Before contacting OHFA, please read through the entirety of the document. Frequently Asked Questions about the data and the process are included at the bottom of this document, as are Data and Methodology notes. If you have questions regarding the map after reading each of these, please contact OHFA's Office of Research and Analytics (**Research@ohiohome.org**).

INSTRUCTIONS FOR THE 2024 SINGLE FAMILY TAX CREDIT ALLOCATION PLAN INTERACTIVE MAPS

These instructions include details for using the 2024 Single Family Tax Credit Allocation Plan interactive maps. These maps include data layers that correspond to the following competitive criteria:

- Appalachian Set Aside
- Transformative Economic Development Set Aside
- Homeownership Rates (Tiebreaker)
- Opportunity Area
- OHFA Homebuyer Target Area

- Extreme Homeownership Needs
- Proximity to Amenities
    - Grocery Stores
    - Medical Clinics
    - Pharmacies
    - Public Libraries
    - Public Parks

Step 1: Navigate to the map using these hyperlinks:

- **Central City**

- **Metro/Suburban**

- **Rural**

Step 2: A list of the relevant geographic layers needed for your application will appear when the map loads. The layers outlining eligible areas for this pool will be turned on.

If you would like to see how each of these layers are distributed throughout the state, you can click on the small
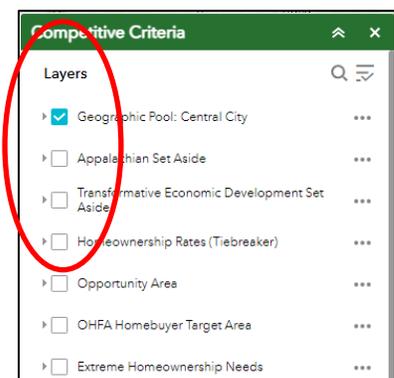
box on the left-hand side of the name to turn that layer on. For best results, turn each layer on one at a time.

Step 3: In the "Find Address or Place" tool on the upper left-hand side of the page, enter the exact, official address for your proposed property entrance. Note that only locations in Ohio will appear as options. The map will zoom to your property. Check that the property address is correct.

If your property does not yet have an address, turn on the eligibility layer and either (1) enter an approximate address or street name into the "Find Address or Place" tool, or (2) click on a specific location within the map.

Step 4: Once you have located your proposed site, click on the three dots in the "Search result" pop-up and select "Add a marker". This will place a blue marker symbol on your screen – indicating the location of your proposed property.
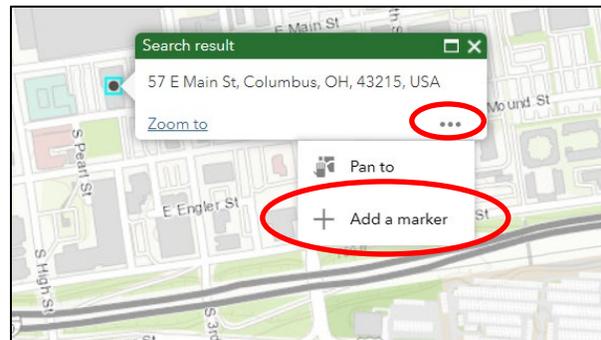
Step 5: On the right side of the screen, the Competitive Criteria layers are displayed. These are the layers that are necessary for your application.

5.1 Single-Layer Instructions: For the following layers you will only need to select **one** layer at a time: Appalachian Set Aside, Transformative Economic Development Set Aside, Homeownership Rates (Tiebreaker), Opportunity Area, OHFA Homebuyer Target Area, and Extreme Homeownership Needs.

Example using "Extreme Homeownership Needs"

- **5.1.a.** Select the layer by clicking on the small box next to "Extreme Homeownership Needs." The data related to this metric will appear on the map.
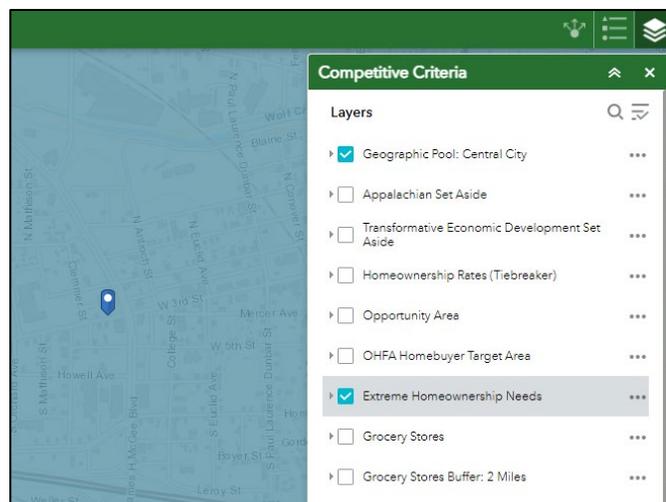
- **5.1.b.** To see the scoring breakdown, click the small arrow to the left of the check box. This will bring the legend into view.

- **5.1.c.** Take a screen shot of your property marker and the layer related to "Extreme Homeownership Needs."

- **5.1.d.** De-select the last layer by unclicking the square next to the layer. The map should return to a blank map with only your location marker visible.

- **5.1.e.** Repeat steps **5.1.a – 5.1.d** for the layers that are relevant to your application.
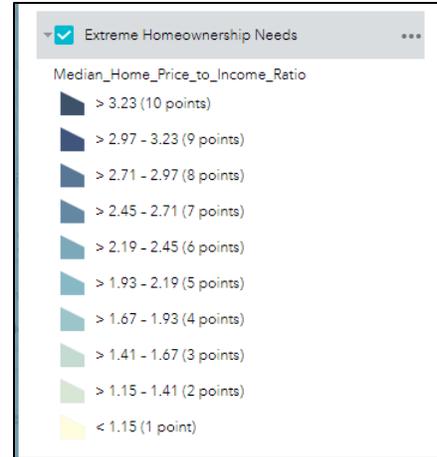
5.2 Amenity Instructions: For the following layers, you will need to select **<u>BOTH</u>** the point data and the associated buffer layer: grocery stores, pharmacies, medical clinics, public parks, and public libraries.

<u>Example using "Grocery Stores" in the Central City pool</u>

- **5.2.a.** Select the first layer by clicking on the small box next to the amenity layer (i.e. "Grocery Stores") – a set of points will appear on the map. If you do not see a specific amenity point, please refer to FAQ 2 on page 4.
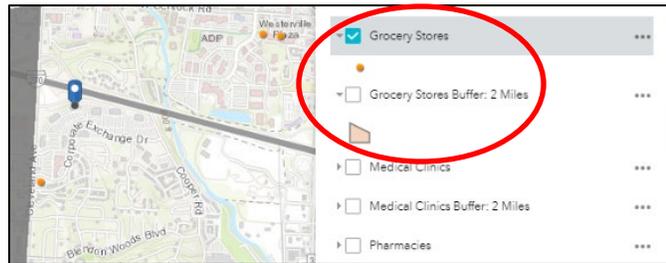
- **5.2.b.** ALSO select the related buffer layer (i.e. "Grocery Stores Buffer: 2 Miles") by clicking the small box next to the corresponding 2-mile buffer layer. A set of circles will appear on the screen. This provides a two-mile radius for each amenity and shows your proposed location in relation to these amenities.

- **5.2.c.** Take a screen shot of your property marker and the layers of point data and their buffers. This will show if your proposed property is within the buffer shown here.

- **5.2.d.** De-select the last layers by unclicking the squares next to the layer. The map should return to a blank map with only your location marker visible.

- **5.2.e**. Repeat steps **5.2.a – 5.2.d** for the remaining amenities that you would like to include in your application.

Frequently Asked Questions (FAQs)

1. Where does the data come from?

We use a number of nationally-recognized data sources for each analysis. For more information on the data we use, see the Data Methodology Section below.

2. What if a business near my site isn't listed on the map?

No data set is perfect. This is the most comprehensive data set that we could put together, however, if you find that a point is missing, take the following steps.

First, check the "buffer" layer for the relevant type of amenity. It is very likely that even if a specific business is missing, your site will still be located within the 1-mile buffer layer that is provided. For example, one full-service grocery store may be missing from the dataset, but there is a sufficient density of supermarkets near your location to include you within the buffer even if that one point is missing.

Second, check the definitions in the current Allocation Plan to make sure that the amenity you are looking for adequately falls under the definition used. It is possible that what you consider a grocery store or a medical clinic does not meet the requirements outlined in the definitions page.

Third, if you are *not* within the buffer zone but the business you are looking for *is* within the definition, then you must submit a separate map that shows the location of the development, the amenity being claimed for points, a description of how the amenity meets the definition, and proof that the amenity is currently in operation. OHFA will make the final determination as to whether the amenity qualifies for points or not.

3. Why doesn't the map I see look the same as a similar map in the OHFA Ohio Housing Needs Assessment (HNA)?

While we use the same data sources for both the HNA and the Single Family Tax Credit Allocation Plan, the threshold points on this map are specifically tailored for the Allocation Plan. While we may use quintiles or natural breaks to determine gradation and color change on the HNA maps, we make sure the thresholds on the interactive maps align with the scoring criteria in the 2024 Single Family Tax Credit Allocation Plan.

4. Who do I contact if my map is not working?

If your map is not working, first try to switch browsers. Mozilla, Safari, Chrome, and Microsoft Edge have all been tested with this interface. Second, make sure that you have followed **Step 2** properly – the layer outlining the eligible areas will be turned on when you first open it. You must select layers in the Competitive Criteria list in order to see data. If you experience problems after trying those solutions, contact the office of Research and Analytics (**Research@ohiohome.org**) at OHFA.

5. Why does my map appear blank?

The maps were intentionally designed to have only the layer outlining eligible areas turned on when the map opens. In order to access the content, follow **Step 2** in the instructions above.

6. What are the buffers?

The buffers are created for each pool to provide you easy visual information about the distance that your proposed site is from the specified amenities in the Allocation Plan. When you click on each buffer layer, you will see the geographic distance from the amenities that corresponds to the distance required in the Allocation Plan.

7. What if my site does not have an address?

If your property does not yet have an address, turn on the eligibility layer and either (1) enter an approximate address or street name into the "Find Address or Place" tool on the upper left-hand side of the website, or (2) click on a specific location within the map.

Data and Methodology

Appalachian Counties. Appalachian counties in Ohio include the following: Adams, Ashtabula, Athens, Belmont, Brown, Carroll, Clermont, Columbiana, Coshocton, Gallia, Guernsey, Harrison, Highland, Hocking, Holmes, Jackson, Jefferson, Lawrence, Mahoning, Meigs, Monroe, Morgan, Muskingum, Noble, Perry, Pike, Ross, Scioto, Trumbull, Tuscarawas, Vinton, and Washington.

Transformative Economic Development. Transformative Economic Developments include qualified project located within 20 miles of an approved Megaproject as designated by the **Ohio Tax Credit Authority** with more than 2,000 permanent jobs committed to the project.

Homeownership Rates. The homeownership rate by county is calculated by taking the number of owner-occupied households in a county and dividing it by the total number of households in that county. Data are based on 2017–2021 **American Community Survey** (ACS) Five-Year Estimates.

Opportunity Areas. The USR Opportunity Index is a data tool jointly developed by the Ohio Housing Finance Agency (OHFA) and The Kirwan Institute for the Study of Race and Ethnicity at The Ohio State University (Kirwan Institute). The five sub-indices that comprise the current USR Opportunity Index include: transportation, housing, health, employment, and education. Each category has three indicators. The USR Opportunity index provides for a way to visualize and assess these domains at a neighborhood scale and how they vary across urban (U), suburban (S), and Rural (R) communities. Please visit the **Overview of the Ohio 2024-2025 USR Opportunity Index** for more information.

OHFA Homebuyer Target Areas. Homebuyer Target Areas are based on 2024 Qualified Census Tracts (QCTs) as designated by **HUD**. QCTs must have 50 percent of households with incomes below 60 percent of the Area Median Gross Income (AMGI) or have a poverty rate of 25 percent or more. Maps of Qualified Census Tracts are available at: **huduser.gov/sadda/sadda_qct.html.**

Extreme Homeownership Needs. This metric is a median price-to-income ratio. It is calculated by taking the average monthly median home price in a county and dividing it by the median household income in that county. It helps identify areas in the state where potential homeowners may be struggling with housing affordability – the cost of homes far exceeds incomes. Data are based on 2021 **CoreLogic data** and 2021 **Small Area Income and Poverty Estimates** (SAIPE) from the U.S. Census Bureau.

Proximity to Amenities. Proximity data is aggregated from a number of sources to achieve the most reliable and up-to-date reflection of each amenity. For definitions of each amenity, please see the current Allocation Plan.

- **Grocery Stores:** Data on supermarkets is from a **North American Industry Classification System** (NAICS) database that records businesses on an annual basis, and includes establishments listed as groceries and supermarkets. This data

is aggregated with super-center data, entailing stores such as Walmart and Target that have a grocery section.

- **Pharmacies**: Pharmacy data is from a NAICS database that records businesses on an annual basis.

- **Medical Clinics**: Clinic data is aggregated from Health Resources **HRSA data** and **Ohio OneSource**.

- **Public Libraries:** Library location data is from the **Ohio Public Library Systems Directory** and data from the **National Libraries Survey**. This includes information for all main libraries and their branches throughout Ohio but excludes libraries that are private or university or college affiliated.

- **Public Parks:** Park data is from an **ESRI** layer package of all USA parks. This includes information on national parks and forests, state parks or forests, county parks, regional parks, and local parks.

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