better support OHFA's goals and priorities



# Data Updates

- Kirwan Opportunity and Change indices updates
  - USR updated with 2020 Census tracts
  - Indicator data refreshed when possible
- When possible and appropriate, data sourced updated
- Amenities updated to 2020/2021 locations



# Up for Consideration

- Local Initiatives 2.0
- Geographic Definitions
- Set-Asides
- HUD 811 PRA
- Broadband
- Max Credit Request
- County Award Limits
- Development Costs
- Distance Buffers



# Up for Consideration

## Local Initiatives 2.0

- Innovative, transformative projects
- Large, multiple phases
- New construction or preservation (Choice Neighborhoods)
- Adaptive reuse

### *What about FHAct50?*

- *Expires in 2021*
- *12.5% annual credit allocation increase no longer available*
- *AHCIA*



# Up for Consideration

## Reevaluation of Geographic Definitions

- Evaluation of Urban and Non-Urban areas
- Addition of Suburban pool
- Family and Senior Compete Head to Head
- Evaluate Appalachian Advantage



# Up for Consideration

## Assess Need for Set-Asides

- Non-Appalachian projects
- RAD/Choice
- Transition Aged Youth
- Substance Abuse Recovery



# Up for Consideration

## HUD 811 Project Rental Assistance (PRA)

- Rental assistance program serving individuals with disabilities at or below 30% AMI
- Family projects only
- Threshold versus competitive



# Up for Consideration

## Broadband Infrastructure and Connectivity

- Broadband infrastructure (threshold)
- Free Wi-Fi in community space (competitive)\*
- Free high-speed internet in all units (competitive)\*

*\*May depend on geography/availability*





# Up for Consideration

## Maximum Allowable Credit Request

- Urban Pools Only\*
- Minimum unit count vs escalating scale

*\*Would result in fewer awards overall*



# Up for Consideration

## County Award Limits

- Cap on number of awards made per county
  - *Avoid oversaturation of market*
  - *Promote geographic diversity*
  - *Target underserved (underfunded) areas with high need and demand*



# Up for Consideration

## Development Costs

- Development cost caps
- Impact of lumber cost increases, supply chain issues
- Composite score tie-breaker



# Up for Consideration

## Distance Buffering

- Amenity boundaries
- Opportunity Map boundaries



# Polling Questions

Please go to [www.menti.com](https://www.menti.com) on your computer  
or mobile device

Enter code 4166 4777



# Open Comment Period





# Thank you!

Provide pre-draft thoughts, feedback, and suggestions to:

[QAP@ohiohome.org](mailto:QAP@ohiohome.org)