

*317 Board*  
*Alcohol, Drug Addiction, and Mental Health Services Board*

October 22, 2025

Bill Beagle, Executive Director  
Ohio Housing Finance Agency  
2600 Corporate Exchange Drive  
Suite 300  
Columbus, Ohio 43213

Dear Mr. Beagle:

On behalf of the Athens, Hocking, Vinton Alcohol, Drug Addiction and Mental Health Services Board, thank you for the opportunity to provide comments on Draft 2 of the 2026 Housing Development Gap Financing (HDGF) Guidelines. We appreciate OHFA's continued commitment to addressing housing needs for Ohio's most vulnerable citizens.

We appreciate the expanded description in the section on Tenant Populations with Special Housing Needs. We have a question and comment about the new language on page 26, in the section titled "Expert Recommendation". The first paragraph addresses the need for a recommendation and describes the circumstances: ". . . for PSH Framework populations that utilize a parallel public coordination system such as . . . Mental Health and Recovery Board . . . which has no affiliation with any member of the Development Team for those targeting populations outside the PSH Framework."

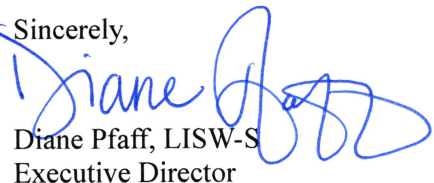
We are a Mental Health and Recovery Board working with a housing developer to develop permanent supportive housing on land that will be donated to our Board. Our non-profit housing developer will be the applicant and have a 35-year lease for operations. Our Board will provide funding for services and operations. Does this language preclude us from providing the recommendation for this project as we are a co-developer and property owner?

While I assume you are looking for independent verification of the need, as the local Mental Health and Recovery Board, we *have* identified this housing as a community need and it is priority in our community and capital plans with Ohio Department of Behavioral Health. Our Board must make strategic decisions about how to invest scarce resources and our commitment to support this project is already a verification of community need.

We hope this language will be adjusted to recognize the strength of local government funders who are affiliated with the development team.

Thank you for your consideration and for your ongoing efforts to expand housing opportunities for Ohioans most in need. We look forward to continued partnership with OHFA in implementing evidence-based and cost-effective housing solutions.

Sincerely,

  
Diane Pfaff, LISW-S  
Executive Director

DP/bam



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