

From: [Jacqui Hayden](#)
To: [OHFA NHTFAllocation Mailbox](#)
Subject: RE: New BGF Guidelines - Comments for Scoring
Date: Thursday, August 13, 2026 11:22:16 AM
Attachments: [image001.png](#)

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Good Morning (again),

I answered my own question about Fayette County with the slide bar at the top of the maps so I retract that question and comment however I have a new one:

- In the example of Fayette and Madison, there are only 12 and 6 projects total
- Looking at the map, it appears that there are very few any non-PJ counties that have over 20% loss and again this differs when looking at senior vs general occupancy (Ross County for example has a 21% loss but 0% loss for seniors whereas Meigs County has a 27% loss but 100% for seniors)
- Is there a way to take this in to consideration?

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From: Jacqui Hayden
Sent: Thursday, August 13, 2026 11:05 AM
To: bgf@ohiohome.org
Subject: New BGF Guidelines - Comments for Scoring

Good morning!

We have two projects, Seton Square London in Madison County and Seton Square Washington Court House in Fayette County which qualify for the “HOME – Outside a

Participating Jurisdiction” Funding Pool. Together they make up 90 units of senior PRAC housing.

They are in significant need of a substantial rehab, are going through the HUD BBRI process now and potentially the PRI/RAD Conversion process, but it appears they wouldn’t score points in the expiring extended low-income housing commitment category or the expiring LIHTC by county.

Since they would be new affordability, they have no expiring contract to be scored against and there doesn’t seem to be a provision for new affordability. It’s also difficult to determine how they would score when Fayette County has no expiring LIHTC units but that is because there aren’t any in the county to expire according to the map. However, Madison County does have 19 units expiring but shows a different percentage for senior (6.9% vs 17.1%).

My questions are:

1. Is there/will there be a provision for new affordability preservation in non-PJ areas?
2. If so, how will they receive points?
3. How do you score a county that does not have any exiting LIHTC because there are no LIHTCs to expire?
4. For cross-county projects how do you determine points for expiring LIHTCs?
5. If the project is senior, is there a scoring metric for senior vs general occupancy expiring credits?

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