



Joint Columbus and Franklin County

## Housing Advisory Board

c/o Mid Ohio Regional Planning Commission  
111 Liberty Street, Suite 100t Columbus, Ohio 43215

614/228/2663  
fax 614/228-1904

### JOINT COLUMBUS AND FRANKLIN COUNTY HOUSING ADVISORY BOARD MEETING MINUTES

Tuesday, January 12, 2021  
11:00 AM

#### Members Present:

Catherine Cawthon, President  
Steve Gladman, VicePresident  
Robert Williams, Secretary  
Jeffery Woda  
Bruce Luecke  
Benjamin Kessler  
Robert (Skip) Weiler

Charles Hillman  
Nancy White  
Bill Conrad  
Dean Hidenlang

#### Guests:

Rebecca Garrett, Mid-Ohio Regional Planning  
Commission  
Kerstin Carr, Mid-Ohio Regional Planning Commission  
Jennifer Noll, Mid-Ohio Regional Planning Commission  
Robert Roth, Franklin County  
Jim Schimmer, Franklin County  
Rita Parise, Housing Administrator

#### Members Absent:

Shannon Hardin  
Stephanie Hightower  
Sharon Francis  
Danielle Alexander

#### 1) Welcome and Introductions (5 Minutes)

- Robert Williams opened and welcomed everyone to the meeting and had everyone introduce themselves.

#### 2) Update from Chair Cawthon (Stepping down and steps after that) (5 minutes)

- President Catherine Cawthon presented her resignation to the committee.
- Further discussion on her replacement will take place with Robert Williams at a later time.

#### 3) Presentation from Kerstin Carr, MORPC – Regional Housing Strategy (25 minutes)

- Kerstin Carr and Jennifer Noll presented the Regional Housing Strategy.
- See attached talking points and PowerPoint presentation.

#### 4) Discussion on Expectation of HAB/Reporting (30 minutes)



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- Robert Williams led a conversation on how the HAB committee can best serve Franklin County. It was agreed upon that Robert reach out to Franklin County to see how HAB can best serve the county.

5) Presentation from Joshua Roth - Franklin County/Magnet Fund Update & Review of Future Requests (15 minutes)

- Joshua Roth presented on the Franklin County Magnet Fund.
- See attached the PowerPoint presentation.

6) Adjournment was given by Robert Williams



### SAVE THE DATE

**MORPC announces Session 1 of the Regional Housing Strategy Speaker Series held virtually on February 19, 2021 from 11:00 a.m. – 12:30 p.m.**

Housing is a basic – and increasingly unattainable – human need. What are the issues underlying the nation's housing crisis and how do we address them? The Regional Housing Strategy Speaker Series will bring together thoughtful leaders from across the county to shine a light on the challenges facing our communities, with a focus on innovative solutions.

#### ***Session 1.***

##### ***There's Nothing Cookie-Cutter About These Homes***

With the nation experiencing a housing shortage and concerns about affordability, the market is responding with unique ideas designed to scale quickly. Learn about different development companies and how their innovative models are challenging the status quo of housing design, even as they expand options for supply and affordability.

For more information, contact Jennifer Noll at [jnoll@morpc.org](mailto:jnoll@morpc.org).



# Magnet Fund Update

January 12, 2021

# Affordable Housing Implementation Framework

## Conveyance Fee Increase

- Adopted August, 2019
- \$1 for every \$1,000 of value
- Estimated \$65 million over 10 years

## Framework Core Considerations

- Preserve the \$17 million dollar annual investment in housing
- Update zoning code and develop residential tax incentives
- Invest new revenue to induce 2,050 new units
  - Magnet Fund
  - Central Ohio Community Land Trust



# MAGNET FUND for 4% LIHTC PROJECTS

## 3rd Core Consideration

### New County Funded Initiatives

- County Magnet Fund
  - Grant/Soft Loan to induce new construction of 4% LIHTC projects
  - Units restricted by income from 30% of AMI to 80% AMI, but average can not exceed 60% of AMI
  - RFP timed to precede OHFA Bond Gap Round
  - Zoning does not have to be in place; No firm commitment letters
  - Ranking Criteria based on proximity to transit corridors

# MAGNET FUND for 4% LIHTC PROJECTS

## 3rd Core Consideration

### PER UNIT AND PER PROJECT FUNDING LIMITS

xx Unit New Build			
Type	Units	Per Unit Subsidy	Total Subsidy
Efficiency		\$ 12,000.00	\$ -
1-Bedroom		\$ 15,000.00	\$ -
2-Bedroom		\$ 19,000.00	\$ -
3-Bedroom		\$ 23,000.00	\$ -
<b>Total Units</b>			<u><u>\$ -</u></u>

**\$1,350,000 limit per project total.**

# MAGNET FUND – 1<sup>st</sup> Round

## Application Requirements

OHFA Application per QAP Guidelines		DUE WITH	OHFA Application per QAP Guidelines		DUE WITH
Doc#	Document Naming Convention	County - Magnet	Doc#	Document Naming Convention	County - Magnet
1	Affordable Housing Financing Application (AHFA)	■	20	Management Company Capacity Review (AHFA tab)	
2	Appraisal		21	Market Study	
3	Architectural Plans & DCF Form including Construction Certification		22	Notification to Statewide Accessibility Groups	
4	Authorization to Release Tax Information	■	23	Ohio Housing Locator	
5	Community Outreach Plan		24	Organizational Chart	■
6	Competitive Support Documents (folder)		25	Phase I Environmental Site Assessment	
7	Conditional Financial Commitments [1]	■	26	Phase II Environmental Site Assessment (if applicable)	
8	Condominimized Space Description		27	Physical Capital Needs Assessment & Scope of Work	
9	Development Team Consultant Statement	■	28	Proposal Summary PDF	■
10	Development Team Experience and Capacity Review	■	29	Public Notification	
11	Evidence of Site Control	■	30	Related Party Transaction Questionnaire	
12	Exception Requests		31	Relocation Plan	
13	Federal Tax Identification Number Documentation		32	Rental Subsidy Contract	
14	Green Certification		33	Revitalization Plan	
15	HCGF Application (if applicable, AHFA tab)		34	Scattered Site Development Map	
16	Legal Description		35	Site Visit Documents	■
17	LIHTC Lease Addendum		36	Supportive Services Plan & Providers	
18	Limited Partnership Agreement		37	Utility Allowance Information	
19	List of Changes from Proposal Application		38	Zoning [2]	■

# MAGNET FUND for 4% LIHTC PROJECTS

## 3rd Core Consideration

### SPATIAL RANKING CHART

*Projects ranked and provided Letter of Intent until funding for the round is exhausted = \$4,000,000 initial pilot round*

Ranked Projects	Milage*	Corridor	Inside or Outside City of Columbus Limits
1 - Top Rank	1/4 mile	1st Tier Corridor	Outside the City of Columbus
2 - 2nd Rank	1/4 mile	1st Tier Corridor	Inside the City of Columbus
3 - 3rd Rank	1/2 mile	1st Tier Corridor	Outside the City of Columbus
4 - 4th Rank	1/2 mile	1st Tier Corridor	Inside the City of Columbus
5 - 5th Rank	1/4 mile	2nd Tier Corridor	Outside the City of Columbus
6 - 6th Rank	1/4 mile	2nd Tier Corridor	Inside the City of Columbus
7 - 7th Rank	1/2 mile	2nd Tier Corridor	Outside the City of Columbus
8 - 8th Rank	1/2 mile	2nd Tier Corridor	Inside the City of Columbus

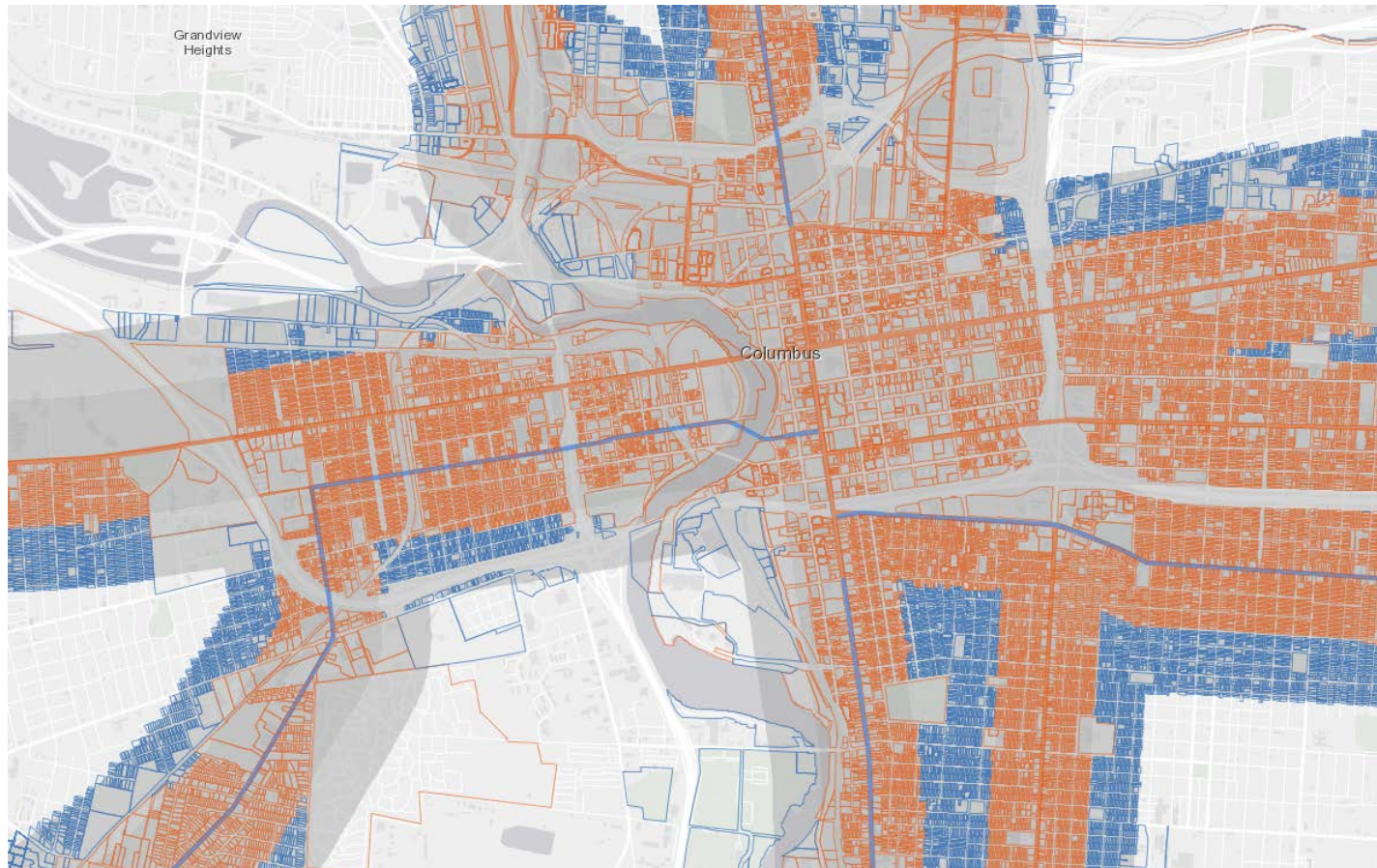


# MAGNET FUND for 4% LIHTC PROJECTS

3rd Core Consideration

## SPATIAL RANKING

<https://fca.maps.arcgis.com/apps/webappviewer/index.html?id=fc6a7b102f4e4b54a512d511fe10d0b5>



# MAGNET FUND – 1<sup>st</sup> Round

## Key Dates

- April 2020; RFP Release
- July 2020; Award Notice
- September 2020; OHFA BGF Application Deadline
- October 2020; OHFA Award Notice
  
- 2021; HAB
- 2021; Project Closing

# MAGNET FUND – 1<sup>st</sup> Round

## Ohio Revised Code - 176.04

- (A) No...county...shall...expend moneys raised by taxation to provide, or assist in providing, housing...unless the...county....has done all of the following:
  - (3) Submitted to the housing advisory board a written description of the purposes to which...the moneys raised by taxation are proposed to be applied, and allowed at least fifteen days to elapse during which the housing advisory board may review the submitted description and advise the...county...in accordance with division (D) of this section...

# MAGNET FUND – 1<sup>st</sup> Round

## Ohio Revised Code - 176.04

- (D) The matters on which a housing advisory board shall advise the subdivisions it serves shall include the following:
  - (1) The consistency of a project or program with the [affordable housing strategy of the county];
  - (2) The extent to which any project or program...may displace households that consequently may need relocation assistance;
  - (3) The length of time for which projects...will remain affordable to any targeted income group;
  - (4) The extent to which any lending program is available, in whole or in part, from private lenders upon reasonably equivalent terms and conditions.

# Thank You

For additional information contact:

Josh Roth (614) 525-5360  
[jroth@franklincountyohio.gov](mailto:jroth@franklincountyohio.gov)



Franklin County  
Board of Commissioners

**ECONOMIC DEVELOPMENT  
& PLANNING**

