OMHSAS/PHFA
Project Based Operating Assistance Program (PBOA)

Overview

- OMHSAS/PHFA Partnership
- County Reinvestment funds used as project-based operating subsidy
- Minimum commitment of five years
- Fills gap between the true rent (60% or market) and rent tenant can afford (30% of 20% of AMI)
- Developments can be existing or new, PHFA or other
- Typically no more than 10-15% of units in dev.

Goals

- Secure permanent supportive housing for OMHSAS priority consumers
- Maximize use of reinvestment funds by leasing units in tax credit developments
- Leverage PHFA relationships and expertise

Process

- Step 1: County commits to program
  - Commitment Letter
  - OMHSAS/PHFA Agreement
- Step 2: PHFA/ County markets program to developers
- Step 3: Interested developers apply
- Step 4: PHFA reviews application and makes recommendation to County
- Step 5: County accepts or rejects
- Step 6: If accepted, County secures units
  - Operating Assistance Contract
  - Set-Aside Agreement
- Step 7: County makes referrals to development

Process: Step One

- County commits to program
- County describes interests and needs
- County Commitment Letter signed
- County/PHFA Agreement signed

Commitment Letter

- Amount of Reinvestment funds
- Number of units
- Number of years
- Unit mix
- Location – general or specific
- Support for any tax-credit applications
- County contact

OMHSAS/PHFA Agreement

Substantive Changes to June 18^{th} document

- Form
- Health Choices description: Page1 Sections B,C,D
- Tenant Rent: 30% of 20% of AMI
- Term
- Termination

Fiscal

- Admin Fee at 6% from 8%;paid 1/4ly
- Section 2.3: “reasonably satisfactory
- Section 2.4: “usual and customary”
- Section 2.5: liability limitations
- Section 7.2:PHFA reporting

Process: Step Two

- PHFA markets program to developers in County selected areas
- PHFA previews options with County
- PHFA pipeline