

## 2018 Strategic Initiatives Pool Methodology and Project Selection

The Strategic Initiatives Pool allows OHFA to ensure that all priority housing needs are addressed through a balanced distribution of resources. Housing Credits that were unreserved in all other competitive pools, along with a portion of the credit increase in the 2018 Omnibus Budget Bill, are distributed to additional projects in the Strategic Initiatives pool. Pursuant to the 2018-2019 Qualified Allocation Plan, OHFA gives priority selection consideration to each of the following proposal types:

- Applications meeting a quantifiable need and targeting areas left underserved through the competitive selection process
- Projects that assist Ohio in meeting our obligation to Affirmatively Further Fair Housing, including, but not limited to, projects that enhance mobility strategies and encourage development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization
- Resubmitted applications that met all threshold and minimum scoring criteria for funding in a prior round but did not receive an award due to competitive rankings
- Applications with a significant community and population impact that do not meet the cost containment criteria for other pools

After evaluating the projects selected in the housing policy pools, OHFA awarded credits to five applications through the Strategic Initiatives pool. Descriptions of the projects awarded credits are as follows:

### 1. Arrowleaf Apartments

Arrowleaf Apartments is a new construction, family development located in Grove City, Franklin County. It received Strategic Initiatives consideration for the following reasons: it helps meet our state's obligation to Affirmatively Further Fair Housing by siting housing credit developments serving families in areas of High and Very High Opportunity; it builds in long-term affordability in a rapidly growing Central Ohio suburb; and the low credit request demonstrates the efficient use of credits.

### 2. Columbus Scholar House III

Columbus Scholar House III is a new construction, family development located in Columbus, Franklin County. It received Strategic Initiatives consideration for the following reasons: it serves an important, high need population that is a policy priority for OHFA in its Annual Plan, specifically Transition Aged Youth (TAY) and it builds upon the innovative and very successful Scholar House model.

### **3. Legacy Place**

Legacy Place is new construction, senior development located in Urbana, Champaign County. It received Strategic Initiatives consideration for the following reasons: it helps OHFA maintain regional balance in non-urban areas and achieve additional population balance by serving seniors; it facilitates the creative and adaptive reuse of several existing historic structures; and it serves an underserved county that has not received a housing credit award since 2009.

### **4. St. Joseph's Commons**

St. Joseph's Commons is a new construction, permanent supportive housing development located in Cleveland, Cuyahoga County. It received Strategic Initiatives Consideration for the following reasons: it helps preserve and expand options for a high need permanent supportive housing population; it is a resubmitted application that has received significant staff support due to the geotechnical issues endangering the existing building; and it also fulfills the First Priority selected by the Cleveland/Cuyahoga County Continuum of Care.

### **5. Walnut Hills Senior Campus**

Walnut Hills Senior Campus is a new construction, senior development located in Cincinnati, Hamilton County. It received Strategic Initiatives Consideration for the following reasons: it helps OHFA provide additional geographic distribution to southwestern Ohio and is the only project funded in the City of Cincinnati; it fulfills the City of Cincinnati's Local Development Priority selection; and it further helps OHFA achieve population balance by serving seniors.