

	Ohio Housing Trust Fund	HOME Program	National Housing Trust Fund
Implementing legislation	ORC Chapter 174; Title II, Cranston-Gonzalez National Affordable Housing Act ( <i>HOME match</i> )	Title II, Cranston-Gonzalez National Affordable Housing Act, 24 CFR Part 92	24 CFR Part 93
Programs applied through	HCGF; BGF; HDGF	HCGF; BGF if available	BGF and HDGF
OHFA guidelines	<a href="#">Qualified Allocation Plan</a> <a href="#">BGF and HDGF Guidelines</a>	<a href="#">Qualified Allocation Plan</a>	<a href="#">BGF and HDGF Guidelines</a> <a href="#">NHTF Allocation Plan</a>
Application	<b>HCGF and BGF:</b> “HDL + Gap + MLP” tab of AHFA <b>HDGF:</b> Gap Financing Application	<b>HCGF:</b> “HDL + Gap + MLP” tab of AHFA	<b>BGF:</b> “HDL + Gap + MLP” tab of AHFA <b>HDGF:</b> Gap Financing Application
Contact	Projects: <a href="mailto:Kbanyai@ohiohome.org">Kbanyai@ohiohome.org</a> Policy: <a href="mailto:Dalecusan@ohiohome.org">Dalecusan@ohiohome.org</a>	Projects: <a href="mailto:Kbanyai@ohiohome.org">Kbanyai@ohiohome.org</a> Policy: <a href="mailto:Dalecusan@ohiohome.org">Dalecusan@ohiohome.org</a>	Projects: <a href="mailto:Kbanyai@ohiohome.org">Kbanyai@ohiohome.org</a> Policy: <a href="mailto:Dalecusan@ohiohome.org">Dalecusan@ohiohome.org</a>
Max HCGF award	\$300,000	\$600,000	N/A
Max BGF award <sup>1</sup>	Up to \$3 million depending on location and project type	Up to \$3 million depending on location and project type	Up to \$3 million depending on location and project type
Max HDGF award <sup>2</sup>	\$500,000	N/A	\$750,000
Award limits	None	None	None
Limits Public Housing <sup>3</sup>	No	No	Yes
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	Yes	No
Operating subsidies	No	No	No
Section 504	Yes	Yes	Yes
Environmental Review Standards	Yes, as defined in <a href="#">OHFA's ERS for OHTF-Funded Projects</a>	Yes, as defined in <a href="#">24 CFR § 58</a>	Yes, as defined in <a href="#">24 CFR § 93.301(f)(1) and (2)</a>
Affordability term	30 years, variable	Rehabilitation: 15 years, New Construction: 20 years, or as outlined in Funding Agreement	30 years minimum
Affordability limits	HOME limits	HOME limits	NHTF limits
Minimum affordability requirements	<b>Minimum based on location:</b> PJ: 40% at 50% AMI Non-PJ: 35% at 50% AMI	<b>Minimum based on location:</b> PJ: 40% at 50% AMI Non-PJ: 35% at 50% AMI	<b>Minimum based on location:</b> PJ: 40% at 50% AMI Non-PJ: 35% at 50% AMI <b>Additional NHTF units:</b> 10% or 5 units at 30% AMI

<sup>1</sup> In BGF, OHTF, NHTF, and HOME funds may be combined for a total BGF/HDAP award of no more than \$3 million depending on location (Participating Jurisdiction or Non-Participating Jurisdiction) and project type (new or preserved affordability).

<sup>2</sup> In HDGF, OHTF and NHTF may be combined for a \$1.25 million maximum award

<sup>3</sup> This references statutory limits only, OHFA may impose additional restrictions or regulation on public housing units

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HDAP Restricted Units	Greater of: 1) PJ:40% or Non-PJ:35% of Affordable Units – or – 2) % OHTF in the project $\times$ Affordable Units	Greater of: 1) PJ:40% or Non-PJ:35% of Affordable Units – or – 2) % HOME in the project $\times$ Affordable Units	None
HDAP Assisted Units	% of OHTF in the project $\times$ Total Units – and – per assisted unit costs must be less than the HUD’s Maximum Allowable Rents for the county. See <a href="#">HDGF Guidelines</a> for calculation.	% of HOME in the project $\times$ Total Units – and – per assisted unit costs must be less than the HUD’s Maximum Allowable Rents for the county. See <a href="#">HDGF Guidelines</a> for calculation.	Total Units $\times$ 10% (rounded up) Minimum of 5 units.
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 <a href="#">§93.201</a> and guidelines for further information.
Compliance Period Start	HTC start or Construction completion	IDIS start date	IDIS start date
Compliance Next Steps Meeting	Required	Required	Required
Site Inspections Frequency	At least once every three years	At least once every three years; rotation set by Risk Assessment Score	At least once every three years
Annual Owner Certification	Required	Required	Required
Annual Financial Audits	No	Required	Required
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	Yes	Yes	No
Recertification Cycle	Every 6 years “third-party”, otherwise annually self-certification	Every 6 years “third-party”, otherwise annually self-certification	Every 6 years “third-party”, otherwise annually self-certification
Employment Income	2 months salary history	2 months salary history	2 months salary history
“Mitigating Circumstances” <sup>4</sup>	No	No	Yes

<sup>4</sup> 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.