2021 Qualified Allocation Plan Webinar: Questions and Answers
July 15, 2020

Q: Regarding the Development Team pre-approval process, are the dates in the draft QAP the last date in which you can submit and receive a response? If they're submitted earlier, could a response be received earlier?
A: Pre-Approval forms must be submitted to OHFA between December 1 and January 8 (dates subject to change in future drafts), and the last day OHFA will confirm Development Team Pre-Approval will be January 22. OHFA will confirm Development Team Pre-Approval on a rolling basis, depending on staff availability and submissions received, so it is likely that responses will be able to be provided to the Development Team prior to January 22.

Q: Will there be a pre-approval process for 811 points like there has been in the past?
A: We have not yet determined if a pre-approval process will be incorporated for projects seeking points for 811 units (Integrated Communities). If it is added, we anticipate it being a simplified version of the previous pre-approval process as it will not include review of existing project/unit eligibility.

Q: Would OHFA consider getting rid of the top and bottom thresholds that result in areas getting no score in certain sections such as housing demand?
A: We will evaluate the removal, addition, or adjustment of scoring tiers for certain criteria such as the one mentioned.

Q: Financing and pricing is getting softer as the pandemic goes on. Will OHFA evaluate potential increases to the per project credit limit, and/or credits per unit scoring criteria?
A: At this point we are not planning to adjust the per project credit limit or credits per unit tiers. Feedback and suggestions are welcome as to what those limits or tiers might be if we were to adjust. Most of the information that we have received so far regarding pricing has been anecdotal. Additionally, as credit pricing is finalized for 2020 9% HTC projects and 4% HTC projects, we may consider making adjustments if deemed necessary.

Q: For tiebreaker #2, ("The development located in the county that has received the fewest number of Competitive HTC awards over the past five years") will OHFA be using the awards made in 2015-2019 again or will you be adjusting to 2016-2020?
A: We are currently evaluating whether the awards from 2015-2019 or 2016-2020 will be used for this tiebreaker. Feedback is welcome.

Q: Will the online maps and/or data be updated for the 2021 QAP?
A: No, the maps and data will not be updated for the 2021 QAP.

Q: Would OHFA consider changing the scope of the Affordable Housing Demand data from the county level to the neighborhood level or some smaller area metric that allows for more realistic perspectives on the location of particular housing developments within a county?
A: No. We are planning to examine this change for the 2022 QAP, but believe it has the potential to significantly impact project scores and therefore be too big of a change prior to the 2021 round.
Q: Specific to the Non-Urban Housing pool, will OHFA adjust the scoring to eliminate census tracts that received an award last year?
A: No, we are not planning to eliminate census tracts that received an award in the 2020 round from eligibility to receive points.

Q: Is OHFA willing to revisit the 5 points given for projects in Appalachian counties?
A: We are not inclined to eliminate these points entirely, but are willing to entertain suggestions regarding this item such as decreasing the points available. Again, this has the potential to significantly impact project scores and therefore too big of a change prior to the 2021 round, but we will solicit feedback on this item as part of our survey. While several projects in Appalachian counties received awards in the 2020 round, OHFA has awarded very few projects in Appalachian counties in prior years. These points are helping to achieve greater geographic distribution throughout the state of Ohio.

Q: Would OHFA consider adding points for capacity building partnerships? The 2019 QAP included a boost to developer fee for capacity building partnerships, so OHFA has previously had a standard for determining capacity building partnerships.
A: At this time it is not our intention to offer points or additional developer fee for this partnership. There is an incentive for experienced entities to serve as a co-developer with a less experienced entity through the ability to submit an additional application.

Q: Can an applicant use the experience of a development consultant to meet the Development Team Capacity requirements?
A: No. Developers that do not meet the minimum eligibility requirements to apply for 9% HTC must partner with a developer that does meet the criteria outlined in Appendix C, more specifically, one that has received Ohio 9% HTCs and received 8609s for at least three projects in the past 10 years.

Q: Does this QAP support mixed-income development? Does per unit developer fee apply to market-rate units?
A: Currently the per unit developer fee does not apply to market rate units. However, we are willing to explore this change and will solicit feedback on this item as part of our survey.

Q: While the long term effects of COVID-19 are unknown at this time, we do know that traditional fitness rooms are closed and may become obsolete as a meaningful amenity. Will OHFA consider policy objectives that address public health that manifest as points in the 2021 QAP? Such measures could include indoor air quality, having outdoor private space (like patios or balconies), and more outdoor amenities like a walking path.
A: We are not planning to make any adjustments to the criteria in our Resident Amenities category, which includes point options for either fitness/wellness spaces or partnerships, or design features such as patios and balconies. We think these options, along with our green criteria, help to address public health in a manner that makes the most sense for the specific development and situation. However, we will continue to consider this throughout the next year and as part of our planning and development of the 2022 QAP.

Q: Why was the 500’ buffer eliminated from the Proximity to Amenities definition?
A: We eliminated the 500’ buffer in our effort to provide more clarity and predictability to both potential applicants and OHFA review staff in terms of which sites qualify for points in this category.