
HDGF Comments

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To QAP, OHFA <QAP@ohiohome.org>

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Hello.

Just one larger comment.

The HDGF guidelines state that HDGF provides financing for smaller scale affordable housing projects (4-24 units) that do not include the use of LIHTC. It is ambiguous if the entire project can only be 4-24 units or if that is a limit on the number of affordable units.

I would encourage OHFA to allow larger mixed income projects to apply as long as there are between 4-24 affordable units... rather than total units.

For example, if there was a 100-unit market rate project that agreed to include 10 affordable units in exchange for HDGF dollars, it could be a really interesting tool.

Everyone talks about wanting mixed income projects but there are very few tools that allow for putting a smaller number of affordable units into a large market rate project.

LIHTC cannot do this well.

I think the way the guidelines are written right now it is ambiguous if this would be allowed or not.

I would encourage OHFA to allow it and see if anyone can be creative.

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