

Ex Parte Disclosure

February 14, 2024

Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231

Re: Threshold Clarifications and Deadline for Applications in the 2024 9% LIHTC Round
Ex Parte Disclosure

To Whom it May Concern:

This letter serves as notice of an ex parte communication pursuant to the 2024 9% QAP. On February 13th, CHN Housing Partners and Cody Price exchanged an email which is attached as a copy via email to Angela Hawkins with this disclosure.

The email was a response to CHN Housing Partners seeking clarification on two threshold questions and the 9% application deadline. The two threshold questions were related to OHFA's definition of "rent reasonableness" documentation and requesting the names of approved vendors that provide rent payment reporting services.

Cody Price provided clarification that for PBV contracts, the Metropolitan Housing Authority could provide the "rent reasonableness" documentation. Mr. Price also provided a list of the three approved vendors for rent reporting which included Esusu, Jetty, and Entrata.

Additionally, CHN Housing Partners asked if OHFA had any plans to extend the application deadline due to the AHFA not yet being released. Mr. Price indicated that at the time of the email correspondence he did not believe an extension would occur.

Any participant in the discussion who believes that any representation made in this document is inaccurate or that the communications made during the discussion have not been fully disclosed shall prepare a letter explaining the participant's disagreement with the document and shall file the letter with the chief legal counsel of OHFA who will transmit the letter to all known applicants and make it publicly available within two business days of receipt of this document.

Sincerely,



Andrew Bailey
CHN Housing Partners

Attachment: PDF copy of email response from February 14th, 2024

From: [Price, Cody](#)
To: [Andrew Bailey](#)
Cc: [Hawkins, Angela](#); [Jennifer Chandler](#); [Koch, Taylor](#)
Subject: RE: Ex Parte - CHN 2024 9% Questions
Date: Wednesday, February 14, 2024 8:35:48 AM
Attachments: [image001.png](#)
[image004.png](#)

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Hi Andrew – Please find my answers below in blue.



OHIO HOUSING FINANCE AGENCY

Cody R. Price, PhD / 9% Housing Tax Credit Section Chief

Ohio Housing Finance Agency

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We open the doors to an affordable place to call home.

This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

From: Andrew Bailey <abailey@chnhousingpartners.org>
Sent: Monday, February 12, 2024 5:42 PM
To: Price, Cody <CPrice@ohiohome.org>
Cc: Hawkins, Angela <AHawkins@ohiohome.org>; Jennifer Chandler <jchandler@chnhousingpartners.org>; Koch, Taylor <TKoch@ohiohome.org>
Subject: Ex Parte - CHN 2024 9% Questions

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Hi, Cody. This is a follow up to our email from 2/1 in which you kindly provided an outline of the Ex Parte rules (attached). We are comfortable with asking the following questions and then following up with "...a document identifying all the participants and the location of the discussion, and fully disclosing the communications made" within two business days to legal staff. Please let me know if you have an example of a prior Ex Parte document that OHFA Legal prefers and we will be happy to replicate. Otherwise we will be happy to create this per the guidance.

The following are questions related to the 9% LIHTC Round:

- For projects seeking PBV contracts from a local PHA, “the application must include a rent reasonableness determination at Proposal Application.” What documentation is OHFA looking for to satisfy this requirement? Can this be demonstrated by a letter from the applicant to OHFA with rent calculations per HUD guidance? Is there a template letter or form OHFA can provide to ensure the proper language is being addressed?
 - **If seeking a project-based voucher contract from a PHA, the PHA needs to provide a commitment letter for the subsidy with a rent reasonableness determination made under 24 CFR Part 983 Subpart G.**
- To earn Building Amenities points for Tenant credit reporting system participation, “The owner must provide an executed commitment to report on-time rent payments made by residents to the three national credit bureaus using a service acceptable to OHFA.” Please provide a list of the services acceptable to OHFA.
 - **The following fintech vendors are OHFA and Fannie Mae approved for positive rent payment reporting:**
 1. **Esusu**
 2. **Jetty**
 3. **Entrata**
- Is there an expected timeframe for release of the AHFA? We are only a few weeks away from the application deadline. Is there any chance OHFA pushes the 9% round deadlines back? If so, I’d like to give that guidance to our staff that are diligently working and concerned about the deadline.
 - **The AHFA will be posted to our website by February 16. A constant contact message will be sent out once it has been posted. We do not anticipate pushing back the deadline for proposal applications. Proposal applications are due by 5pm on February 29.**

Thank you in advance for any guidance and please point out if there is anything else we should be considering regarding the Ex Parte process. We want to ensure we follow OHFA’s procedure.



Andrew Bailey, Vice President - Real Estate Development

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