



Housing Finance Agency

We Open the Doors to an Affordable Place to Call Home

2026 9% LIHTC QAP

Preserved Affordability

4/11/25



2026 9% LIHTC QAP – Preserved Affordability
Feedback Survey

<https://forms.gle/njDT4BBdQQ9fpy6z5>



INTRODUCTION

Cody R. Price, PhD

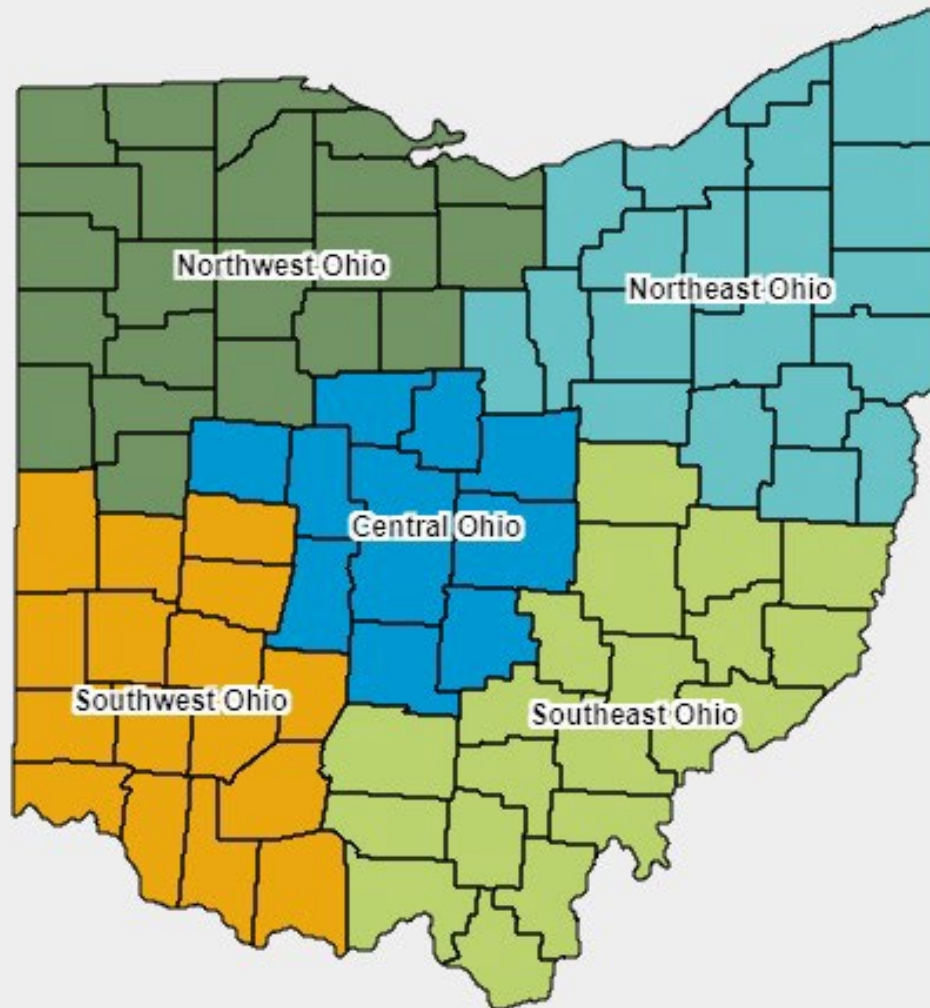
9% Housing Tax Credit Section Chief

Questions/Comments about the QAP?

Email: **QAP@ohiohome.org**



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%
Grand Total	11,780,046	1

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

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: Metro	\$1,800,000	\$18,000,000
New Affordability & Special Housing Needs: Rural	\$1,600,000	\$16,000,000
Preserved Affordability: Metro	\$1,500,000	\$15,000,000
Preserved Affordability: Rural	\$1,100,000	\$11,000,000

FUNDING POOL DEFINITION

- Eligible developments include those in which the majority of units preserve existing affordability by
 - maintaining project-based rental assistance,
 - project-based operating subsidies, and/or
 - existing LIHTC restrictions can participate in this pool.
- Project must demonstrate infeasibility using 4% LIHTC

FUNDING SUBPOOLS DEFINITION?

- Rental Assistance (50% of Funding Pool)
 - Projects meeting the definition of Preserved Affordability that will have project-based rental assistance on at least 51% of units, regardless of whether such projects are currently LIHTC restricted
- LIHTC Resyndication (50% of Funding Pool)
 - Projects meeting the definition of Preserved Affordability and are seeking a new allocation of credits to preserve an existing LIHTC property, but have less than 51% of units encumbered by a project-based rental assistance contract.
 - The subject property must meet the federal LIHTC requirements of a LIHTC resyndication (e.g., the project has exited its 15-year compliance period).

THRESHOLD REQUIREMENTS

- Minimum rehabilitation hard construction costs per unit of \$80,000 including:
 - Hard construction (residential rehabilitation)
 - Construction Contingency
 - Furniture, Fixtures & Equipment
- Meets the definition of Moderate Rehab B or Substantial Rehab as outlined in our DAS
 - Requires 2 major building systems

THRESHOLD AMENITIES

Policy Goal: Applicant must select a combination of building, unit, and lifestyle amenities to improve resident experience and unit marketability

Building (at least 2)	Unit (at least 1)	Lifestyle (at least 1)
Property-wide Wi-Fi at no cost to residents	Energy Star-Certified washer and dryer in all units	Pet lease addendum
A minimum 400 square feet exercise or fitness room	Energy Star-Certified dishwasher in all units	On-demand transportation services or located within 0.25 miles of public transit stop
A minimum 400 square feet outdoor patio for residents that is at least 50% covered	A minimum of 15 square feet of additional enclosed storage space per unit, separate from bedroom and kitchen cabinetry	Located near an establishment intended for the primary purpose of providing older adults a space to congregate (i.e., senior center)
Outdoor walking path for residents which is at least 400 meters long/Outdoor playground	At least 15% of total units are constructed and fully compliant with Section 504	Tenant credit reporting system participation
A minimum 2,000 square feet, securely fenced dog park that has double-gated entry, waste disposal station, and seating for residents	Towel bars installed in 100% of resident bathrooms structurally equivalent to grab bars (in-wall blocking to be load-bearing)	On-site childcare or early childhood education partnerships
A minimum 500 square feet Community Kitchen and Multipurpose Room	Roll-in showers in at least 50% of the total units	On-site resident services/service coordination
Solar panels to reduce resident utility bills		

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 POOL SET ASIDES

- USDA Subsidy Preservation (1 project)
 - The highest-scoring project that will maintain an existing project-based rental subsidy on a majority of units from a program administered by the U.S. Department of Agriculture's Rural Development office

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:
 - $\text{MAX}(0, \text{MIN}(25, ((47,500 - \text{Annual LIHTC Request per Unit}) \div 20,000) \times 25))$

FUNDING PRIORITIES/TIE BREAKERS

- County with fewest LIHTC deals within the past 5 years
- Highest raw opportunity score
- Highest raw housing need score
- Strongest growth neighborhood change score
- Highest number of LIHTC units
- Highest number of total bedrooms
- Oldest LIHTC Award (LIHTC Resyndication only)
- Highest number of units with PBRA (Rental Assistance only)

2026 9% LIHTC QAP TIMELINE

- Stakeholder Engagement – January thru early May
- 1st 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

Questions?

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Responses due by 5pm, April 25, 2025

<https://forms.gle/njDT4BBdQQ9fpy6z5>



THANK YOU

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