

Overview

This document outlines the changes made for the second draft 2020-2021 Qualified Allocation Plan – Technical Revisions. The second draft incorporates feedback received since the first draft was released on June 30.

This list does not reflect every revision appearing in the second draft QAP. 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.

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

Revisions

General Overview & Requirements

- **Program Calendars:** Removed date for ‘First day Development Team Pre-Approval forms may be submitted’; changed date for ‘Last day Development Team Pre-Approval forms may be submitted’.

HTC Requirements

- **Document Submission Requirements**
 - **Authorization to Release Tax Information:** Revised to clarify requirements; added link to instructions.
 - **Development Team Experience and Capacity Review:** Added information regarding pre-approval process; added placeholder link for Development Team Pre-Approval Form.
 - **Ohio Housing Locator:** 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:** Added link to Environmental Questionnaire for Scattered Site Projects.
- **HTC Programmatic Requirements & Oversight**
 - **Competitive Application Limitations:** Revised process for applicant to rank proposals prior to awards.
 - **Cost Containment:** Updated TDC/unit and TDC/SF limits for all pools.
 - **Non-Competitive HTC Requirements:** Added language to provide clarification and additional detail on application review process and expectations.
 - **Penalties:** Updated language to reflect internal policy updates.

Housing Policy Pools

- **New Affordability**
 - Removed provision for additional one-bedroom units in Urban Opportunity, General Occupancy Urban, and Non-Urban subpools if utilizing the Ohio 811 PRA program.
- **New Affordability – Non-Urban Housing**
 - Removed set-aside for Low- or Mid-Population Counties.
 - Added set-aside for two projects in Non-Appalachian counties.
- **FHAct50 Building Opportunity Fund**
 - Added application deadline for FHAct50 projects.

Competitive Criteria

- **New Affordability**
 - **Local Partner**
 - Changed point value back to 10 from 5 due to removal of Integrated Communities (811) scoring category.
 - **Integrated Communities**
 - Removed scoring category.
 - **Cost Efficiency**
 - Credits per Affordable Unit: Increased credit limits in each scoring tier.
 - **Sub-Pool Priorities: ALL**
 - Proximity to Amenities: Updated Amenity Definitions document; added back in 500-foot buffer.
- **Preserved Affordability**
 - **Development Characteristics**
 - Rehab Scope: Revised terminology to provide more clarity and consistency with industry-accepted definitions. A separate memo will be issued with additional detail on this change.
 - **Preservation Priorities**
 - Good Management: Revised terminology to provide more clarity and consistency with industry-accepted definitions. A separate memo will be issued with additional detail on this change.
 - Need for Replacement: 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: Added deadline for submission of 80% architectural plans for 4% projects.
 - **Sub-Pool Priorities: HUD Subsidy Preservation**
 - Multiphase Section 8 Preservation: Added language regarding multiphase projects that will be developed on one or more non-contiguous sites.
- **Service-Enriched Housing**
 - **Neighborhood Development & Impact Initiative**

- Proximity to Amenities: Updated Amenity Definitions document; added back in 500-foot buffer.
 - Sub-Pool Priority: PSH only
 - High Need County: Updated HUD PIT data reference from 2018 to 2019.
- **Single Family Development**
 - Competitive Criteria
 - Proximity to Amenities: Updated Amenity Definitions document; added back in 500-foot buffer.

Post-Award and Project Administration

- Revisions to reflect updates in policy, corrections and clarifications.

Training and Technical Assistance

- Revisions to reflect updates in policy, corrections and clarifications.

Program Compliance

- Revisions to reflect updates in policy, corrections and clarifications.

Asset Management

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

Housing Credit Gap Financing

- Revisions to reflect updates in policy, corrections and clarifications; rearrangement of sections to eliminate redundancy and provide consistency with other HDAP-related guideline documents.

Appendices

- **Appendix A- Fee Schedule**: Added in fees for *Subsidy Layering Review, Reassessment – LIHTC*, and *Reassessment – HDAP*. (Reassessment fees are meant for projects proposing changes that result in significant re-underwriting or re-evaluation of some kind by OHFA staff, or for projects not meeting their competitive scoring commitment at 8609.)
- **Appendix F- Tiebreaker #1 Composite Formula**: Updated values for TDC per Net Rentable Square Foot, Credits per Affordable Unit, and TDC per Unit.

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.