## HDAP Funding Sources Comparison

### HDAP Program Year 2019 (NHTF Allocation Plan Years 2018 and 2019)

### Ohio Housing Trust Fund
- ORC Chapter 174; Title II, Cranston-Gonzalez National Affordable Housing Act (HOME match)
- BGF, HDGF

### HOME Program
- Title II, Cranston-Gonzalez National Affordable Housing Act, 24 CFR Part 92

### National Housing Trust Fund
- 24 CFR Part 93

### Programs applied through
- HCGF, BGF, HDGF
- BGF and HDGF

### OHFA guidelines
- Qualified Allocation Plan
- BGF and HDGF Guidelines
- NHTF Allocation Plan

### Application
- HCGF and BGF: “HDL + Gap + MLP” tab of AHFA
- HDGF: Gap Financing Application
- BGF: “HDL + Gap + MLP” tab of AHFA
- HDGF: Gap Financing Application

### Contact
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### Max HCGF award
- $300,000

### Max BGF award\(^1\)
- $1,500,000 if 150 units or less
- $2,500,000 if 151 units or more

### Max HDGF award\(^2\)
- $500,000

### Award limits
- None

### Limits Public Housing\(^3\)
- No

### Loan terms
- 30 years, 2% interest, payment from cash flow
- 30 years, 2% interest, payment from cash flow
- 30 years, 0% interest, deferred loan with payment due on sale

### Grants allowed
- Yes

### Operating subsidies
- No

### Section 504
- Yes

### Per-Unit subsidy limit
- HOME limits
- HOME limits
- HOME limits

### Minimum affordability requirements
- PJ: 40% at 50% AMI
- Non-PJ: 35% at 50% AMI
- PJ: 40% at 50% AMI
- Non-PJ: 35% at 50% AMI
- PJ: 40% at 50% AMI
- Non-PJ: 35% at 50% AMI
- Additional NHTF units: 10% at 30% AMI or 5 units at 30% AMI

### Affordability term
- 30 years, variable
- Rehabilitation: 15 years, New Construction: 20 years, or as outlined in Funding Agreement
- 30 years minimum

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1. In BGF, OHTF and NHTF may be combined for either:
   - Option #1 - $2 million combined maximum HDAP award if the unit count is under 151 units, or
   - Option #2 - $3 million combined maximum HDAP award if the unit count is at least 151 units and the combined HDAP is $10,000 per unit or less

2. In HDGF, OHTF and NHTF may be combined for a $1.25 million maximum award

3. This references statutory limits only, OHFA may impose additional restrictions or regulation on public housing units
| Environmental Review Standards | Yes, as defined in [OHFA’s ERS for OHTF-Funded Projects](#) | Yes, as defined in [24 CFR § 58](#) | Yes, as defined in [24 CFR § 93.301(f)(1) and (2)](#) |
| Davis Bacon | No | Possible | No |
| Ohio Prevailing Wage | Possible | No | Possible |
| Draws | Reimbursement | Reimbursement | Reimbursement |
| Eligible Uses; see guidelines for full information. | Non-related party acquisition; Demolition (non-preservation projects only); On-site improvements; Development hard costs; Development soft costs including developer fees. See guidelines for further restrictions. | Non-related party acquisition; Demolition (non-preservation projects only); On-site improvements; Development hard costs; Development soft costs including developer fees. See guidelines for further restrictions. | Non-related party acquisition; Demolition; On-site improvements; Development hard costs; Development soft costs including developer fees; and Relocation costs. See §93.201 for further information. In PY19, NHTF may not be used for operating subsidies or to refinance existing debt secured to rental housing units. |
| Compliance Period Start | HTC start or Construction completion | IDIS start date | IDIS start date |
| Compliance Next Steps Meeting | Required | Required | Required |
| Site Inspections Frequency | Every three years | At least once every three years; rotation set by Risk Assessment Score | At least once every three years |
| Rent Approvals | No | Yes, annually | Yes, annually |
| AFHMP | Required | Required | Required |
| Tenant Selection Plan | Required | Required | Required |
| VAWA Policy | Required | Required | Required |
| HUD Student Rule | No | Yes | No |
| Employment Income | 4-6 paystubs or third-party | 2 months salary history | 2 months salary history |
| “Mitigating Circumstances” | No | No | Yes |
| Annual Owner Reports | Required | Required | Required |

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4 Recipients of NHTF funds must consider mitigating criteria in deciding whether to select any tenant in the development, including but not limited to regarding the following circumstances: (1) Tenant-applicants lacking proof of employment and/or income at three or more times the monthly cost of rent; (2) Tenant-applicants with no credit history; and (3) Tenant-applicants with an eviction history.