

2020 Strategic Initiatives Funding Methodology and Project Selection

Strategic Initiatives funding allows OHFA to ensure that all priority housing needs are addressed through a balanced distribution of resources. After reserving the majority of credits in each pool based on the results of the competitive scoring process, the remaining credits in the pool are then reserved for the Strategic Initiatives pool.

To be eligible for Strategic Initiatives funding consideration, projects had to apply for consideration in one of the allocation pools, meet all threshold criteria, and obtain at least 75% of the total available points for the applicable subpool in which they competed.

Pursuant to the 2020-2021 Qualified Allocation Plan (QAP), OHFA gives priority selection consideration to each of the following proposal types:

- Proposals that address priority housing needs evidenced in the Fiscal Year 2020 Housing Needs Assessment;
- Proposals meeting a quantifiable need and targeting policy and/or geographic areas left underserved through the competitive selection process, including but not limited to meeting OHFA's CHDO set-aside obligation;
- Proposals 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; and
- Proposals with a significant community and population impact.

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

Fenner Village Apartments

- Fenner Village is a 56-unit, mixed income development in Hillsboro, Highland County. Fenner Village competed in the New Affordability: Non-Urban Housing Pool and serves families in a school district with a 'B' grade and is being developed by an experienced OHFA partner, Wallick Companies.

First Holzer Apartments

- First Holzer Apartments is a 54-unit USDA Rural Housing development located in Gallipolis, Gallia County. First Holzer competed in the Preserved Affordability: USDA Subsidy Pool and serves seniors in an area of Strong Growth according to the Community Change Index developed by the Kirwan Institute for the Study of Race and Ethnicity at The Ohio State University. Preservation and rehabilitation of USDA developments is a top priority for OHFA and the project is being developed by an experience OHFA partner, Buckeye Community Hope Foundation.

I PROMISE Housing

- I PROMISE Housing is a 50-unit new construction development for families in Akron, Summit County. I PROMISE competed in the New Affordability: Urban Opportunity Housing Pool and is located in a High Opportunity Area according to the Opportunity Index developed by the Kirwin Institute for the Study of Race and Ethnicity at The Ohio State University. The product of a unique and innovative partnership between East Akron Neighborhood Development Corporation (EANDC) and the LeBron James Family Foundation (LJFF), the project is a half mile from the I PROMISE School, a national model for linking housing policy to school reform. I PROMISE Housing expands upon the Lebron James Family Foundation's strategy to address housing instability among families and children.

Pike Run Village

- Pike Run Village is a 44-unit new construction development for families in Delphos, Allen County. Pike Run competed in the New Affordability: Non-Urban Housing Pool, is in a school district with a 'B' grade and is in a Moderate Opportunity and Slight Growth area according to the Opportunity and Change Indices developed by the Kirwan Institute for the Study of Race and Ethnicity. The project helps meet the state of Ohio's Community Housing Development Organization (CHDO) set-aside and is being developed by an experienced OHFA partner, Frontier Community Services.

Warner and Swasey

- Warner and Swasey is a 56-unit adaptive reuse project for seniors in Cleveland, Cuyahoga County. Warner and Swasey competed in the New Affordability: Senior Urban Housing Pool and is part of a larger redevelopment of the prominent historic Warner & Swasey manufacturing facility that has been vacant since 1985. This project will kick-start this multi-phase, mixed-use, mixed-income, and mixed-population development in Midtown between the population centers of downtown and University Circle and serve as a gateway to the growing Innovation District to the east.

Wolf Creek Homes

- Wolf Creek Homes is a 28-unit single family development in Dayton, Montgomery County. Wolf Creek competed in the Single Family Development Pool and represents one of the first 30-year rental projects funded in the Single Family Development Pool, which has historically included only Lease-Purchase Homeownership projects. This project serves families in a region devastated by tornadoes and severe weather in 2019 and is being developed by two experienced Dayton-area OHFA partners, CountyCorp and Oberer Residential Communities.

Woodhill Homes Phase II

- Woodhill Homes Phase II is a 77-unit development for families in Cleveland, Cuyahoga County. Woodhill Homes competed in the Preserved Affordability: HUD Subsidy Pool and involves the demolition of public housing and transformative new construction of affordable and market rate housing. Part of a multi-phase Choice Neighborhoods Initiative (CNI) Plan, this project is a critical component of a transformation plan involving nearly \$500 million in investment in housing, infrastructure and transportation improvements in the City of Cleveland. The project will be developed by experienced OHFA partners, Cuyahoga Metropolitan Housing Authority and The Community Builders.