

GOAL OF THE AMENDMENT

The objective of this amendment to the Qualified Allocation Plan (QAP) is to provide sufficient support and resources to competitive Housing Tax Credit (HTC) projects which received a binding reservation in 2016 but are no longer financially feasible due to an unforeseeable contraction in the HTC investor market. This amendment is designed to minimize disruptions to the 2017 funding round and maintain necessary cost containment controls. OHFA does not anticipate that this policy will bridge all equity gaps; projects that remain unstable may wish to return their HTC allocation.

AMENDMENT TO THE 2017 QAP

1. The 2017 Competitive HTC Program Calendar will be postponed for four (4) weeks. To assist applicants in evaluating land purchase commitments, final “Exceptional Development Characteristics” scores will be released on June 8, 2017. A revised calendar is set forth in Exhibit A attached hereto.
2. The 2017 total HTC allocation is projected to be \$27,300,000. Of that amount, OHFA will set aside up to **\$4,590,000** for projects that received an award of HTC in 2016 but, due to credit repricing, now require additional credits to maintain the HTC equity amount listed in the final application. Owners of such projects with “unused eligible basis” as listed in the final application may request additional HTCs in an amount not to exceed **fifteen percent (15%)** of the previous binding reservation amount. However, the updated HTC equity amount may not exceed the HTC equity amount listed in the final application, and therefore, owners must adjust the request for HTCs accordingly. A list of each project’s maximum award increase is attached hereto as Exhibit B. Based on the amount of “unused eligible basis”, not all projects qualify for the entire fifteen percent (15%) additional award.
3. Owners may include “unused eligible basis” and / or modify the project’s applicable fraction to qualify for additional HTC. Owners may not, however, increase the project costs, reduce deferred developer fees, make design or services changes, or alter the income targeting ratio.
4. Projects receiving additional HTC will not be re-scored or required to maintain commitments made for points in either of the “Leveraging”, “Credits Per Affordable Unit”, or market rate incentive scoring categories. In addition the “Maximum HTC Per Developer Limit”, “HTC Project Caps” and “Competitive Application Limitations” in the 2016 QAP will not apply to projects receiving additional HTC in 2017.
5. Owners requesting additional HTC in accordance with the terms hereinabove must also agree to the following:
 - a. Owners must agree to defer a portion of the developer’s fee according to the following schedule:

Increase to Previous Binding Reservation Amount	Minimum Deferred Developer Fee*
3% or Less	8% of Developer Fee & Overhead
Over 3% but no more than 6%	16% of Developer Fee & Overhead
Over 6% but no more than 9%	24% of Developer Fee & Overhead
Over 9% but no more than 12%	32% of Developer Fee & Overhead
Over 12% but no more than 15%	40% of Developer Fee & Overhead

* - Regardless of the amount of additional HTC requested and the corresponding amount of required deferred fee, owners will not be required to defer more than fifty percent (50%) of the maximum allowable developer fee as calculated by OHFA using data listed in the proposal application. For example, a developer's maximum allowable developer fee is \$1 million, and the owner requested a \$600,000 developer's fee in the final application. In order to apply for the maximum amount of additional credits, the deferred fee schedule indicates that the owner must agree to defer at least forty percent (40%) of the developer fee, which equals \$240,000. However, the owner will only need to defer \$100,000 of the fee since fifty percent (50%) of the maximum allowable developer fee is \$500,000.

b. If OHFA determines (in its sole discretion) during the 8609 underwriting process that the final HTC equity amount is greater than the amount listed in the final application, the owner will be required to pay to OHFA an HTC underwriting fee. The HTC underwriting fee will be an amount equal to one-half of the difference between the final HTC equity amount and the HTC equity amount listed in the final application.

6. The 2017 pool amounts will be reduced proportionately by the total amount of actual HTC reserved for the 2016 projects. A schedule of the estimated 2017 pool amounts, based on the maximum amount of credits set-aside for 2016 projects, is attached hereto as Exhibit C. The final 2017 pool amounts will be posted on OHFA's website on **March 10, 2017**.

7. For applications submitted in the 2017 housing funding round, the maximum allowable HTC awards per developer and per application by funding pool are increased by ten percent (10%). Refer to Exhibit C for the revised HTC per application limits.

8. For projects that received a 2016 Carryover Allocation of HTC, owner must agree to return its allocation of HTC to OHFA by no later than July 1, 2017. OHFA will then issue one 2017 Carryover Allocation Agreement that equals the sum of the 2016 allocation amount plus the additional 2017 HTC.

APPLICATION PROCESS FOR ADDITIONAL HTC

Eligible owners of projects that received an award of HTC in 2016 must submit each of the following documents to OHFA no later than 5:00 p.m. on **March 2, 2017**:

- Additional HTC Request Form, to be posted to OHFA's website
- Updated Equity Commitment Letter
- If the applicable fraction for the project has been changed, an updated final application AHFA

Updated sources must equal the total costs listed in the final application. OHFA will rely on the project's 2016 final application in reviewing and approving the application.

No application fee will be assessed. A reservation fee for the additional HTC reservation will be required upon approval. To the extent the application converts market rate units to HTC, additional compliance monitoring fees and supporting documents may be required, as determined in OHFA's sole discretion. Other fees may be applied in accordance with the QAP and other program guidance.

OHFA will notify owners by **March 9, 2017**. A 2017 Binding Reservation Commitment letter will be issued to each project.

EXHIBIT A: REVISED COMPETITIVE PROGRAM CALENDAR

Revised deadlines and dates are highlighted in green.

DATES	APPLICANT	OHFA
October 2016		2017 AHFA and application materials posted to the OHFA website
October 2016	2016 Affordable Housing Funding Training, location to be determined	
October 14, 2016	Deadline for submission of applications for pre-application CHDO certification	
November 30, 2016	Deadline to request approval for a Part 1 from the State Historic Preservation Office for historic tax credits	
December 16, 2016		Decisions issued for pre- application CHDO certification
January 6, 2017	Deadline to commission market studies and submit requests for exceptions	
February 3, 2017	Deadline to submit FAQ	
February 6, 2017		Decisions issued for exceptions to program requirements
TBD		DevCo online application opens
March 2, 2017	Deadline to submit applications to OHFA for 2016 HTC increases, due no later than 5:00 p.m. ET	
March 9, 2017		OHFA announces 2016 HTC Increases
March 16, 2017	Deadline to submit initial 2017 applications to OHFA, due no later than 5:00 p.m. ET	Consideration of public comments begins
March 24, 2017		Proposal summaries posted to the OHFA website
April 3, 2017	Competitive scoring, underwriting, and site visits begin	

May 8, 2017		Notice of preliminary scores for Exceptional Development Characteristics sent to applicants
May 12, 2017		Consideration of public comments ends
May 15, 2017	Deadline to respond to preliminary scores for Exceptional Development Characteristics	
May 26, 2017		Site visits conclude
June 8, 2017		Notice of final scores for Exceptional Development Characteristics, preliminary scores for remaining criteria and underwriting issues sent to applicants
June 16, 2017	Deadline to respond to preliminary scores and underwriting issues	
July 17, 2017	Next steps and debriefing meetings begin	Next steps and debriefing meetings begin
July 19, 2017		Final results of competitive scoring released and presented to the OHFA board
July 21, 2017		Binding reservation agreements and notice of threshold deficiencies issued
August 2, 2017	Deadline to return binding reservation agreements	
August 2, 2017	Deadline to submit all cures for threshold deficiencies	
September 22, 2017	Next steps and debriefings conclude	Next steps and debriefings conclude
October 19, 2017	Deadline to submit final applications to OHFA, due no later than 5:00 p.m. ET	
November 30, 2017	Deadline to complete public notification process (scattered-site developments only)	
December 15, 2017	Final date for issuance of carryover agreements	

2017 QAP Amendment - Exhibit B: Eligible Projects and Maximum Additional Credit Amounts

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Tracking #	Project Name	Amount Reserved	Amount Available*	Maximum Additional Credits		
				15%	HDAP	HDL
16-0098	43 Town Square	\$ 800,000	\$ 965,006	\$ 120,000		\$ 1,500,000
16-0032	ABCAP Housing Renovations	\$ 522,392	\$ 648,307	\$ 78,359	\$ 625,000	\$ 1,500,000
16-0043	Quinn Court - formerly Abel Acres	\$ 407,000	\$ 560,269	\$ 61,050	\$ 300,000	\$ 1,500,000
16-0061	Art Works Lofts	\$ 1,000,000	\$ 1,319,030	\$ 150,000		\$ 1,500,000
16-0006	Aspen Place	\$ 760,000	\$ 1,145,319	\$ 114,000	\$ 600,000	\$ 1,500,000
16-0074	Athens-Fairfield	\$ 658,243	\$ 674,964	\$ 16,720	\$ 300,000	\$ 1,500,000
16-0058	Avondale II	\$ 800,000	\$ 1,780,040	\$ 120,000	\$ -	\$ 1,500,000
16-0051	Avondale Town Center North	\$ 1,000,000	\$ 1,298,712	\$ 150,000		\$ 1,500,000
16-0028	Bond Hill Roselawn Senior Housing	\$ 900,000	\$ 1,155,306	\$ 135,000		\$ 1,500,000
16-0041	Briggsdale Apartments II	\$ 680,000	\$ 781,268	\$ 101,268	\$ 300,000	\$ 2,000,000
16-0023	Buckeye House	\$ 348,000	\$ 371,869	\$ 23,869		\$ 1,500,000
16-0037	Carriage Trails Senior Village II	\$ 771,664	\$ 897,746	\$ 115,750		\$ 1,500,000
16-0029	Carrie's Place	\$ 687,957	\$ 795,670	\$ 103,194	\$ 300,000	\$ 2,000,000
16-0078	Collingwood Green Phase III	\$ 1,000,000	\$ 1,580,518	\$ 150,000		\$ 1,500,000
16-0050	Commodore Place Apartments	\$ 1,000,000	\$ 1,763,307	\$ 150,000		\$ 4,000,000
16-0045	Cuyahoga Falls Senior	\$ 1,000,000	\$ 1,161,938	\$ 150,000		\$ 1,500,000
16-0011	Cypress Commons Apartments	\$ 483,488	\$ 565,200	\$ 72,523		\$ 1,500,000
16-0007	Emerald Alliance X	\$ 798,000	\$ 964,524	\$ 119,700	\$ 300,000	\$ 1,500,000
16-0081	Fairwood Commons	\$ 895,000	\$ 1,208,041	\$ 134,250		\$ 1,500,000
16-0102	Freedom's Path at Dayton	\$ 960,000	\$ 978,042	\$ 18,042		\$ -
16-0056	Homefull Family Living Center	\$ 578,000	\$ 647,622	\$ 69,622		\$ 1,500,000
16-0021	Lincoln Park West	\$ 1,000,000	\$ 1,297,395	\$ 150,000		\$ 1,500,000
16-0020	Miller Commons	\$ 643,329	\$ 835,634	\$ 96,499		\$ 1,500,000
16-0089	Milo-Grogan Homes	\$ 723,349	\$ 947,345	\$ 108,502		\$ 1,500,000
16-0014	Morgan Apartments	\$ 747,392	\$ 894,157	\$ 112,109	\$ 625,000	\$ 1,500,000
16-0095	New Southpointe Village	\$ 389,999	\$ 552,558	\$ 58,500		\$ 1,500,000
16-0040	Pine Terrace Apartments	\$ 419,443	\$ 513,718	\$ 62,916	\$ 650,000	\$ 1,500,000
16-0055	Poindexter Phase III	\$ 1,000,000	\$ 1,154,381	\$ 150,000	\$ -	\$ 3,000,000
16-0064	Riverside Senior Lofts	\$ 750,000	\$ 995,469	\$ 112,500		\$ 1,500,000
16-0019	Sandstone Apartments	\$ 780,000	\$ 1,005,568	\$ 117,000	\$ 600,000	\$ 1,500,000
16-0053	Sherman Thompson Towers	\$ 700,000	\$ 779,303	\$ 79,303	\$ 300,000	\$ 1,500,000
16-0016	Shyville Senior Living	\$ 685,000	\$ 893,307	\$ 102,750	\$ 300,000	\$ 1,500,000
16-0009	Slavic Village Green Homes I	\$ 702,000	\$ 909,272	\$ 105,300		\$ 1,500,000
16-0062	South Court Senior Villas	\$ 750,000	\$ 945,446	\$ 112,500		\$ 1,500,000
16-0071	Stoney Pointe Commons	\$ 1,000,000	\$ 1,309,349	\$ 150,000	\$ 300,000	\$ 2,000,000
16-0038	Stygler Village	\$ 750,000	\$ 1,730,622	\$ 112,500		\$ -
16-0024	Community Gardens, The	\$ 800,000	\$ 952,801	\$ 120,000	\$ 300,000	\$ 1,500,000
16-0001	Wilds at Harvest Rose, The	\$ 800,000	\$ 1,163,986	\$ 120,000	\$ 650,000	\$ 1,500,000
16-0044	Tiffin Pointe	\$ 800,000	\$ 927,641	\$ 120,000		\$ 1,500,000
16-0060	Valley Bridge	\$ 949,990	\$ 1,505,969	\$ 142,499	\$ 300,000	\$ 1,500,000
16-0003	Villa San Bernardo	\$ 1,000,000	\$ 1,236,479	\$ 150,000		\$ 1,500,000
16-0010	Westerly II	\$ 1,000,000	\$ 1,255,039	\$ 150,000		\$ 1,500,000
TOTALS		\$ 32,440,247		\$ 4,586,225	\$ 6,750,000	\$ 65,500,000

* - Calculated available credits using total eligible basis included in the final applications. Increased Applicable Fraction to 100% for shaded projects.

2017 QAP Amendment - Exhibit C: Revised Pool and Cap Amounts
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Possible Increases	Possible Credits Needed
15.00%	\$ 4,590,000

Original Housing Policy Pool and Project Cap Amounts

2017 QAP Pools	Amounts	Project Cap
Family (Urban)	\$ 5,000,000	\$ 1,000,000
Senior (Urban)	\$ 4,500,000	\$ 1,000,000
Non-Urban	\$ 4,500,000	\$ 800,000
HUD Preservation	\$ 4,000,000	\$ 1,000,000
Rural Reservation	\$ 3,000,000	\$ 700,000
PSH	\$ 4,000,000	\$ 1,000,000
Single Family	\$ 1,500,000	\$ 750,000
Strategic Initiatives	\$ 800,000	\$ -
Total	\$ 27,300,000	

Revised Housing Policy Pool and Project Cap Amounts

Scenarios	15%	Project Cap
Family (Urban)	\$ 4,160,000	\$ 1,100,000
Senior (Urban)	\$ 3,750,000	\$ 1,100,000
Non-Urban	\$ 3,750,000	\$ 880,000
HUD Preservation	\$ 3,330,000	\$ 1,100,000
Rural Reservation	\$ 2,500,000	\$ 770,000
PSH	\$ 3,330,000	\$ 1,100,000
Single Family	\$ 1,250,000	\$ 825,000
Strategic Initiatives	\$ 670,000	\$ -
Total	\$ 22,740,000	