

2019 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 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 policy and/or geographic 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; and
- 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 four applications through the Strategic Initiatives pool. Descriptions of the projects awarded credits are as follows:

1. Longfellow School

Longfellow School Apartments is a new construction, senior development located in Cleveland, Cuyahoga County. It received Strategic Initiatives consideration for the following reasons: it helps achieve population balance by serving seniors; it is part of a two-phase redevelopment project in an area with a concerted revitalization plan; it is leveraging federal historic tax credits; it has community support from the Cleveland Restoration Society and the Greater Collinwood Development Corporation; etc. The Longfellow School is on the National Historic Register.

2. Oxford Place

Oxford Place is a senior development involving the adaptive reuse of a former high school located in Canton, Stark County. It received Strategic Initiatives consideration for the following reasons: it helps achieve population balance by serving seniors, is a two-phase redevelopment project in an area with a concerted revitalization plan and is leveraging state and federal historic tax credits. The Lehman High School built in 1920, is on the National Historic Register.

3. Eastern Woods Senior

Eastern Woods Senior is new construction, senior development located in Findlay, Hancock 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 will be developed on the Continuing Care Retirement Communities (CCRC) campus of Birchhaven Village to enable residents to age in place in Findlay; etc.

4. Overlook Apartments

Overlook Apartments is a new construction, family housing development located in Chillicothe, Ross County. It received Strategic Initiatives Consideration for the following reasons: it is the next highest scoring project in the New Affordability – Non-Urban Housing pool; it helps OHFA maintain regional balance in non-urban areas; and it helps the agency achieve its obligation to meet the State of Ohio’s CHDO Set-Aside, a requirement the agency must meet as a HOME subrecipient.