



## **Housing Finance Agency**

*We Open the Doors to an Affordable Place to Call Home*

April 2025

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# OHC Spring Symposium



# SINGLE FAMILY TAX CREDIT PROGRAM GOALS

- Allow communities to develop affordable housing to meet the needs of their growing workforce
- Increase the inventory of affordable, single-family homes for homeownership
- Leverage public/private partnerships for project development



# DRAFT 2026-2027 SINGLE FAMILY TAX CREDIT ALLOCATION PLAN

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Draft 2026-27 Allocation Plan: [ohiohome.org/singlefamilytaxcredit.aspx](https://ohiohome.org/singlefamilytaxcredit.aspx)

Public Comment Period: **through May 2<sup>nd</sup> at 5:00 p.m.**

Written comments will be accepted by email:

[SingleFamilyTaxCredit@ohiohome.org](mailto:SingleFamilyTaxCredit@ohiohome.org)

**Public Forum : April 29<sup>th</sup> at 10:00 a.m.** – in person at OHFA office or via Teams



# OFFICE OF MULTIFAMILY HOUSING



# LIHTC PROGRAM UPDATES

## 9% LIHTC

- Limited 9% LIHTC
- Limited soft resource for (HOME) CHDO
- New Construction, Adaptive Reuse, and Rehabilitation
- Annual round

## 4% LIHTC (only)

- 4% LIHTC
- New Construction, Adaptive Reuse, and Rehabilitation
- Open-round

## 4% LIHTC Affordable Assisted Living (AAL)

- 4% LIHTC
- New Construction *only*
- Open-round

## 4% LIHTC with Bond Gap Financing (BGF)

- 4% LIHTC
- Limited soft resources from HOME, NHTF, and OHTF
- Rehabilitation *only*
- Annual round

## 4% LIHTC with Ohio LIHTC

- 4% LIHTC
- Limited Ohio LIHTC (OLIHTC)
- New construction and adaptive reuse *only*
- Annual round

# 2025 9% LIHTC CALENDAR

Benchmark	2025 Calendar
Proposal Applications Due	February 27, 2025
Preliminary Scoring and Minimum Threshold and Financial Reviews (via FTS)	April 11, 2025
Applicant Response to Preliminary	April 17, 2025, by 5:00pm EDT
2025 9% LIHTC Reservations Presented to Board	May 2025 Board Meeting
2025 9% LIHTC Final Applications Due	September 18, 2025, by 5:00 EDT



# OHIO 9% LIHTC CEILING, 2020-2025

IRS 202X Calendar Year Population Figure, Ohio

X

IRS 202X Per Capita Multiplier

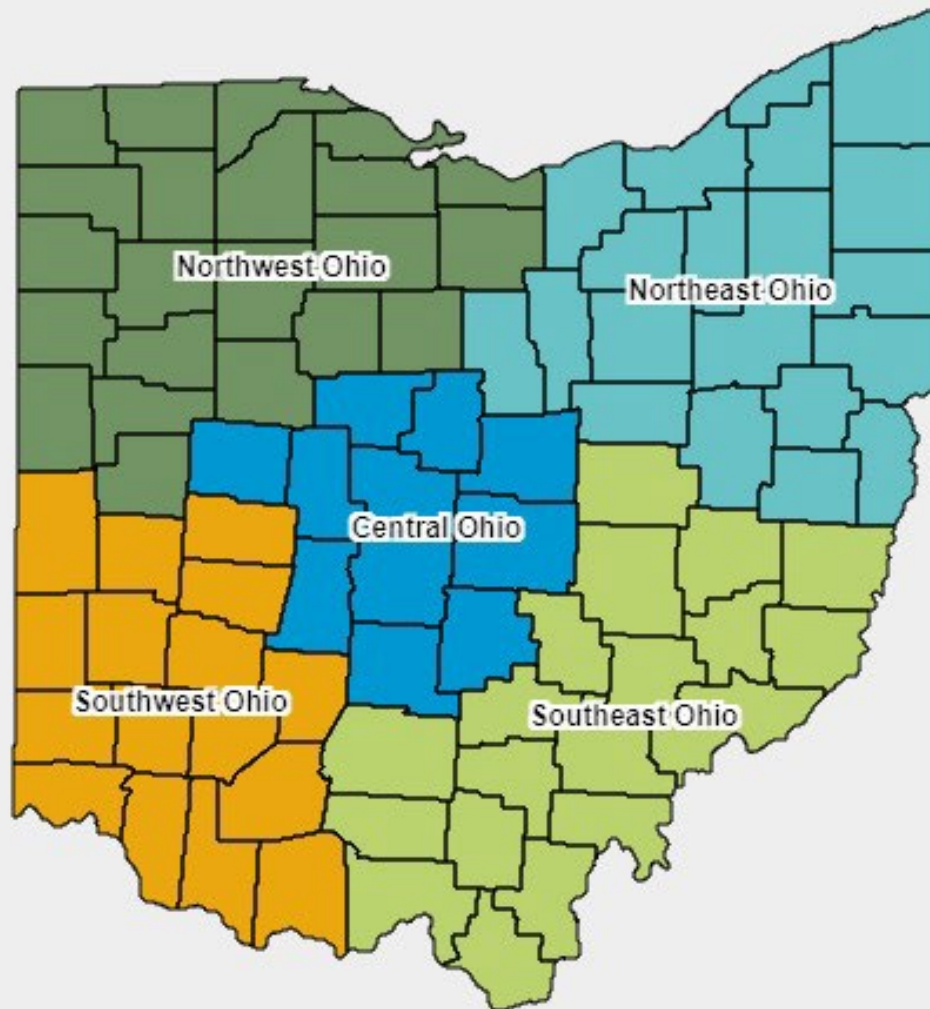
= **Ohio's 202X 9% LIHTC Ceiling**

Program Year	2020	2021	2022	2023	2024	2025
IRS Ohio Population Estimate	11,689,100	11,693,217	11,780,017	11,756,058	11,785,935	11,883,304
IRS Per Capita Multiplier	\$2.8125	\$2.8125	\$2.6000	\$2.7500	\$2.9000	\$3.0000
Annual 9% LIHTC Ceiling	\$32,875,593	\$32,887,172	\$30,628,044	\$32,329,159	\$34,179,211	\$35,649,912
9% LIHTC Reservations	43	39	31	31	24	TBD





# REGIONAL DISTRIBUTION OF CREDIT CEILING BY POPULATION



Region	Population	Percent of State
Central	2,262,608	19%
Northeast	4,311,826	37%
Northwest	1,482,013	13%
Southeast	783,786	7%
Southwest	2,939,813	25%
<b>Grand Total</b>	<b>11,780,046</b>	<b>1</b>

# FUNDING POOLS

- New Affordability – General Occupancy
  - 41% of 9% LIHTC Ceiling ~ 8 developments
    - At least **one** per region
- New Affordability – Senior
  - 25% of 9% LIHTC Ceiling ~ 5 developments
    - At least **one** in Northeast, Central, and Southwest regions
- Preserved Affordability
  - 14% of 9% LIHTC Ceiling ~ 3 developments
    - No more than **one** per region
- Populations with Special Housing Needs
  - 20% of 9% LIHTC Ceiling ~ 4 developments
    - At least **one** in Northeast, Central, and Southwest regions

# THREE PRIMARY SCORING CATEGORIES

*Policy Goal: Prioritizing LIHTC projects in high-opportunity areas while addressing housing need and ensuring efficient use of tax credits*

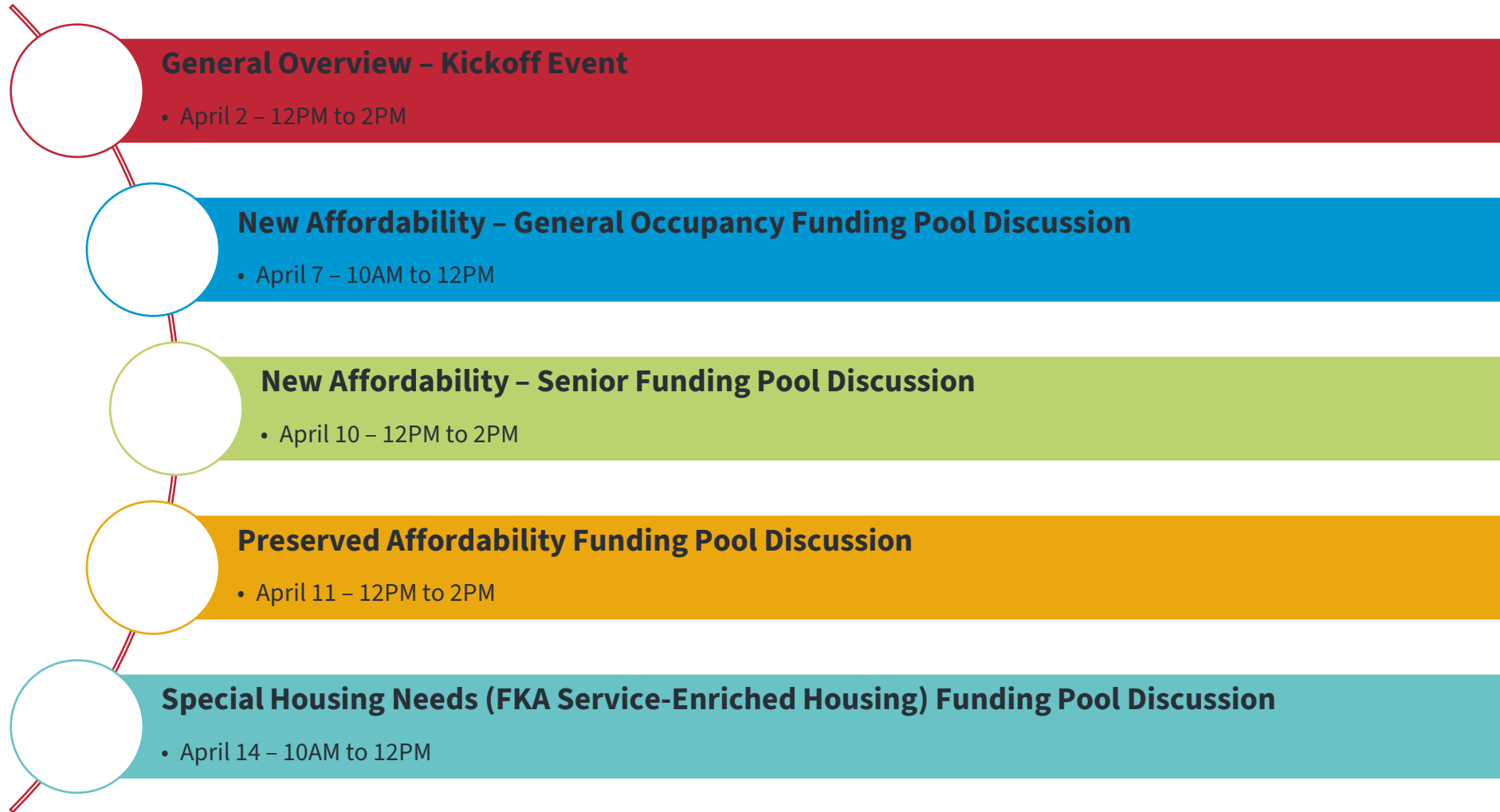
- **GO/Senior Neighborhood Opportunity Index (0-100)\* (40%)**
  - Examines amenity-rich neighborhoods; work force; education; healthy environments; etc.
  - Must meet minimum threshold, TBD
- **Housing Needs Index (0-100)\* (35%)**
  - Examines residential vacancy rates; share of housing receiving subsidy; cost-burden; etc.
  - Currently no minimum threshold
- **Annual LIHTC Request per LIHTC unit\*\* (25%)**
  - Annual request of \$27,500 or less per LIHTC unit will receive the full 25 points
  - Annual request of \$47,500 or more per LIHTC unit will receive 0 points
  - Projects in between will be awarded proportionally using the following formula:
    - $\text{MAX}(0, \text{MIN}(25, ((47,500 - \text{Annual LIHTC Request per Unit}) \div 20,000) \times 25))$

# 2026 9% LIHTC QAP TIMELINE



- 30-day comment period

# STAKEHOLDER ENGAGEMENT TIMELINE

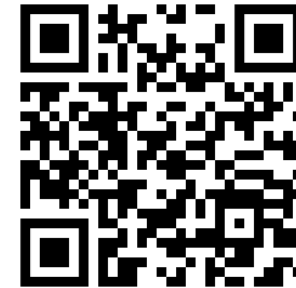


# STAKEHOLDER ENGAGEMENT SURVEYS DUE FRIDAY

NA – General Occupancy



NA – Senior



Preserved Affordability



Special Housing Needs



# 2024 4% LIHTC 2024

## 4% LIHTC Only Pipeline



Submitted Final Application

Moved to Final Review

AAL Undergoing Review

Secured 42(m) Letter

Average Time from Final Application to 42(m) Letter = 149 days (5 months)

# 2025 4% LIHTC

2025 Application Cycle Open!

Experience and Capacity Reviews  
Underway

All Entities must submit  
Experience and Capacity before  
submitting a 4% LIHTC  
application.



# OHIO LIHTC & BGF

**SFY 2025 Ohio LIHTC & 2024 BGF**  
Final Applications received March  
13, 2025

Undergoing Full Threshold and  
Financial Unwrite, and  
Architectural Review

**SFY 2026 Ohio LIHTC**  
Second Draft Guidelines in Public  
Comments until May 16, 2025  
[StateTaxCredits@ohiohome.org](mailto:StateTaxCredits@ohiohome.org)

**2025 4% LIHTC w/ BGF**  
Second Draft Guidelines in Public  
Comments until May 16, 2025  
[BGF@ohiohome.org](mailto:BGF@ohiohome.org)

# OHIO LIHTC & BGF PROGRAM CALENDAR

Date	Programmatic Benchmark
Thursday, June 19– Friday, July 18, 2025 at 5:00 p.m. Eastern Time (ET)	Window to submit Frequently Asked Questions* (FAQ)
Thursday, August 14, 2025 by 5:00 p.m. ET	Application submission deadline for Proposal Applications
Friday, September 19, 2025	OHFA release of Preliminary Competitive Scoring and Proposal Application Reviews
Thursday, September 25, 2025 by 5:00 p.m. ET	Applicant response deadline for OHFA's Preliminary score and Proposal Application reviews.
Wednesday, October 15, 2025 at OHFA's Board Meeting	OHFA announces invitations to submit Final Applications
Thursday, January 29, 2026 by 5:00 p.m. ET	Applicant deadline to submit Final Applications
Two weeks from notification letter	Applicant deadline to respond to OHFA's Final Application review deficiencies

# CROSS CUTTING GUIDELINES

HOME-ARP

Experience and Capacity Standards

LIHTC Rental Underwriting Guidelines

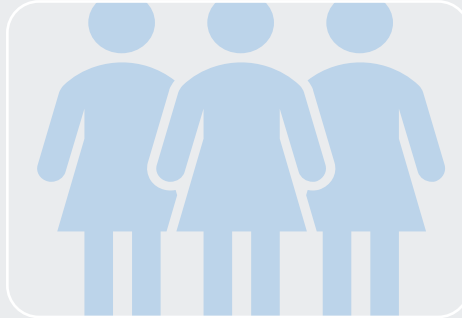
Design and Architectural Standards (DAS)

# CROSS CUTTING GUIDELINES



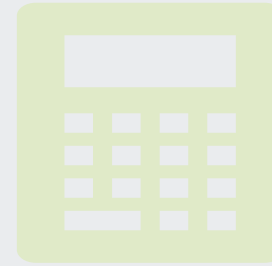
## HOME-ARP

- No Guidelines



## Experience & Capacity Standards

- September 2025
- Effective January 2026



## LIHTC Rental Underwriting Standards

- September 2025
- Effective January 2026



## DAS

- Stakeholder Input Starting Fall 2025
- Effective January 2027

# FUTURE GOALS

**9% LIHTC**

**4% LIHTC**

**Ohio LIHTC**

**HOME**

**NHTF**

**Ohio Housing  
Trust Funds**

# FUTURE GOALS

**Production**

**Cost Reasonableness**

**Geographic Distribution**



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OHIOHOME.ORG