Ohio Housing Finance Agency

Ohio 811 PRA and ODM Subsidy Demonstration
Program Comparison Chart

Program Feature	Ohio 811 PRA Program	ODM Subsidy Demonstration Program
Funding Mechanism	Project Based Rental Assistance Contract	Operating Grant
Funding Source	HUD funding administered by OHFA	ODM/State Funds
Eligible Properties	Any property with OHFA funding	Housing Tax Credit (HTC) properties
Funding Model	Rental Assistance will subsidize the difference between 30% of a resident's income and the 50% AMGI tax credit rent level	The Operating Grant will be calculated like Rental Assistance; See opposite
Funding Restriction	Units with other rental subsidy attached are not eligible for the program	Section 504 units identified for participation in this program cannot have additional subsidy
Length of Subsidy	20-year contract, 5 years of which is guaranteed. If Congress does not appropriate beyond 5 years, units can revert to tax credit units.	15 years
Unit Target	Approximately 485	Approximately 30
When to Apply in QAP	2016, 2017, 2018, and 2019, or until grant funds are exhausted	2016, 2017, and 2018
Applying outside of QAP	Developers with existing units may apply anytime until grant funds are exhausted	Developers with existing units may not apply
Unit Integration	No more than 25% of units in a development may be set aside for persons with a disability; those units cannot be concentrated	No more than 25% of units in a development may be set aside for persons with a disability; those units cannot be concentrated
Targeted Areas	Approximately 60% urban, 40% rural	Areas with a high number of HOME choice transitions; See HOME Choice Transitions by County Map
Target Population	HOME Choice (in facilities), HOME Choice (in communities), and other persons receiving Medicaid	HOME Choice (in facilities), HOME Choice (in communities), or individuals in other programs approved by ODM
Eligibility Restriction	At least 18 and no more than 61 years of age at entry	Head of household at least 18 years of age
Income Requirement	Extremely Low Income as defined in 24 CFR §5.603	Minimum income consisting of Supplemental Security Income (SSI) or equivalent
Tenant Services/Supports	Eligible; types of services/supports based on Medicaid coverage	Eligible; types of services/supports based on Medicaid coverage
Unit Size	One-bedroom units receive priority: two-bedroom units may be considered for special circumstances.	One and two-bedroom units; priority will be for one bedroom units
Section 504 Requirements	Required for the building, but not 811 units	Required for the building and ODMSD units
Fixed or Floating	Floating	Can be either, but units must conform to Section 504 requirements
Tenant Application Process	Individuals are pre-screened by an online database, SocialServe; State makes referrals to eligible properties	Individuals are pre-screened by online database (SocialServe); State makes referrals to eligible properties
Additional Reporting	TRACS	ODM