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## Feedback on the 2026-2027 QAP


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Date Fri 8/1/2025 4:14 PM

To QAP, OHFA <QAP@ohiohome.org>

Cc Rosemary Frech <rffrech@isbh.org>; Samantha Shafer <sshaffer@isbh.org>

 1 attachment (129 KB)

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To our partners at OHFA,

Thank you for the opportunity to provide feedback on the first draft of the QAP. Below are our comments:

### Target Population Special Needs Pool- General:

- OHFA should seriously weigh input from stakeholder partners the Special Needs Housing pool to provide clear priorities for these critical resources.
- Homelessness in Ohio increased by 3% between 2023 to 2024 to nearly 12,000 individuals. With immense need, expanding this pool to non-PSH populations without significant increases to resources is not ideal. Instead, **OHFA should include the non-PSH populations in the General Occupancy Pool, providing that such housing only targets 25% of total units, preserving the Special Needs to serve 100% of the target population.**
- OHFA should reinstate the previous Balance of State definition, expanding the geographical definition that mirrors the Continuum of Care mapping. Given the increased homelessness Ohio faces, OHFA should commit a minimum floor of PSH Policy Framework target populations and limit the Balance of State set aside to the PSH Framework population only.

### Target Population Special Needs Pool- Scoring:

- Opportunity Index- PSH housing is growing increasingly difficult to site given unprecedented levels of opposition and the likelihood of local zoning issues many PSH development teams face. The scoring criteria related to high opportunity areas, low poverty rates and low unemployment rates only add to the challenge. It does not capture the challenge of siting supportive housing projects compared to affordable housing. Affordable housing is rightly evaluated by market conditions for long term feasibility while supportive housing operators are incentivized from their local Continuum of Care's and HUD to help tenants 'Move-On' when they no longer need the intense services that PSH provides. This speaks to the underpinnings of tenant success in supportive housing; access to robust and tenant centered services and key community amenities are primary to creating housing stability, not market conditions.

### QAP General- Threshold Opportunity Index:

- Thank you for agreeing to remove the Threshold Minimum Opportunity Index.

**QAP General- Broadband Infrastructure and Wi-Fi Access:**

- Requiring broadband infrastructure in all developments is good policy and aligns with national best practices. However, mandating free in-unit Wi-Fi for every household creates a cost burden that far exceeds what is typically offered even in market-rate or hotel environments. A more balanced approach would be to require free Wi-Fi access in common areas (similar to a hotel lobby or common space), which provides value to residents without unduly impacting operating budgets.

**QAP General- Discretionary Basis Boost:**

- We appreciate and support the continued inclusion of a flexible Discretionary Basis Boost policy.

Thank you again for this opportunity and for your continued support of life changing projects across the state.

Sincerely,  
Becky

**Becky Neubauer Eddy | Chief Real Estate Officer**

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