
QAP Feedback

From Pamela Skeens <pamelaskeens@cincigoodwill.org>

Date Mon 8/4/2025 9:05 AM

To QAP, OHFA <QAP@ohiohome.org>

You don't often get email from pamelaskeens@cincigoodwill.org. [Learn why this is important](#)

CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to or click the Phish Alert Button if available.

Dear OHFA,

Thank you for requesting feedback on the first draft of the QAP. Below are my comments.

Opportunity Index –

Finding locations for Permanent Supportive Housing (PSH) has become harder than ever, with growing community opposition and zoning hurdles creating real barriers for development teams. While we understand the value of placing housing in areas with high opportunity, low poverty, and low unemployment, these criteria make it even tougher to site PSH, especially when compared to traditional affordable housing.

Unlike affordable housing, which is rightly evaluated by long-term market feasibility, supportive housing is built around a different goal: helping people stabilize, thrive, and eventually “move on” when they no longer need intensive services. That’s what HUD and our local Continuum of Care partners ask of us—and that’s what success looks like in our world.

Because of that, we believe the focus should shift toward what truly supports our tenants' success: access to key services and amenities like grocery stores, health care, and reliable transportation. These are the building blocks of stability in supportive housing. We encourage OHFA to make these kinds of accessible, service-rich locations the priority when scoring for this pool.

Housing Needs Index –

The current Housing Needs Index doesn’t quite capture the true need for supportive housing, especially the kind outlined in the Interagency PSH Policy Framework. Traditional housing analysis just doesn’t reflect the unique needs of the populations we serve through Permanent Supportive Housing (PSH).

We believe OHFA should consider developing a separate Housing Needs Index specifically for the Special Needs Housing Pool, one that’s informed by the data sources that truly reflect these communities. Tools like the Point-In-Time (PIT) Count and Housing Inventory Count (HIC), collected by local Continuums of Care, offer a much clearer picture of where supportive housing is most needed.

If non-homeless populations identified in the PSH Policy Framework aren’t given their own set-aside in the General Occupancy pool, other strong data sources might include County Developmental Disability Boards, child welfare systems, and agencies serving Transition-Aged Youth. At the end of the

day, scoring for supportive housing should be driven by population-specific data to make sure we're meeting people where the need is greatest.

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

Please reconsider the mandate for free Wi-Fi for each unit, for each household. Perhaps a more equitable approach would be Wi-Fi in the common areas or clubhouse for client use. Having Wi-Fi in each unit could cause individuals to spend more time isolated in their units while coming to a common area lends to socialization.

Susie Skeens I Director Shelter and Supportive Housing

Ohio Valley Goodwill Industries
10600 Springfield Pike Cincinnati, OH 45215
| www.cincigoodwill.org | Ph: 513-771-4800

At Ohio Valley Goodwill, our mission is to eliminate barriers, empower individuals, and elevate human potential. Join us!