



# Ohio Consolidated Plan Program Advisory Committee Meeting

Housing Development Assistance Program (HDAP)



# Agenda

1. Ohio Consolidated Plan
2. HDAP Overview
3. PY21 Funding and Results
4. Consolidated Plan vs. Program Guidelines
5. HDAP Discussion



# Ohio Consolidated Plan

The *Ohio Consolidated Plan* governs how ODOD will distribute federal funds from the U.S. Department of Housing and Urban Development (HUD), including funds from the following programs:

- Community Development Block Grant (CDBG) Program
- HOME Investment Partnerships Program
- Emergency Solutions Grant (ESG) Program
- Housing Opportunities for Persons with AIDS (HOPWA) Program
- National Housing Trust Fund

[https://development.ohio.gov/static/community/coummunityresources/Amended\\_Final\\_PY2021\\_AAP.pdf](https://development.ohio.gov/static/community/coummunityresources/Amended_Final_PY2021_AAP.pdf)



# Ohio Consolidated Plan

## Method of Distribution

Community and  
Economic  
Development  
Programs

Target of  
Opportunity Grant  
Programs

**Housing, Shelter  
and Support  
Services Programs**



Housing Development  
Assistance Program (HDAP)



# Ohio Consolidated Plan

## Draft PY 2022 Ohio Consolidated Plan Annual Action Plan

30-day comment period from March 1, 2022 to March 31, 2022

### Public Hearing

March 11, 2021, Time TBD

Via WebEx

*Comments on the Consolidated Plan should be directed to*

*Ian Thomas at [ian.thomas@development.ohio.gov](mailto:ian.thomas@development.ohio.gov)*



# HDAP Overview

## **Purpose:**

To expand the decent, safe, affordable housing supply for very low-to-moderate income persons and households in the state of Ohio.

## **Big picture:**

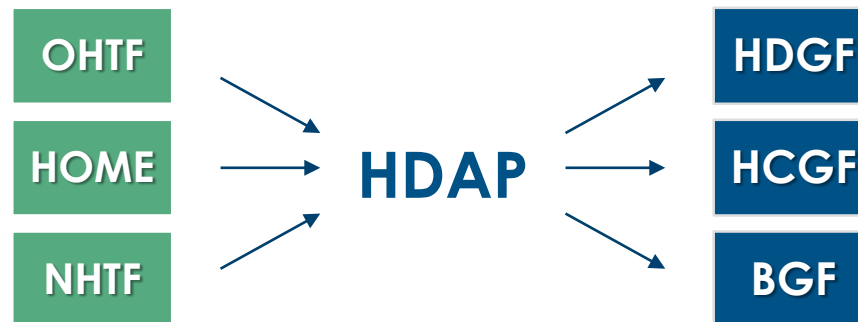
- Gap financing
- Grants and loans
- New rental units and preservation of existing rental units
- Requirements for deeper income targeting



# HDAP Overview

HDAP comprises three distinct programs specific to the size of project and type of funding being requested by the applicant.

- **Housing Development Gap Financing (HDGF) program**
  - For small projects not requesting any housing tax credits
- **Housing Credit Gap Financing (HCGF) program**
  - For projects requesting Competitive/9% housing tax credits in addition to HDAP
- **Bond Gap Financing (BGF) program**
  - For projects requesting Non-competitive/4% housing tax credits and multifamily bonds in addition to HDAP





# HDAP Overview

## Requirement for Distribution to Non-Participating Jurisdictions

- Per ORC 174.02, at least 50% of all OHTF must be awarded to projects in non-Participating Jurisdictions (rural areas and small cities) as defined by HUD.





# HDAP Overview

## Affordability Requirements

- All households served will have incomes at or below 80% of the area median income.
- OHTF/HOME: Specific focus on households with incomes at or below 50% AMI and 35% AMI.
- NHTF: Specific focus on households with incomes at or below 30% AMI.



# HDAP Overview: HDGF

**Geared toward smaller projects not utilizing HTC, developers with less experience**

**Timeline:** Guidelines est. April, Applications due May-July (Notice of Intent to Apply leading to full application)

**Funding Available:** appx. 3M in total HDAP (OHTF and NHTF only)

**Competitive Criteria:** No

Applicants may request **no more than** the below amounts:

OHTF Max Request	NHTF Max Request	Total Maximum Request
\$500,000	\$750,000	\$1,250,000

OHFA will not provide more than 50 percent of the total development costs. Exceptions will be considered for projects in Non-Participating Jurisdiction areas on a case-by-case basis, depending on funding availability.



# HDAP Overview: HCGF

**Geared toward projects utilizing 9% HTC, experienced developers**

**Timeline:** Guidelines in September with QAP, Applications due February 10th

**Funding Available:** Varies, ~7M in total HDAP (OHTF and HOME only)

- **OHTF award of \$300,000:** Service Enriched developments; New Affordability family developments in a High or Very-high Opportunity census tract; Minority or Women-Owned Business is Majority GP
- **HOME award of \$600,000:** Projects developed/owned by CHDO.

**Competitive Criteria:** Yes (associated with 9% HTC process)



# HDAP Overview: BGF

**Geared toward projects utilizing 4% HTC, experienced developers**

**Timeline:** Guidelines est. April, Applications due June

**Funding Available:** appx 18M in total HDAP (OHTF, HOME and NHTF)

**Competitive Criteria:** Yes

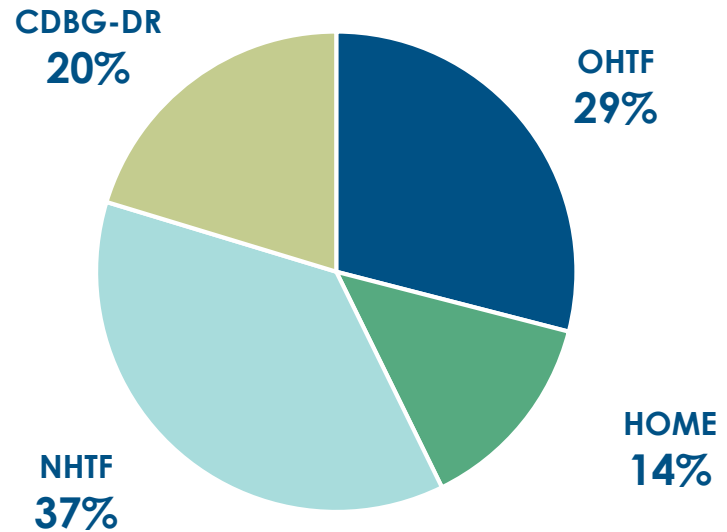
Project Type	Maximum BGF Request per Project
<b>New Affordability</b>	
<i>In Participating Jurisdiction</i>	\$2,500,000
<i>In Non-Participating Jurisdiction</i>	\$3,000,000
<b>Preserved Affordability</b>	
<i>In Participating Jurisdiction</i>	\$2,000,000
<i>In Non-Participating Jurisdiction</i>	\$2,500,000



# PY21 HDAP Funding

<b>OHTF</b>	<b>\$15,000,000</b>
<b>HOME</b>	<b>\$7,100,000</b>
<b>NHTF</b>	<b>\$19,100,000</b>
<b>CDBG-DR</b>	<b>\$10,500,000</b>

**PY2021 HDAP Funding Amounts  
Percent of Total**





# PY21 HDAP Awarded

		Funding Source				
		OHTF	NHTF	HOME	Total	% of total
Program	HDGF	\$1,500,000	\$2,100,000	\$0	\$3,600,000	9%
	HCGF	\$3,900,000	\$0	\$7,100,000	\$11,000,000	27%
	BGF	\$8,700,000	\$17,000,000	\$0	\$25,700,000	64%
	Total	\$14,100,000	\$19,100,000	\$7,100,000	\$40,300,000	
		35%	47%	18%		



# PY21 HDAP Awarded

## HDGF

- **Total:** 3 projects, 26 units, \$7,046,225 TDC
- **Average project:** 9 units, \$2,348,742 TDC

## HCGF

- **Total:** 20 projects, 948 units, \$210,125,063 TDC
- **Average project:** 47 units, \$10,506,253 TDC

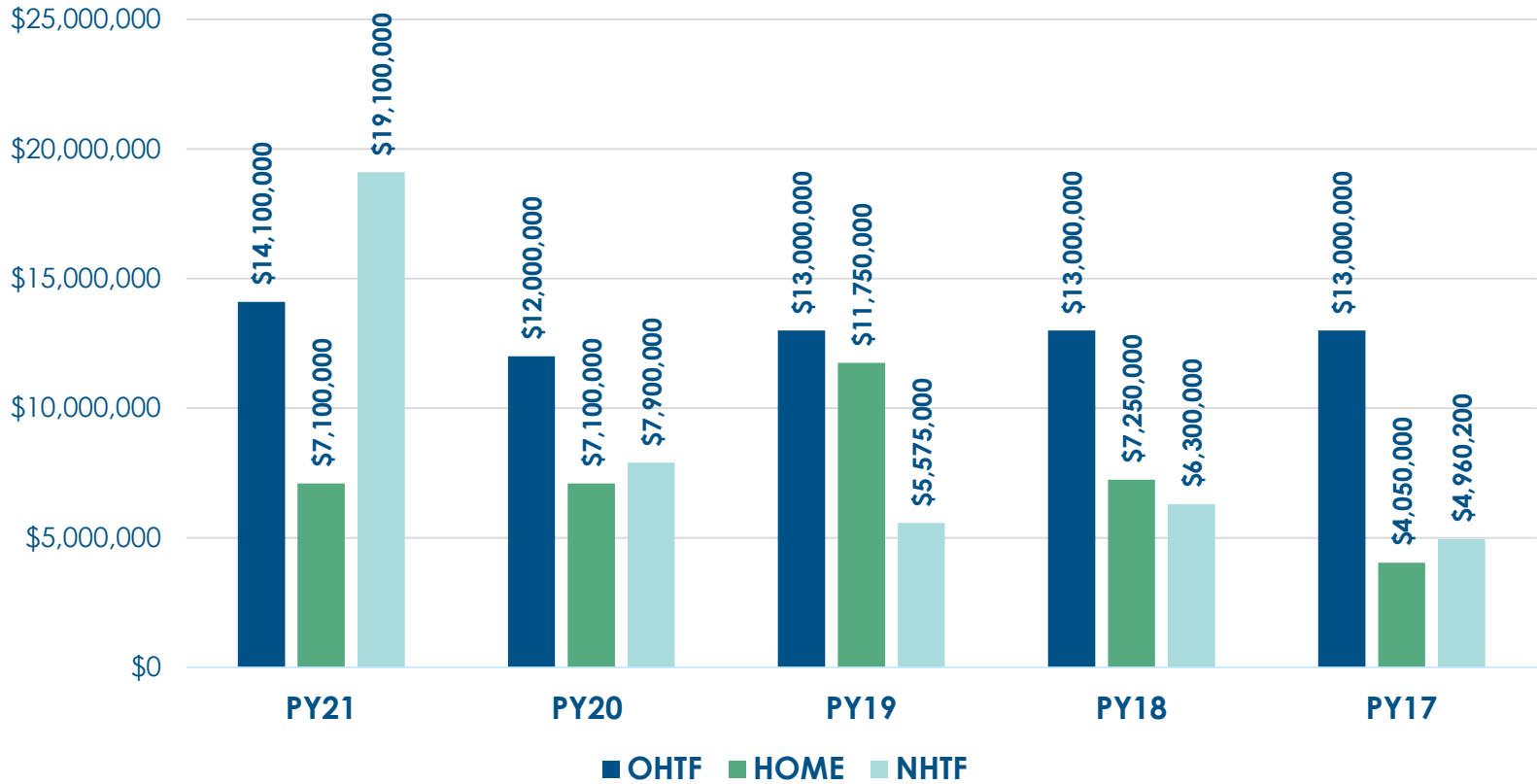
## BGF

- **Total:** 12 projects, 1001 units, \$246,189,459 TDC
- **Average project:** 83 units, \$20,515,788 TDC





# PY17-PY21 HDAP Funding







# Consolidated Plan vs. Program Guidelines

## Consolidated Plan

- One section for all of HDAP
- All HDAP awards – Funding requirements like ER, assisted units, wages, rehab standards, eligible applicants, loan/grant terms, affordability, etc.
- Each program – Additional detail such as eligible activities, funding limits, review criteria, review process, etc.
  - Though still fairly general



# Consolidated Plan vs. Program Guidelines

## Program Guidelines

- Separate documents for HCGF, HDGF, and BGF
- Greater detail on all items in the Consolidated Plan
- Additional detail like specific funding amounts and restrictions, set-asides, competitive criteria, required documentation
- Can't include anything that is in opposition to what's already been included in the Consolidated Plan for the year



# Discussion

1. Timing
2. Distribution and Prioritization
3. Funding Amounts
4. Unmet Needs



# Timing

- General thoughts on timing of rounds, time to put together project, application?
- Currently we anticipate holding the BGF round in June of 2022. In 2021, it was held in June, it was later in 2020, were there any issues with the earlier timing?



# Distribution and Prioritization

- General thoughts on how we split funds between programs, types of projects, locations?
- BGF: OHFA would like to see more geographic diversity in our BGF applications. Only 5% of applications were from Non-PJ areas, potential ideas to increase the ability to use this product in more rural areas?
- BGF: Was the distribution of resources between the new construction and preservation “pools” in BGF appropriate?
- BGF: Only had a set-aside for Non-PJ. Also removed several set-asides from the 9% round
- BGF: Should there be a maximum number of BGF awards per city or county? If so, how many? Should that differ by NC vs preservation?



# Funding Amounts

- General thoughts regarding the funding amounts per program or per project?
- Is the per project credit cap appropriate? Are there any particular “special” projects deserving of consideration for a larger award?
- In the event additional funding is received, how should it be directed?
- HOME-ARP funding
  - Must serve vulnerable/at-risk population
  - Potential pilot program to develop integrated permanent supportive housing



# Unmet Needs

Based on your perception of the results of the rounds, were there any critical needs that were unmet?



# What else?





Thank you!

