

Ex Parte Disclosure

February 20, 2024

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

Re: Threshold Clarification 2024 9% LIHTC Round: Rent Reasonableness
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 20th, CHN Housing Partners and Cody Price exchanged an email which is attached to this disclosure.

The email was a response to CHN Housing Partners seeking clarification on rent reasonableness threshold requirements for projects that receive project based VASH HCVs. Cody Price provided clarification as contained in the attached email thread.

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 20th, 2024

Andrew Bailey

Subject: FW: Ex Parte - CHN 2024 9% Questions

From: Price, Cody <CPrice@ohiohome.org>
Sent: Tuesday, February 20, 2024 11:28 AM
To: Jennifer Chandler <jchandler@chnhousingpartners.org>; Andrew Bailey <abailey@chnhousingpartners.org>
Cc: Hawkins, Angela <AHawkins@ohiohome.org>; Koch, Taylor <TKoch@ohiohome.org>
Subject: RE: Ex Parte - CHN 2024 9% Questions

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Jennifer - HUD-VASH will come in the form of PBVs from the local PHA. The VA provides case management but is not involved in the rental subsidy portion; therefore, we will need a rent reasonableness determination from the PHA at proposal application.

Please provide an ex parte discussion letter like before so that we can get this posted to our website.
Thanks,



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: Jennifer Chandler <jchandler@chnhousingpartners.org>
Sent: Tuesday, February 20, 2024 8:50 AM
To: Price, Cody <CPrice@ohiohome.org>; Andrew Bailey <abailey@chnhousingpartners.org>
Cc: Hawkins, Angela <AHawkins@ohiohome.org>; Koch, Taylor <TKoch@ohiohome.org>
Subject: RE: Ex Parte - CHN 2024 9% Questions

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Good morning Cody,

Just wanted to send a quick follow-up on the below to confirm that the rent reasonableness determination is only needed when the subsidy commitment is coming directly from a PHA?

Thank you!

Jennifer



Jennifer Chandler, Real Estate Development Manager

jchandler@chnhousingpartners.org

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From: Jennifer Chandler

Sent: Wednesday, February 14, 2024 8:49 AM

To: Price, Cody <CPrice@ohiohome.org>; Andrew Bailey <abailey@chnhousingpartners.org>

Cc: Hawkins, Angela <AHawkins@ohiohome.org>; Koch, Taylor <TKoch@ohiohome.org>

Subject: RE: Ex Parte - CHN 2024 9% Questions

Hi Cody,

Thanks so much for this response – I'd like to request a bit more clarification on the rent reasonableness question using our project as an example.

Our Cleveland West Veterans Housing proposal will be 100% subsidized with HUD VASH vouchers. The rental subsidy commitment letter will be issued by the VA as the voucher holder, and the vouchers will be converted to PBV through CMHA in the future, but CMHA is not involved currently. Would we then just need the commitment letter from the VA for Proposal Application without the rent reasonableness determination from CMHA? We anticipate that CMHA will

issue an RFP in Q2 to project-base the VASH vouchers, so I'm wondering if the rent reasonableness determination would be more appropriate at Final Application in our case?

Thank you!

Jennifer
