

2021 Strategic Initiatives Funding Methodology and Project Selection

Strategic Initiatives funding allows OHFA to ensure that all priority housing needs are addressed through a balanced distribution of resources in the Competitive Housing Tax Credit Round. After reserving the majority of credits in each pool based on the results of the competitive scoring process, the remaining credits in the pool are then reserved for the Strategic Initiatives pool.

To be eligible for Strategic Initiatives funding consideration, projects had to apply for consideration in one of the allocation pools, meet all threshold criteria, and obtain at least 75% of the total available points for the applicable subpool in which they competed.

Pursuant to the 2020-2021 Qualified Allocation Plan (QAP), OHFA gives priority selection consideration to each of the following proposal types:

- Proposals that address priority housing needs evidenced in the Fiscal Year 2020 Housing Needs Assessment;
- Proposals meeting a quantifiable need and targeting policy and/or geographic areas left underserved through the competitive selection process, including but not limited to meeting OHFA's CHDO set-aside obligation;
- Proposals 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
- Proposals with a significant community and population impact.

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

Columbus Colony Preservation I

- Columbus Colony Preservation 1 (CCI) is an acquisition/rehab development in Westerville, Franklin County. CCI competed in the Preserved Affordability: HUD Subsidy Preservation Pool and provides 106 independent living units specially equipped for deaf, multi-handicapped, and deaf-blind individuals. It is the only apartment complex of its kind in the state and one of a few in the nation. After 40 years of active service to these

individuals, many of the components and special needs systems of the building have reached or exceeded their useful life. The building needs to be upgraded and modernized to better serve this population. The project is being developed by experienced OHFA partners, co-developers Fairfield Homes and Stock Development Company.

Chesterfield Terrace

- Chesterfield Terrace is a 51-unit new construction senior housing development located in Parma, Cuyahoga County. Chesterfield Terrace competed in the New Affordability: Senior Urban Housing Pool. The project is being developed by an experienced OHFA partner, Woda Cooper Companies, Inc., and represents a rare opportunity to locate affordable housing in a stable, highly desirable and amenity-rich suburban setting. The development creates a new mixed-use building on one of the few remaining undeveloped lots in Parma. Across from the University Hospital Parma campus, the development is also adjacent to the Police Department, Regency Park, City Hall, Public Library, Senior Center and Fire Department. Retail, grocery, restaurants, banks, and department stores are easily accessed with a half mile.

Cleveland Scholar House

- Cleveland Scholar House is a 40-unit new construction development for families in Cleveland, Cuyahoga County that competed in the New Affordability: General Occupancy Pool. Cleveland Scholar House will create opportunities for parents enrolled in institutions of higher learning and their children by pairing affordable housing with onsite supportive services and high-quality daycare. The project follows a true two-generational model to interrupt the cycle of poverty for both parents and children and to change the trajectory of their lives. CHN Housing Partners (CHN) will be the developer, property manager, owner, and supportive service provider for the development situated within walking distance of Cleveland State University and Cuyahoga Community College's Metropolitan Campus. This specialized, innovative development proposal is the result of a collaborative process, with United Way of Greater Cleveland leading the efforts to fund the services provided, and with strong educational and child development providers as true partners. Cleveland Scholar House will be adjacent to downtown amenities with easy access to public transportation.

Karam Senior Living

- In partnership with Cleveland Public Library, Karam Senior Living will serve seniors at or below 60% of AMI through the development of a safe, adaptable, service enriched community hub. Karam Senior Living competed in the New Affordability: Senior Urban Housing Pool and is located in Cleveland, Cuyahoga County in the Detroit Shoreway neighborhood. The new, energy efficient building will provide 51 units of affordable housing units along with spaces for connection and wrap-around services through the new Walz branch of the Cleveland Public Library system. The new library branch will be developed concurrently and represents a unique and innovative collaboration that will benefit both the residents of the apartment building and the surrounding community. Project amenities include a community room, laundry facilities, on-site parking and a wellness center. The Detroit Shoreway Community Development Organization (DSCDO) will deliver and coordinate comprehensive services - both on-site and accessible nearby.

Side Cut Lofts

- Side Cut Lofts is a 50-unit workforce housing development located in Maumee, Lucas County. Side Cut Lofts competed in the New Affordability: Urban Opportunity Housing Pool. The site is in a growing commercial area within walking distance of downtown and is in a high performing school district. This high opportunity area includes more than 10,000 jobs and several amenities within one mile of the site. Side Cut Lofts will be the first affordable housing tax credit development awarded in the City of Maumee. The development will include a mix of 1, 2, and 3 bedroom units with on-site management, a community room with a kitchenette and computer area, a playground, and supportive services. Side Cut Lofts is being developed by experienced OHFA partner MVAH Development LLC.

The Community Gardens II

- Community Gardens II is a new construction senior housing development in Springfield, Clark County. Community Gardens II competed in the New Affordability: Senior Urban Housing Pool and is a continuation of the pocket neighborhood development concept utilized in Community Gardens Phase I which was completed in 2018. Proposed is a sixty-unit development comprising one-bedroom units, all of which will have an attached garage and private driveway. The community building will house the manager's office, laundry facilities, and a community room. The development is being co-developed by the Buckeye Community Hope Foundation and the Neighborhood Housing Partnership of Greater Springfield Inc., (NHP). Selection of this project will help OHFA meet its Community Housing Development Organization (CHDO) statutory obligation because NHP has been preliminarily approved as a CHDO for this project.