
hdgf comments

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To QAP, OHFA <QAP@ohiohome.org>

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Thanks for the opportunity to give comments on HDGF Draft 1.

I continue to advocate for more neighborhoods being included in the Place Based Impact. Right now OHFA is only rewarding 1. higher income / higher opportunity areas; 2. Areas with demonstrated Housing Needs. This is true across every OHFA funding program.

One additional category that I would suggest for a smart policy goal for investment is neighborhoods that are rapidly changing / gentrifying and if we don't lock in affordability now, we may lose the chance in the future. Right now, OTR in Cincinnati is a high Opportunity area, but 20 years ago it was not... and part of the reasons it became a high Opportunity Index area is because of smart LIHTC investments that served to tackle blight and vacancy, catalyze private investment, as well as lock in affordability before rapid investment and gentrification could happen. Right now, Neighborhood Change doesn't seem to be considered in the current OHFA scoring criteria.

I would suggest OHFA consider adding Neighborhood Change Index as a 3rd scoring category in under Place Based Impact order to capture more neighborhoods that need OHFA investment. One example of how this could look may be:

- Opportunity Index 10 points
- Neighborhood Change 10 points
- Housing Needs Index 15 points

This still adds up to the current 35 points but allows a little more diversity of competitive neighborhoods for OHFA investment.

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