

MINUTES OF PUBLIC HEARING
OHIO HOUSING FINANCE AGENCY
2016-2017 Qualified Allocation Plan (QAP)
WEDNESDAY, APRIL 15, 2015

The Ohio Housing Finance Agency held a public hearing on April 15, 2015 at the office of the Agency located at 57 E. Main Street, Columbus, Ohio 43215 for the purpose of receiving comments from the public at large on proposed actions regarding the 2016-2017 Qualified Allocation Plan (QAP). On behalf of the Agency, Myia Batie, Program and Policy Manager called the meeting to order at 1:00pm.

Batie explained that the purpose of this hearing was to discuss the changes proposed in the second draft of the allocation plan which was officially released for public review and comment on April 8, 2015. Changes considered for incorporation in the Agency's policies include: pools aligned with the goals and objectives of the 2015 Annual Plan, competitive scoring systems for each pool tailored to distinguish high impact proposals, and developer fees tied to unit production and proposal characteristics.

Batie then opened the floor to members of the public asking whether anyone wished to provide comment or testimony concerning the proposed allocation plan.

Amy Rosenthal from National Church Residences stated that she noticed in the second draft under Proximity to Land Uses, that "Walk Scores" were removed. She indicated that adding transportation as a primary positive land use should be considered.

Regarding developer fee for 4% housing tax credit developments, Rosenthal expressed support for continuing to use the standard in the 2015 Multifamily Underwriting guidelines.

Concerning the proposed pre-application requirements, Rosenthal thanked OHFA for adding some clarification into the intent but indicated there is still not a connection between the pre-application for projects that involve senior housing with health care and the purpose of this requirement.

Rosenthal continued by stating that she likes the changes that have been incorporated into the program calendar and feels it gives development partners the opportunity to evaluate whether or not a project should be submitted as a result of the pre-application process.

Related to financial characteristics as presented in the second draft of the allocation plan, Rosenthal expressed support for the direction taken, but would like clarification on the percentage of non-State Housing Finance Agency dollars desired. Rosenthal suggested that OHFA take a look at some of the projects that have been awarded and the percent of non-OHFA resources leveraged.

Concerning the Permanent Supportive Housing pool, Rosenthal pointed out that the Continuums of Care can now support more than one project, but the scoring doesn't yet reflect that. Rosenthal added that in the third draft she would like to see some scoring related to the continuum's primary and secondary choice. Rosenthal stated that local development priority points were reintroduced as a scoring item in all pools, and encouraged that the local development priority not be a scoring item in the Permanent Supportive Housing pool.

Finally, as a supportive housing developer, Rosenthal expressed gratitude that OHFA has continued to support single site PSH, but asked that the Agency keep an open mind about some of the discussions going on across the country around PSH and growing momentum in the industry to further revise the existing policy framework to incorporate other vulnerable populations that are moving out of higher levels of care, have a high utilization of health care and have a great need for wrap around services. Rosenthal added that these populations are similar to the formerly or at risk of homelessness population in that they have a complex set of needs that require services that help individuals manage their care, but allow the individual to live independently.

There being no further comments, Batie thanked everyone for providing comments and directed members of the public to submit written comments to the 2016QAPMailbox@ohiohome.org. The hearing was adjourned at 1:08pm.