

2017 Strategic Initiatives Pool Project Selection Methodology

The Strategic Initiatives Pool allows OHFA to ensure that all priority housing needs are addressed through a balanced distribution of resources. Housing Credits unreserved in all other pools, along with a portion of credits from our 2018 allocation, are distributed to additional projects in the Strategic Initiatives pool. Pursuant to the 2016-2017 Qualified Allocation Plan, OHFA gives priority selection consideration to each of the following proposal types:

- Applications evidencing local support, meeting a quantifiable need, and targeting areas left underserved through the competitive selection process;
- Projects that assist Ohio in meeting our obligation to Affirmatively Further Fair Housing including but not limited to projects that enhance mobility strategies and encourage development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization;
- Resubmitted applications that met all threshold and minimum scoring criteria for funding in a prior round but did not receive an award due to competitive rankings;
- Applications for a final development in a multi-phased project that previously received tax credits; and/or Applications with a low credit-to-cost ratio.

After evaluating the projects selected in the housing policy pools, OHFA awarded credits to two applications in the Strategic Initiatives pool. Descriptions of the projects awarded credits are as follows:

1. The Livingston

The Livingston is a new construction, senior development located in Columbus, Franklin County, Ohio. It received Strategic Initiative consideration for the following reasons: location in the underserved jurisdiction of Columbus, evidence of local support by receipt of local development priority, and furthering of place-based strategies to encourage community revitalization through the renewal of an iconic but blighted property. The development will also include 10% or more Extremely Low-Income Units and is utilizing Ohio's 811 Project Rental Assistance Program.

2. Shawnee Grove

Shawnee Grove is a new construction, family development located in Circleville Township, Pickaway County. It received Strategic Initiative consideration for the following reasons: maintains balance between urban and rural allocations, is a family housing development located in a non-QCT, assists OHFA in satisfying Community Housing Development Organization set-aside requirements for the HOME program, and is utilizing Ohio's 811 Project Rental Assistance Program.

3. Windsor Manor East

Windsor Manor East is a new construction, senior development located in Marysville, Union County. It received Strategic Initiative consideration for the following reasons: OHFA received returned credits from a development in the new unit, non-urban pool, it helps maintain balance between urban and rural allocations by ensuring that another new unit, non-urban project is funded, it preserves a Section 8 Housing Assistance Payment (HAP) contract that would have been abated without this award of tax credits and it is utilizing Ohio's 811 Project Rental Assistance Program.