

**To:** Partners and Stakeholders

**From:** Myia Batie, Program and Policy Manager  
Office of Planning, Preservation and Development

**Date:** Friday, October 31, 2014

**Re:** 2016-2017 Qualified Allocation Plan and Planning Process

Today, with nearly 5 million Ohio residents classified as low and moderate income and a majority of renters in nearly 30 counties reporting housing distress or cost burden<sup>1</sup>, the Office of Planning, Preservation and Development is excited about opportunities in the 2016-2017 Housing Tax Credit Program to better serve the many households who struggle to afford housing as we approach a rewrite of the state Qualified Allocation Plan.

As established in the 2015 Annual Plan for the Ohio Housing Finance Agency (OHFA), our new direction will emphasize five key priorities which include; creating and supporting housing opportunity and a range of housing choices, promoting housing for special needs and underserved populations, improving neighborhoods through community and economic development, preserving affordable housing at risk of no longer being affordable, and advancing livability standards and sustainable building practices.

We are dedicated to maintaining and increasing the quality of innovation and service that our many partners have demonstrated over the years and together will continue to focus on targeting resources to the highest priority housing needs, creating impactful and measurable program outcomes and advancing our mission *We Open the Doors to An Affordable Place to Call Home* through responsible and cost-effective administration of this scarce resource.

As we usher in a new form and approach with our annual allocation process, you can expect three changes including:

- Orientation of the allocation pools toward housing policies that expand the range of housing choices for low and moderate income households and that further Fair Housing;
- A pre-application process that will help both OHFA and its partners initiate informal discussions around proposed developments and assess the level of preparation and readiness to proceed—processes that will result in cost-savings to our partners and fewer internal reviews; and finally,
- A developer fee structure that is tied more intimately with units produced, risk and complexity of the specific development being proposed creating a fairer system for developments that meet a critical market need – especially in underserved regions of the state.

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<sup>1</sup> 2015 Ohio Housing Needs Assessment, Technical Supplement to the Fiscal year 2015 Annual Plan. Page 25.



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John R. Kasich Governor of Ohio | Douglas A. Garver Executive Director

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OHFA and the Office of Planning, Preservation and Development are very grateful to our partners who have already offered their assistance as we begin to develop these policies. Community members, including public, private and non-profit organizations throughout Ohio, are also invited to assist us as we explore how the Housing Tax Credit Program can be leveraged to coordinate the delivery of quality affordable housing throughout the state.

In the coming months we will want to know, from your perspective, how we can structure the competitive selection process and its criteria to fill gaps and meet needs for the many households that are impacted by our work. As a stakeholder, leader and expert, your involvement and that of others will be essential to the success of this effort.

The following planning calendar provides information on opportunities to collaborate and provide input as well as major milestones related to the review and approval process of the Qualified Allocation Plan. In addition to these opportunities, a formal written comment period will be observed between November 6, 2014 and April 30, 2015, though comments are accepted throughout the year. Comments may be directed to [2016QAPMailbox@ohiohome.org](mailto:2016QAPMailbox@ohiohome.org).

As we proceed with our planning efforts in earnest, we look forward to engaging you and updating you on our progress.

Respectfully,

Myia Batie

ACTIVITY/MILESTONE	DATE/TIME
<b>Ohio Housing Conference</b> Development Roundtables	Thursday, November 6, 2014 9:30am-11:30am Greater Columbus Convention Center
<b>Regional Public Forum (Columbus)</b>	Tuesday, December 2, 2014 12:00pm Columbus Metropolitan Library 3540 South High Street Columbus, Ohio 43207
<b>Regional Public Forum (Cincinnati)</b>	Thursday, December 11 10:00am Blue Ash Metropolitan Library 4911 Cooper Road Cincinnati, Ohio 45242
<b>Statewide Housing Policy Summit</b>	Tuesday, December 16, 2014 9:00am-4:00pm Vern Riffe Center for Government and the Arts 77 E. High Street Columbus, Ohio 43215 Riffe Executive Conference and Training Center- 31 <sup>st</sup> Floor
<b>Regional Public Forum (Cleveland/Akron)</b>	Thursday, January 15, 2015 10:00am Cleveland Public Library Collinwood Branch 856 East 152nd Street Cleveland, Ohio 44110
<b>Regional Public Forum (Toledo)</b>	<i>January 2015 Date, time and location to be announced.</i>

<b>Regional Public Forum (Dayton)</b>	<p>Wednesday, January 28, 2015 12:00pm Dayton Public Library 215 East Third Street Dayton, Ohio 45402</p>
<b>Draft I</b> of 2016-2017 QAP, Multifamily Underwriting Guidelines and Pre-application released for public review and comment on OHFA website	<p>Wednesday, March 11, 2015</p>
<b>Public Hearing I</b> Ohio Housing Finance Agency 57 E. Main Street Columbus, Ohio Roger McCauley Board Room	<p>Wednesday, March 18, 2015 1:00pm</p>
<b>Draft II</b> of 2016-2017 QAP, Multifamily Underwriting Guidelines and Pre-application released for public review and comment on OHFA website	<p>Wednesday, April 8, 2015</p>
<b>Public Hearing II</b> Ohio Housing Finance Agency 57 E. Main Street Columbus, Ohio Roger McCauley Board Room	<p>Wednesday, April 15, 2015 1:00pm</p>
<b>Final Draft</b> of 2016-2017 QAP, Multifamily Underwriting Guidelines and Pre-application released for public review and comment on OHFA website	<p>Wednesday, May 13, 2015</p>
<b>Presentation of Final 2016-2017 QAP and Multifamily Underwriting Guidelines</b> to OHFA Board for approval	<p>Wednesday, May 20, 2015</p>

<b>Release of 2016-2017 Pre-application on OHFA website</b>	Friday, June 5, 2015
<b>Affordable Housing Funding Training</b>	<i>July 2015 Date, time and location to be announced.</i>
<b>Pre-applications due to OHFA</b>	Monday, August 31, 2015
<b>Notice of Pre-application results sent to partners</b>	Wednesday, October 14, 2015
<b>Proposal applications due to OHFA</b>	Monday, February 29, 2016