



## **Housing Finance Agency**

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

# 2026 9% LIHTC QAP

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General Overview

Kickoff Event

4/2/25



# INTRODUCTION

**Cody R. Price, PhD**

9% Housing Tax Credit Section Chief

Questions/Comments about the QAP?

Email: **QAP@ohiohome.org**



# 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

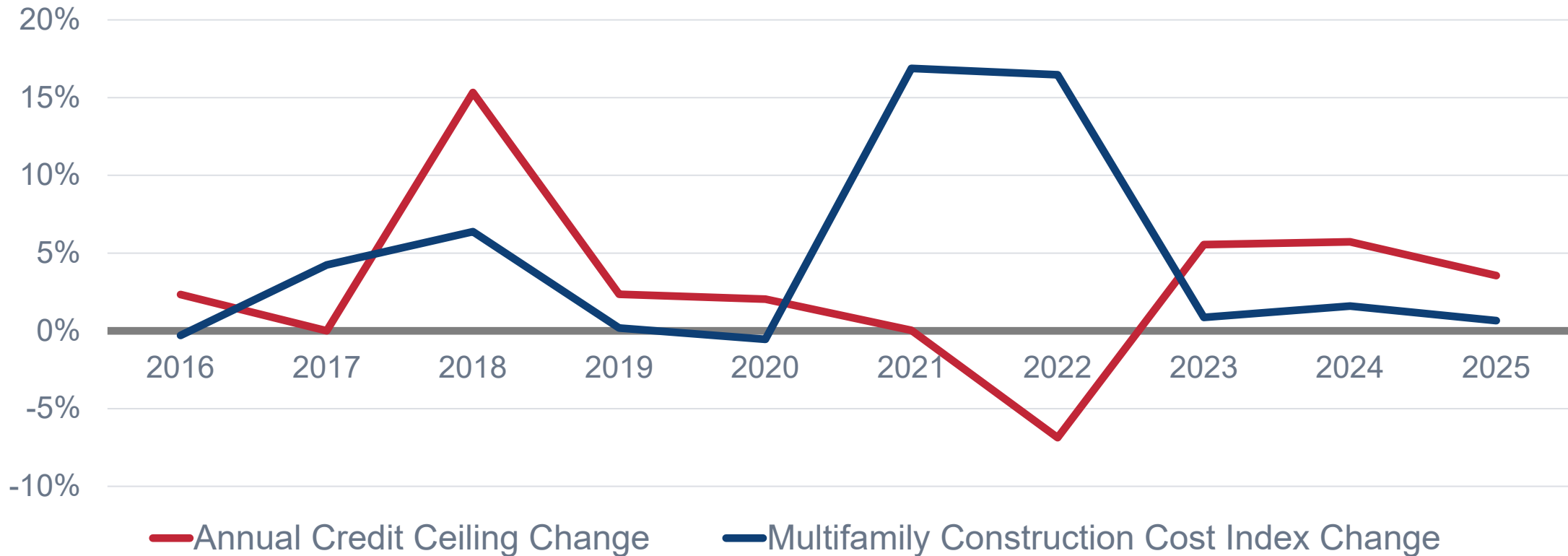
Program Year	2020	2021	2022	2023	2024	2025 (Est.)
IRS Ohio Population Estimate	11,689,100	11,693,217	11,780,017	11,756,058	11,785,935	11,798,959
IRS Per Capita Multiplier	\$2.8125	\$2.8125	\$2.6000	\$2.7500	\$2.9000	\$3.0000
Annual 9% LIHTC Ceiling	\$32,875,593	\$32,887,172	\$30,628,044	\$32,329,159	\$34,179,211	\$35,396,877
9% LIHTC Reservations	43	39	31	31	24	TBD



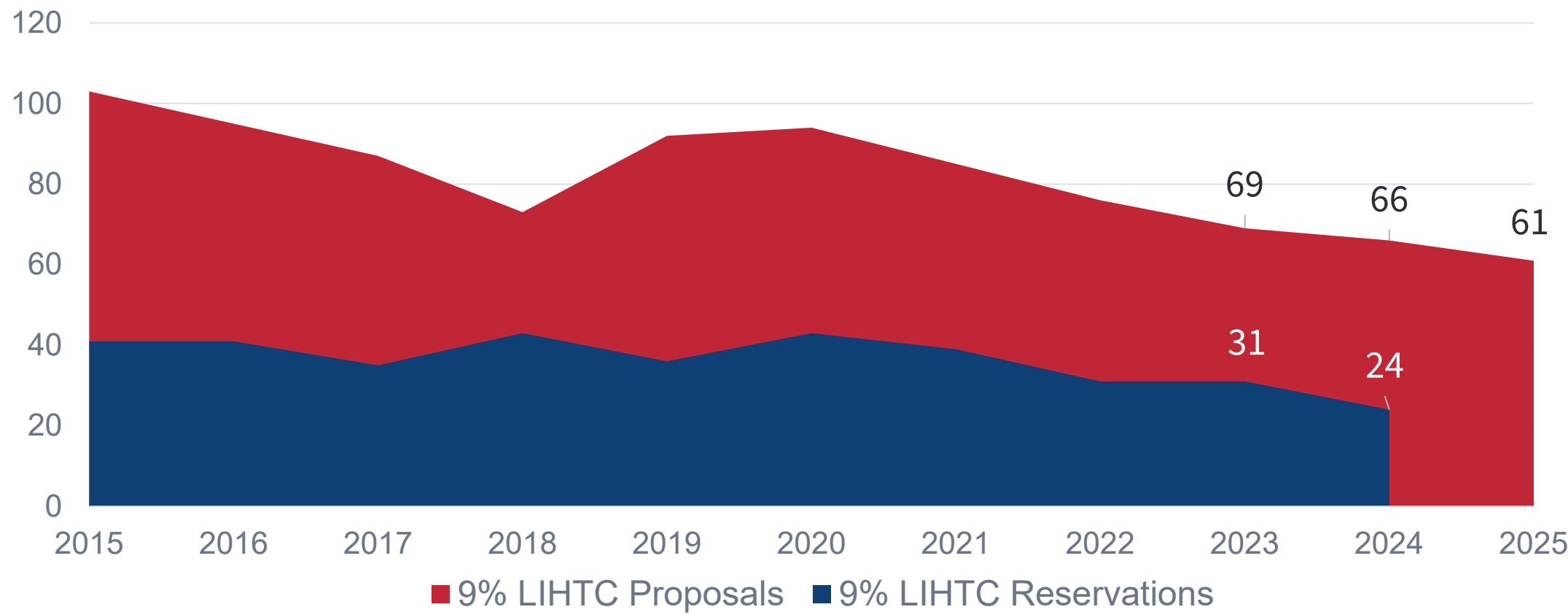
# MULTIFAMILY RESIDENTIAL CONSTRUCTION INDEX



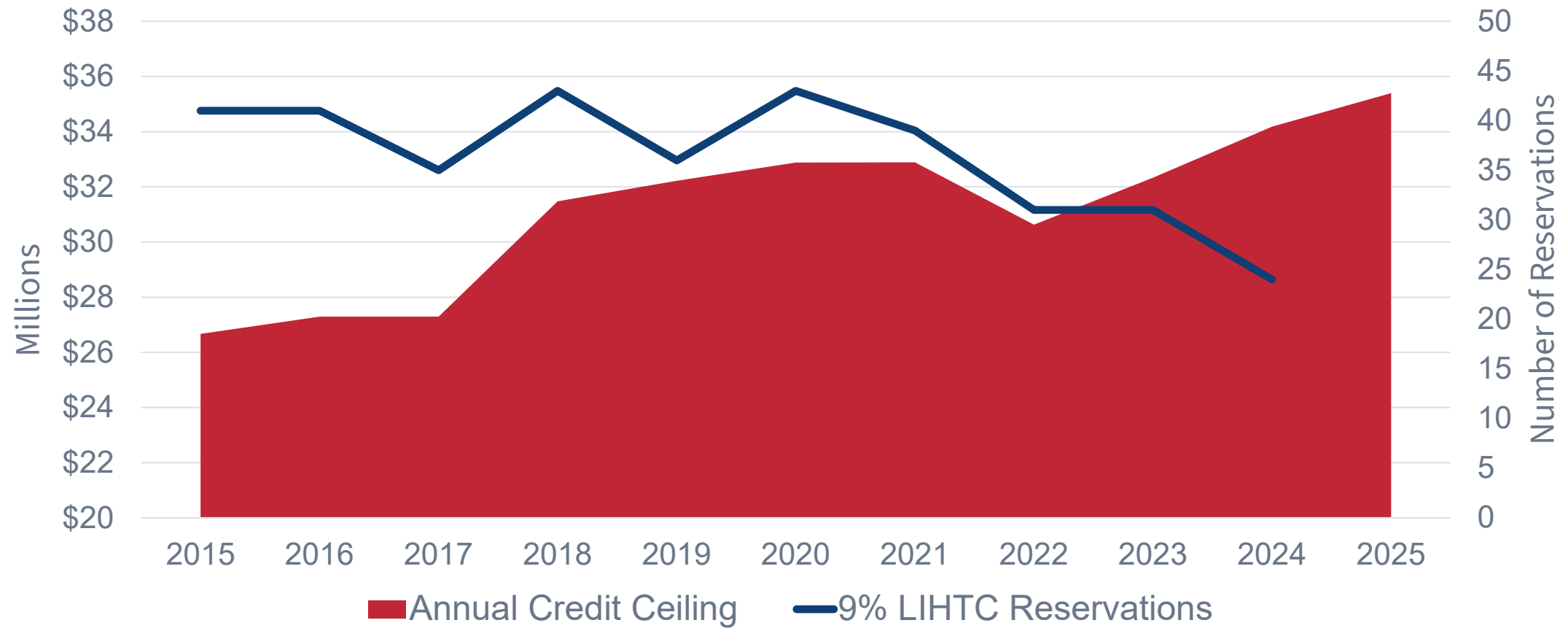
# YOY CHANGE IN OHIO 9% LIHTC CEILING VS. MF RESIDENTIAL CONSTRUCTION INDEX, 2016-2025



# OHIO 9% LIHTC PROPOSAL APPLICATIONS AND RESERVATIONS, 2015-2025

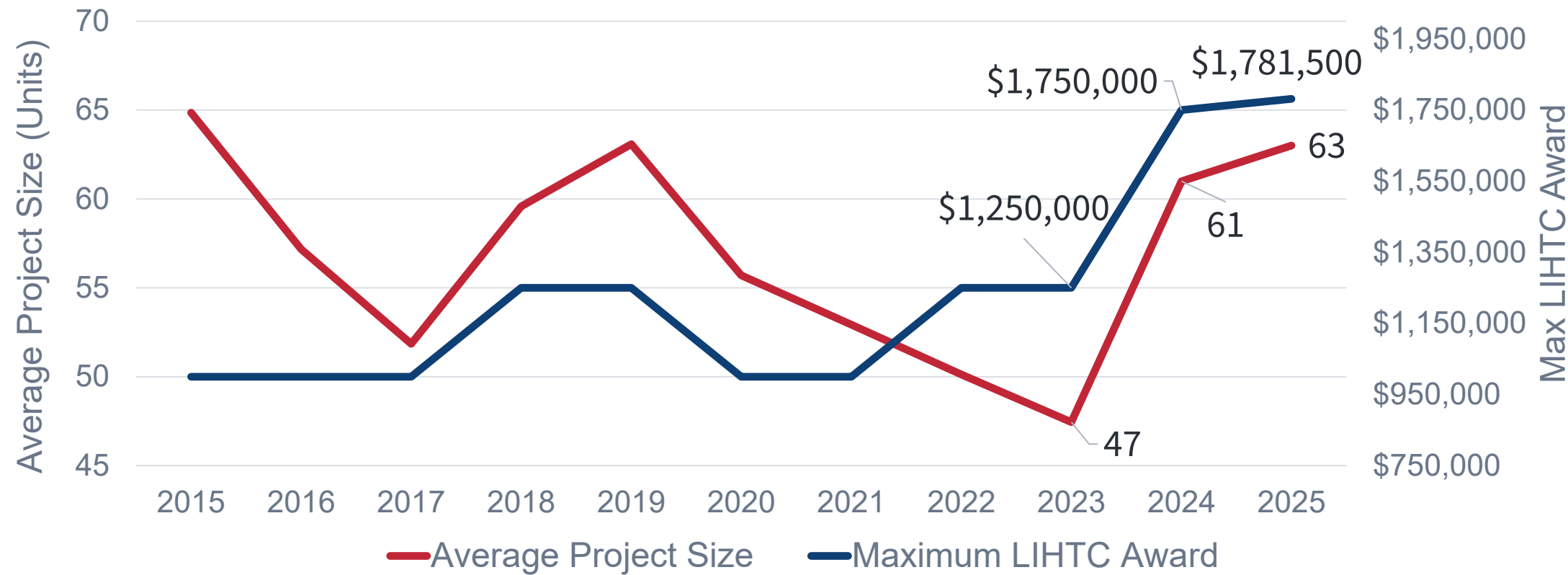


# OHIO 9% LIHTC CREDIT CEILING VS. 9% LIHTC RESERVATIONS





# OHIO MAX 9% LIHTC AWARD VS. AVG PROJECT SIZE (UNITS)

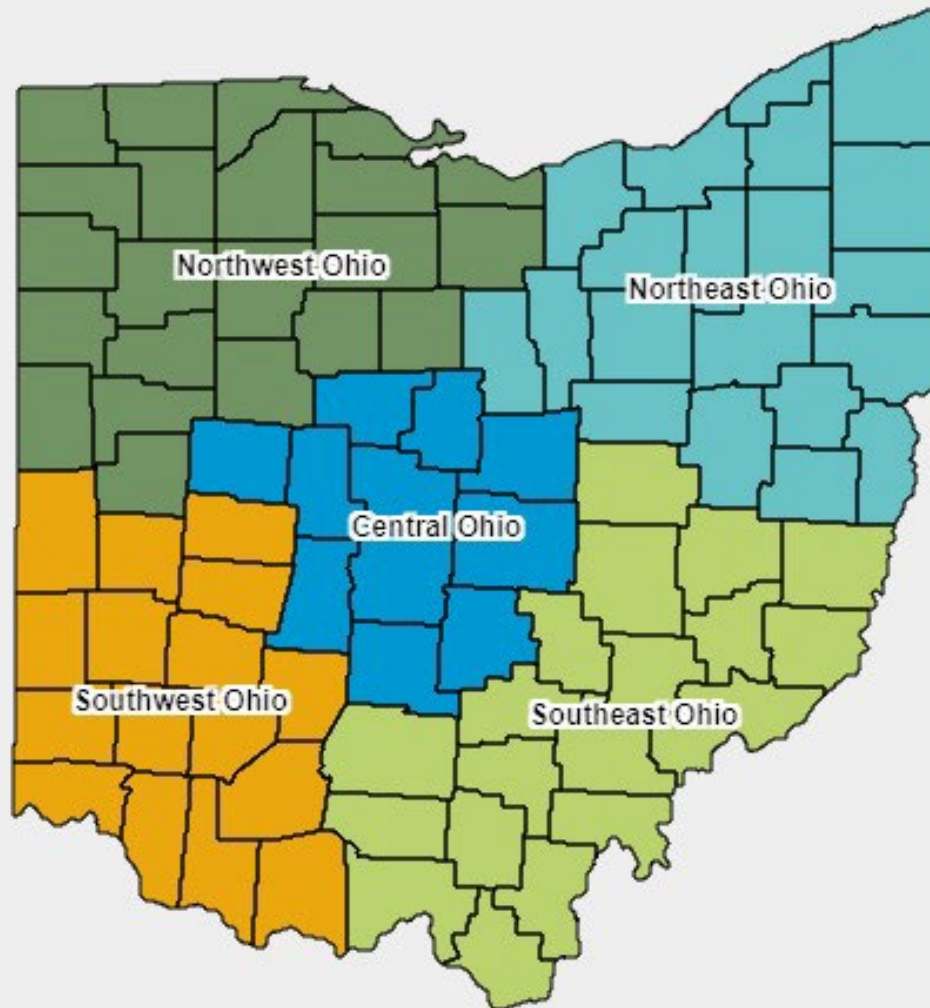


# NEW MAX LIHTC REQUESTS (ESTIMATES)

Applicants may request **no more** than the below amounts, which will be adjusted to the [Multifamily Residential Construction Index](#), estimates shown below.

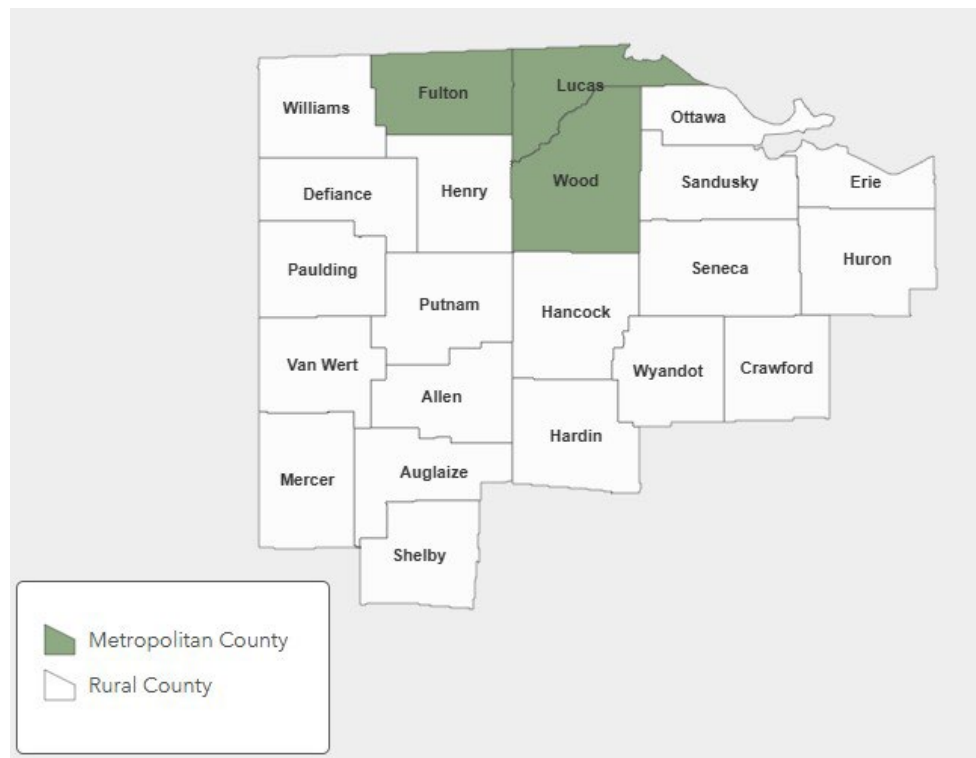
Funding Pool/Subpool	Maximum Annual LIHTC Request	Total 10-Year LIHTC Request
New Affordability & Special Housing Needs: <b>Metro</b>	\$1,800,000	\$18,000,000
New Affordability & Special Housing Needs: <b>Rural</b>	\$1,600,000	\$16,000,000
Preserved Affordability: <b>Metro</b>	\$1,500,000	\$15,000,000
Preserved Affordability: <b>Rural</b>	\$1,100,000	\$11,000,000

# 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>

# NORTHWEST OHIO



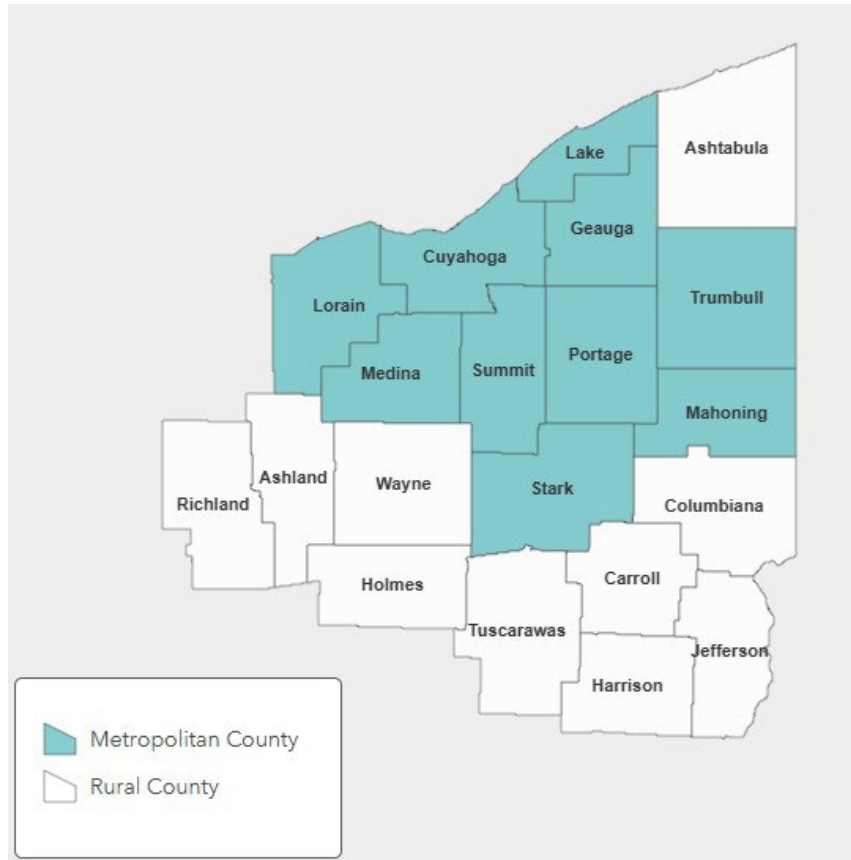
## Step 1: Within Region Distribution

			Estimated LIHTC Ceiling
	Sum of Population	Percent	\$35,340,138
<b>Northwest</b>	<b>1,482,013</b>	<b>12.58%</b>	<b>\$4,445,789</b>
Metro	602,977	40.69%	\$1,808,991
Rural	879,036	59.31%	\$2,636,798

## Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	<b>\$4,445,789</b>			
1	\$1,808,991	1	\$ 1,800,000	\$8,992
1	\$2,636,798	1	\$ 1,600,000	\$ 1,036,798

# NORTHEAST OHIO



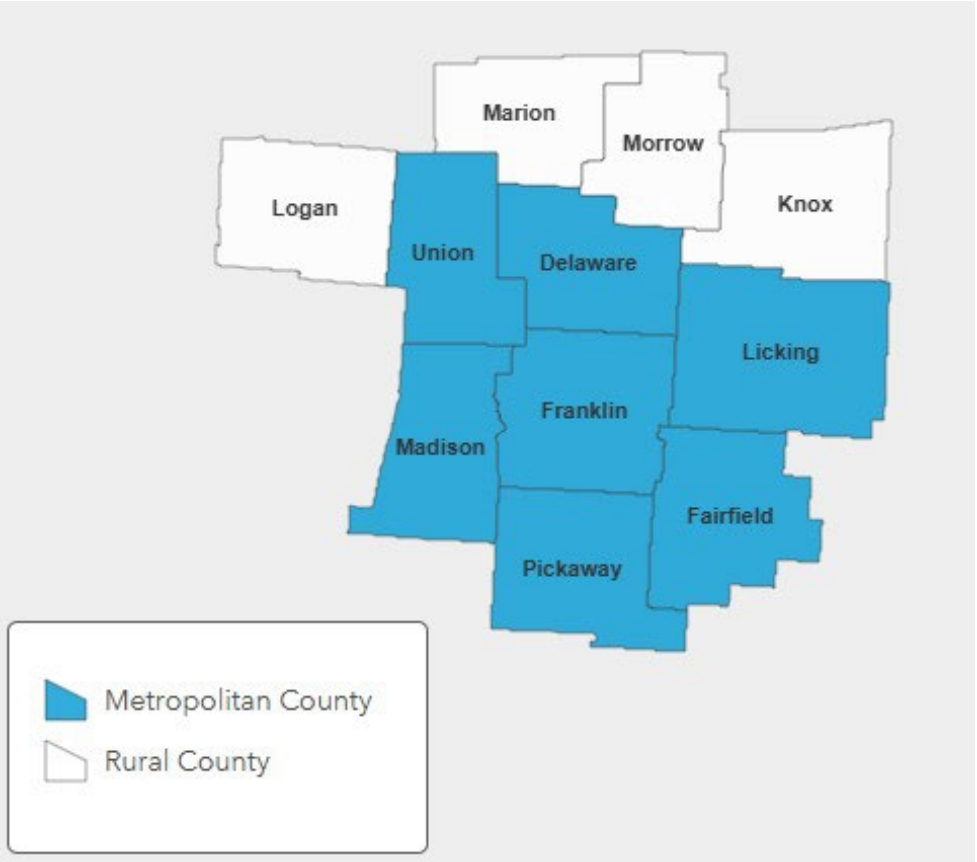
## Step 1: Within Region Distribution

			Estimated LIHTC Ceiling
	Sum of Population	Percent	\$35,340,138
<b>Northeast</b>	<b>4,311,826</b>	<b>36.6%</b>	<b>\$12,934,491</b>
Metro	3,576,337	82.94%	\$10,727,867
Rural	735,489	17.06%	\$2,206,624

## Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	<b>\$12,934,491</b>			
6	\$10,727,867	5	\$ 9,000,000	\$1,727,867
2	\$2,206,624	1	\$ 1,600,000	\$606,624

# CENTRAL OHIO



## Step 1: Within Region Distribution

			Estimated LIHTC Ceiling
	Sum of Population	Percent	\$35,340,138
<b>Central</b>	<b>2,262,608</b>	<b>19.21%</b>	<b>\$6,788,840</b>
Metro	2,099,361	92.79%	\$6,299,365
Rural	163,247	7.21%	\$454,184

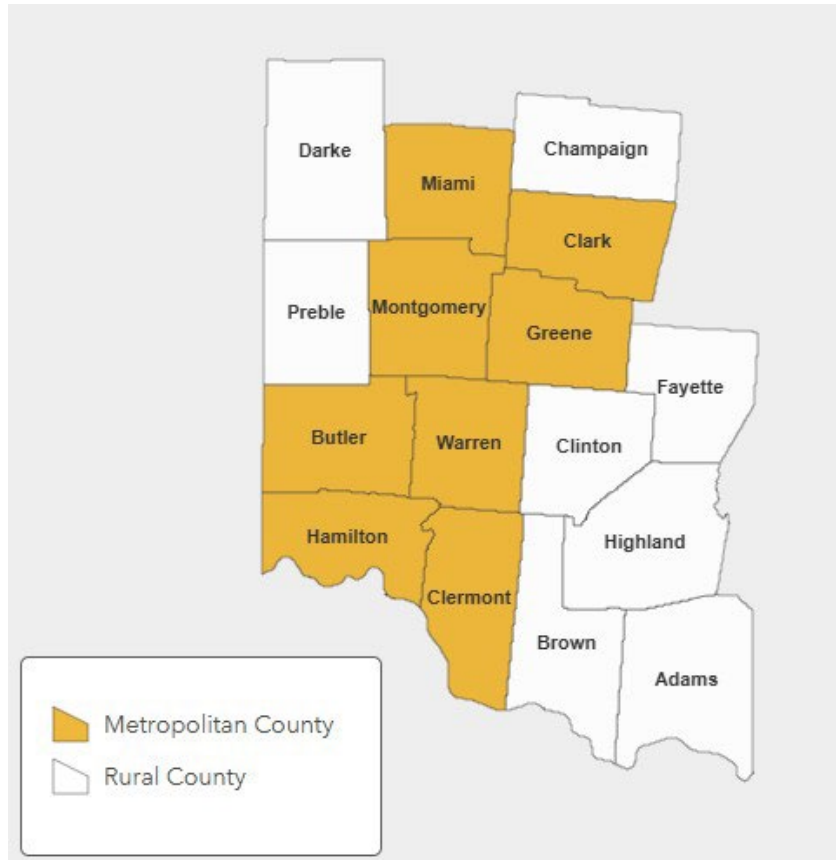
## Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	<b>\$6,788,840</b>			
3	\$4,988,840	2	\$ 3,600,000	\$1,588,840
1	\$1,600,000	1	\$ 1,600,000	\$ -



Franklin County is limited to **THREE** 9% LIHTC Awards, all other counties in region are limited to **ONE** Award

# SOUTHWEST OHIO



## Step 1: Within Region Distribution

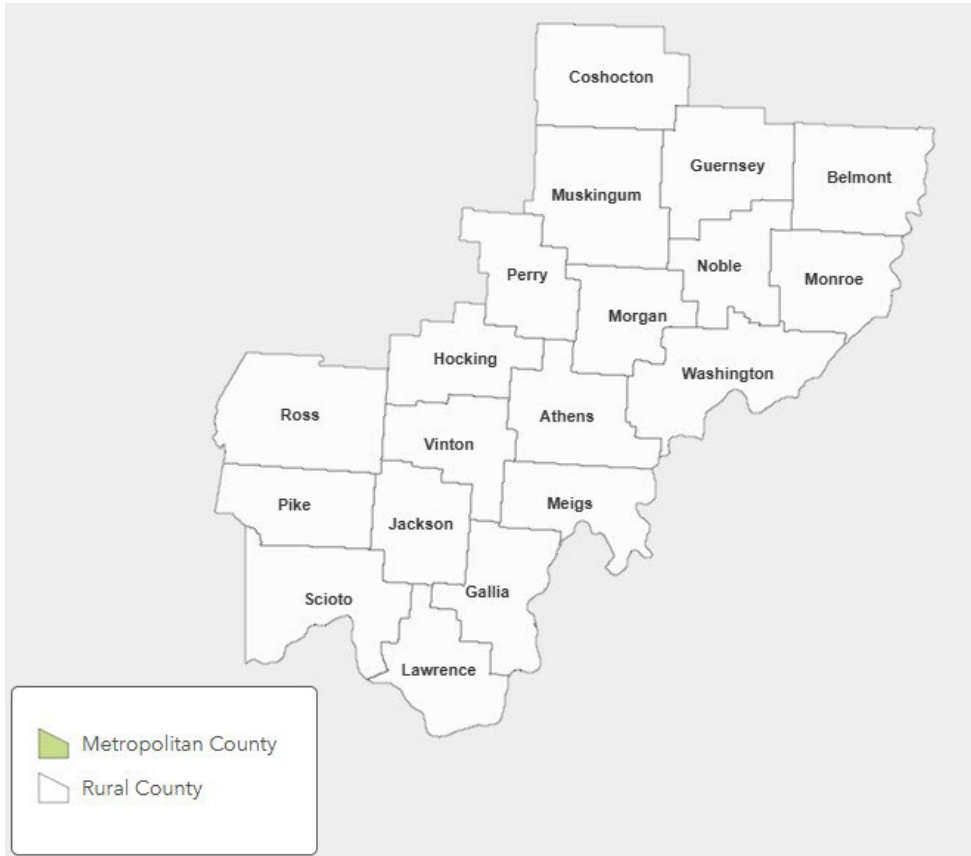
			Estimated LIHTC Ceiling
	Sum of Population	Percent	\$35,340,138
<b>Southwest</b>	<b>2,939,813</b>	<b>24.96%</b>	<b>8,820,898</b>
Metro	2,623,067	89.23%	\$7,870,888
Rural	316,746	10.77%	\$950,010

## Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	<b>\$8,820,898</b>			
4	\$7,220,898	4	\$ 7,200,000	\$20,898
1	\$1,600,000	1	\$ 1,600,000	\$ -



# SOUTHEAST OHIO



## Step 1: Within Region Distribution

			Estimated LIHTC Ceiling
	Sum of Population	Percent	\$35,340,138
<b>Southeast</b>	<b>783,786</b>	<b>6.65%</b>	<b>\$2,350,119</b>
Metro	0	0%	\$0
Rural	783,786	100%	\$2,350,119

## Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.6M budget)	Max Project Award Value	Remaining Allocation
	<b>\$2,350,119</b>			
0	\$0	0	\$0	\$0
1	\$2,350,119	1	\$ 1,600,000	\$ 750,119



# RESULTS

	9% LIHTC	# of Funded Projects	
Metro	\$21,600,000	12	Value of all Metro projects in Regions
Rural	\$8,000,000	5	Value of all Rural projects in Regions
Statewide Pool (remaining funds)	\$5,740,138	3	Remaining projects, after funding all Regions, considered on a statewide look
Unused Funds	\$340,138		Additional funds not utilized may go to reduce forward allocation

# FUNDING POOLS

- New Affordability – General Occupancy
  - 41% of 9% LIHTC Ceiling ~ 8 developments
- New Affordability – Senior
  - 25% of 9% LIHTC Ceiling ~ 5 developments
- Preserved Affordability
  - 14% of 9% LIHTC Ceiling ~ 3 developments
- Populations with Special Housing Needs (FKA Service-Enriched Housing)
  - 20% of 9% LIHTC Ceiling ~ 4 developments

# THRESHOLD ITEMS

- Each funding pool will have a series of threshold items that will need to be met to be eligible to compete
- Many previously scored items, will now be threshold:
  - For Example:
    - 811 units will be required in New Affordability General Occupancy
    - An Experienced Service Coordinator will be required in the New Affordability Senior and Special Housing Needs funding pools
    - All projects will need to include a subset of building, unit, and lifestyle amenities
- To be built out in the individual funding pool sessions

# THREE PRIMARY SCORING CATEGORIES

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

- Neighborhood Opportunity Index\* (General & Senior) (40%)
- Housing Needs Index\* (35%)
- Annual LIHTC Request per LIHTC unit\*\* (25%)

New Set Aside: Project(s) located in a Qualified Census Tract (QCT) and  
Contributes to a Concerted Community Revitalization Plan

\*Updated annually or every two years based on contract;

\*\*Updated annually based on Multifamily Residential Construction Index

# OVERALL SET ASIDES

- Project(s) located in a QCT and Contributes to a Concerted Community Revitalization Plan
  - At least one project
- Community Housing Development Organization (CHDO)-Sponsor Set Aside
  - At least two projects, to assist Ohio's need to meet its CHDO set-aside with HOME Investment Partnership Program (HOME) funds

# FUNDING PRIORITIES/TIE BREAKERS

- To be built out and ranked in future sessions, but may include:
  - Highest raw opportunity score
  - Highest raw housing need score
  - Highest number of LIHTC units
  - Highest number of units with PBRA
  - Historic nature of the development as demonstrated by the use of Federal Historic Tax Credits
  - Developments intended for eventual tenant ownership (NA-GO only)

# 2026 9% LIHTC QAP TIMELINE

- Stakeholder Engagement – January thru early May
- 1<sup>st</sup> draft presented to OHFA Board in July, should be released July 1
  - 30-day comment period
- Final draft presented to OHFA Board in September
- Proposal Applications due February 2026
- Final Applications due September 2026

# STAKEHOLDER ENGAGEMENT TIMELINE

- New Affordability – General Occupancy Funding Pool Discussion
  - April 7 – 10AM to 12PM
- New Affordability – Senior Funding Pool Discussion
  - April 10 – 12PM to 2PM
- Preserved Affordability Funding Pool Discussion
  - April 11 – 12PM to 2PM
- Special Housing Needs (FKA Service-Enriched Housing) Funding Pool Discussion
  - April 14 – 10AM to 12PM



# APPENDIX: COUNTY CAPS

County	Region	Metro or Rural County	Population	Current Population as a Percent of Current State Population	Maximum Number of Deals (Current Population)
Franklin County	Central	Metro	1,321,635	11.2%	3
Cuyahoga County	Northeast	Metro	1,249,418	10.6%	3
Hamilton County	Southwest	Metro	827,878	7.0%	2
Summit County	Northeast	Metro	538,087	4.6%	1
Montgomery County	Southwest	Metro	535,528	4.6%	1
Lucas County	Northwest	Metro	428,748	3.6%	1
Butler County	Southwest	Metro	389,910	3.3%	1
Stark County	Northeast	Metro	373,764	3.2%	1
Lorain County	Northeast	Metro	314,588	2.7%	1
Warren County	Southwest	Metro	246,364	2.1%	1
Lake County	Northeast	Metro	232,101	2.0%	1
Mahoning County	Northeast	Metro	227,063	1.9%	1

# QUESTIONS?

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# THANK YOU

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