



Housing Finance  
Agency

# FISCAL YEAR 2025 ANNUAL REPORT



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Executive Director Beagle speaks at the grand opening of Columbus Renaissance.  
Photo courtesy of Woda Cooper Companies

## Message from the Executive Director

I am pleased to present the Ohio Housing Finance Agency (OHFA) Fiscal Year 2025 Annual Report. Over the last eight months, I have seen how our programs impact the lives of Ohioans and improve the quality of life in our communities. Whether it was a new housing development opening in Cincinnati or a young family purchasing their first home, access to safe, affordable housing is foundational to Ohio's future and its growth.

OHFA had another record-setting year for our homebuyer programs. With more than \$1.3 billion in loans financed, 6,664 borrowers were able to purchase homes. The average age of our borrower was 30 and had an annual household income of \$71,000. The average sale price of homes financed through our programs was \$208,000. Our programs are helping Ohio's workforce realize homeownership.

The demand for our programs remains steady as we continue to see elevated interest rates and limited housing stock. In order to help as many Ohioans as possible, we reduced the amount of down payment assistance we offer, and those changes went into effect on July 1, 2025, with little change in demand for the assistance.

In fiscal year 2025, we also saw steady demand for our multifamily housing programs. With assistance from our programs, 5,286 new affordable units were created and 2,897 were preserved. There continued to be high demand for Low-Income Housing Tax Credits as we received more applications than could be funded for our competitive programs. We are proud to report that we have allocated the first two years of funding for the Ohio Low-Income Housing Tax Credit. The \$200 million in tax credits financed 1,848 of the new housing units created in this fiscal year.

Our success is not ours alone. We made a concerted effort to engage with the development community and housing stakeholders to improve our programs and create new financing tools to meet Ohio's housing needs. Working with our partners, we developed the Affordable Assisted Living program and streamlined the Experience and Capacity Review process. We look forward to reporting on this new program in our annual report next year.

With a dedicated Board and staff, OHFA continues to achieve its goal of developing safe, quality, affordable housing and increasing homeownership throughout Ohio. I am extremely proud of what we have accomplished this year and know that we will build on this success in the coming year.

*Bill Beagle*





## About the Ohio Housing Finance Agency

For more than 40 years, OHFA has helped low- and moderate-income Ohioans access safe, quality, and affordable housing. OHFA uses federal and state resources and partners with a broad set of stakeholders to strengthen Ohio’s affordable housing landscape. OHFA helps Ohioans achieve the dream of homeownership through down payment assistance, fixed-rate loans, and Mortgage Tax Credits. OHFA also provides financing for the construction and preservation of affordable rental housing for low- and moderate-income families and individuals, including older adults, persons with disabilities, persons experiencing homelessness, persons struggling with mental illness or substance abuse, and veterans. The Agency works to maintain the safety and high standards of this rental housing through asset management, inspections, and compliance training and technical assistance.

### Our Mission

OHFA uses federal and state resources to finance housing opportunities for low- and moderate-income Ohioans through programs that develop, preserve, and sustain affordable housing throughout the state. OHFA’s mission statement, “***We open the doors to an affordable place to call home,***” provides focus for its daily work.

### Our Vision

OHFA envisions an Ohio where everyone has a safe, decent, and affordable place to call home.

### Our Impact

Since 1983, OHFA has empowered more than 163,000 households throughout Ohio to achieve the dream of homeownership. As the allocating agency for the federal Low-Income Housing Tax Credit (LIHTC) program, OHFA has assisted in the financing of more than 155,000 affordable rental housing units since 1987. Through this service to Ohio, OHFA has become a respected and trusted leader in the affordable housing finance industry while creating or sustaining more than 27,000 jobs and contributing \$4.5 billion a year to the state’s economy.

OHFA continues to identify innovative, inclusive, and sustainable housing solutions that provide a diverse set of renters and homebuyers with safe, affordable, and stable places to live. Our dedicated staff maintain high standards of customer service and technical expertise as we partner with public agencies and a broad group of organizations to positively impact all communities throughout Ohio.

## OHFA Board

A 15-member board administers the Ohio Housing Finance Agency. The Board consists of the director of the Ohio Department of Commerce (or designee), director of the Ohio Department of Development (or designee), nine public members, and four non-voting members from the Ohio General Assembly. The governor appoints the nine public board members for six-year terms to represent various housing sectors and the public.

### APPOINTEES OF THE GOVERNOR



**Sheryl Maxfield**  
*(Board Chair)*  
Director,  
Department  
of Commerce  
*(ex officio)*



**Lydia Mihalik**  
Director,  
Department of  
Development  
*(ex officio)*

### MEMBERS OF THE OHIO GENERAL ASSEMBLY



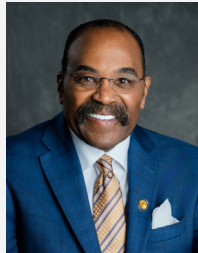
**Rep. Brian Lorenz**  
House District 60



**Rep. Allison Russo**  
House District 7



**Sen. Michele Reynolds**  
Senate District 3



**Sen. Hearcel F. Craig**  
Senate District 15

### PUBLIC MEMBERS

**Eileen Crotty Austria**  
President and Owner  
*EFA Solutions*

**Sean W. Campbell**  
Business Agent  
*Building Laborers’  
Union Local #310*

**Patricia P. Cash**  
Senior Vice President  
(Retired)  
*PNC Bank*

**William Farnsel**  
Executive Director  
*NeighborWorks Toledo*

**Ralph Griffith**  
CEO and President  
*Value Recovery Group,  
Inc.*

**Joe Hagan**  
CEO and President  
(Retired)  
*National Equity Fund*

**Brad Knapp**  
Senior Vice President  
*Henkle Schueler &  
Associates*

**Mark Ricketts**  
CEO and President  
(Retired)  
*National Church  
Residences*

**Lori Steiner**  
CEO/COO  
*Borror*



# HOMEOWNERSHIP.

*It's part of Ohio's future.*

**It was another record breaking year for the Ohio Housing Finance Agency's (OHFA's) homebuyer assistance programs.** With more than **\$1.3 billion in loans financed** — up from \$813 million in fiscal year 2024 — the Agency continues to make the dream of homeownership a reality for Ohioans. Whether it was a conventional or government loan, **6,664 borrowers used OHFA's homebuyer programs** and of those, 5,000 used the Agency's down payment assistance program. The Mortgage Tax Credit (MTC) program was also in high demand this year as OHFA issued **1,117 MTCs, including 938 MTCs-Basic and 179 MTCs-Plus.**

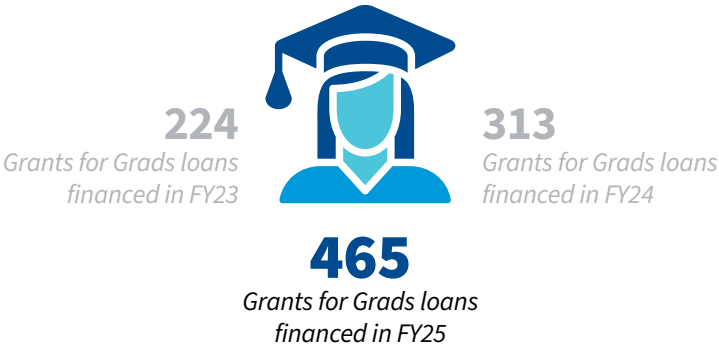
OHFA works with over 150 lenders throughout the state to provide discounted mortgage rates, down payment assistance, and loan products to make buying a home more affordable. The Agency offers 30-year fixed-rate conventional, FHA, VA, and USDA government loans with income and purchase price limits designed especially for homebuyers with low- and moderate-incomes.

**“Today’s housing market is very competitive and we’ve seen increasing demand for our discounted mortgage rates and down payment assistance programs,” said Bill Beagle, executive director of OHFA. “The program changes will allow us to help as many Ohioans as possible over the coming years.”**

## Grants for Grads

For recent Ohio graduates interested in purchasing a home, OHFA offers the **Grants for Grads** program, which provides a discounted mortgage interest rate and down payment assistance to help with the purchase of a home.

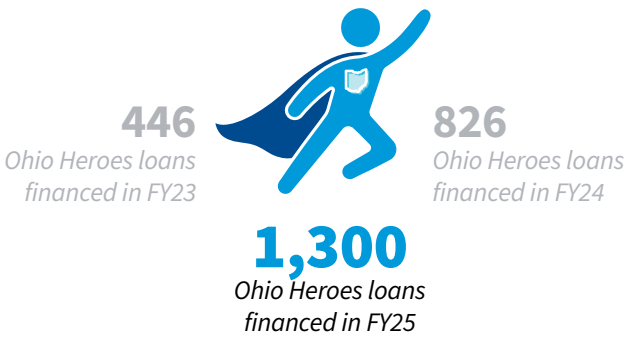
**Over the last three years, OHFA has seen an increase in the number of Grants for Grads loans.**



## Ohio Heroes

Established in 2008, the **Ohio Heroes** program provides a discounted mortgage rate to veterans, active-duty military members or members of reserve components (including surviving spouses), police officers, firefighters, volunteer firefighters, EMTs and paramedics, physicians, nurse practitioners, nurses (RN and LPN) and STNAs, teachers (pre-K through grade 12), administrators, and counselors.

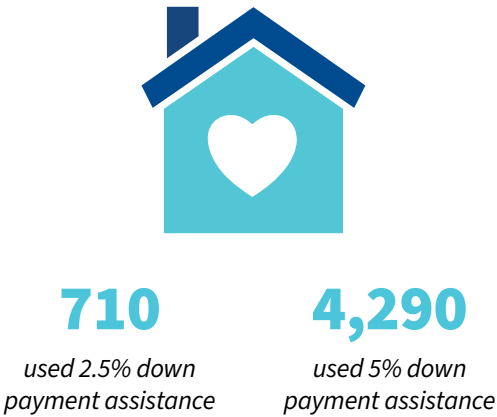
**Interest in this program continues to increase.**



## OHFA Down Payment Assistance

The **Your Choice! Down Payment Assistance** program allowed homebuyers to choose assistance of either 2.5% or 5% of the home's purchase price. This assistance is applied toward a down payment, closing costs, or other pre-closing expenses and is forgiven after seven years.

**In fiscal year 2025, OHFA financed 5,000 loans with this assistance.**

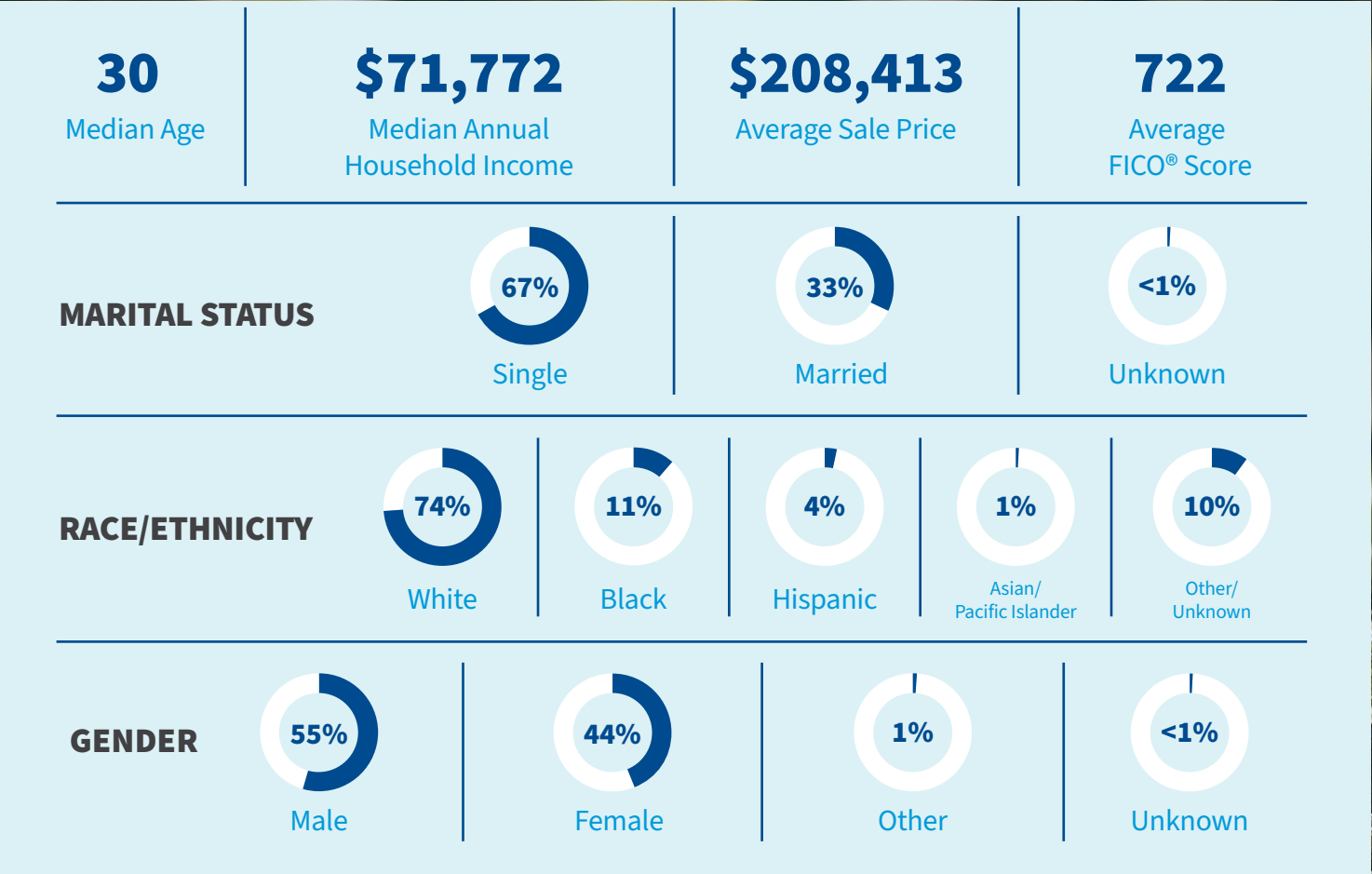


**The steady demand for down payment assistance in the competitive housing market resulted in the Agency reviewing its program guidelines.**

To ensure OHFA's ability to provide Ohio homebuyers with discounted mortgage rates and down payment assistance, OHFA's down payment assistance changed from either 2.5% or 5% to 3% for conventional loans and 3.5% for government loans (FHA, VA, USDA) on July 1, 2025.



OHFA Homebuyer Profile



Save the Dream Ohio

In 2021, the state of Ohio was awarded **\$280 million** from the U.S. Department of Treasury through the American Rescue Plan Act of 2021 to help Ohioans financially impacted by the global pandemic.

**The Save the Dream Ohio program, administered by OHFA, helped eligible Ohio homeowners that were behind on their mortgage payments or couldn't afford to pay their property taxes, utility bills, or other housing-related costs due to a COVID-19 hardship.**



The program, now closed, successfully helped more than **34,000 Ohio homeowners** through **\$213 million** in mortgage assistance and **\$44 million** in utility, property tax, and other housing-related costs.

OHFA worked diligently with its mortgage industry partners, community action agencies, legal aid, and housing counseling agencies to ensure that the funding helped as many Ohioans as possible.

Single-Family Tax Credit Program

The state Single-Family Housing Development Tax Credit was created in the Fiscal Year 2024–2025 state budget and provides OHFA with **\$50 million a year in tax credits** over four years to support the development of single-family homes. The program leverages public-private partnerships to increase the inventory of affordable single-family housing in Ohio by filling the financing gap to develop or substantially rehabilitate housing in Ohio.

As of the end of the fiscal year, OHFA had reserved **\$2.14 million in tax credits**, which will build **43 homes**. OHFA continues to work with the housing industry to increase awareness of the program and looks forward to seeing new homes in Ohio communities in the coming years.



# COMMUNITY.

Making us stronger.



At the Ohio Land Bank Association's spring conference, Carrie Manno presented with the Ohio Department of Development's Kellie Jones on developing affordable housing.

OHFA sponsored the African American Men's Wellness Walk to engage with our community. Health and housing go hand-in-hand!



Tom Walker led a presentation at the Homebuyer Summit, hosted by the Ohio Mortgage Bankers, where he spoke to future homebuyers about OHFA's down payment assistance.



The 2024 Ohio State Fair drew attendees from all 88 counties. Staff connected with many fair-goers to talk about their homeownership goals.



Jon Duy represented OHFA at the 2025 Ohio REALTORS® Winter Conference.

## 2024 Ohio Housing Conference

Each year, the Ohio Housing Conference brings together more than 1,400 housing industry professionals for two days of networking and educational sessions. Attendees come from throughout Ohio and neighboring states to learn from each other and hear about industry trends.

At the conference, OHFA and its partner, OCCH, announced the 2024 William J. Graves Award for Housing Excellence recipient and the 2024 Ohio Housing Hall of Fame inductees. The 2024 William J. Graves Award for Housing Excellence was presented to **Nationwide Children's Hospital** for its work creating affordable housing opportunities for older Ohioans. The award is presented annually in honor of William J. Graves, a former OHFA Board member who dedicated his life to developing safe, quality affordable housing throughout Ohio.

OHFA and OCCH inducted three new members into the Ohio Housing Hall of Fame: **Michael Saad** of Squire Patton Boggs, **Lydia Pope** of NID HCA Pope Agency Cleveland, and **Steve Smith** of The Model Group. The Ohio Housing Hall of Fame was established in 2022 to recognize individuals who have dedicated their lives to improving affordable housing opportunities throughout Ohio. OCCH and OHFA received more than 20 nominations from industry partners for the 2024 Ohio Housing Hall of Fame.

The 2025 Ohio Housing Conference will be held in Columbus, November 12–13, 2025.





# PARTNERSHIP.

The cornerstone of success.

**OHFA’s success would not be possible without the strong partnerships it has with mortgage lenders and real estate professionals throughout Ohio.** Together, we’re helping Ohioans navigate the home-buying process. To ensure our partners understand how OHFA’s programs benefit their customers, the Office of Public Affairs along with the Office of Single Family Housing provide in-person and virtual trainings that outline program eligibility and how OHFA’s programs can be paired with other homebuyer assistance resources.

Courses for Real Estate Agents

Fair Housing Foundations

OHFA Homebuyer Programs

Jump-starting Your Real Estate Video Marketing


Courses for Mortgage Professionals

Becoming an OHFA Expert

Mortgage Tax Credit


Lender Online, Processing, Closing, and Post-Closing

Single Family Outreach




7,143

Total homebuyer training attendees in FY25



67%

Attendees were from the general public



33%

Attendees were real estate agents or lenders

## What Our Partners Are Saying About Their Experience

*I would like to share my appreciation for our partnership with OHFA. I am truly grateful for the opportunity to offer so many of our first-time homebuyer clients access to the incredible programs OHFA provides, including down payment assistance and reduced interest rates for our local heroes. It has been an honor to collaborate with OHFA in conducting housing seminars that educate and empower our communities on the path to homeownership. OHFA’s dedication to making homeownership more accessible has had a lasting impact on the lives of so many families in my community, and I am thankful to play a small part in that mission. I look forward to continuing this partnership and working together to serve even more individuals and families in the future.*

**Brandon Von Almen, Sales Manager/Loan Officer, CrossCountry Mortgage**

*For years, OHFA has been a strong partner to the Springfield Board of REALTORS®, offering our members valuable continuing education. They have provided courses on a range of topics, including Civil Rights and OHFA’s homebuyer and down payment assistance programs. We look forward to a continued partnership.*

**Amanda Snyder, Executive Officer, Springfield Board of REALTORS®**

*I have a great working relationship with OHFA. For years, I’ve used their mortgage loans and down payment assistance to help clients achieve their dream of homeownership. As part of that partnership, I’ve also helped educate the real estate community on the programs available to their clients by hosting continuing education courses.*

**Amy Frilling, U.S. Bank**

*I’ve taken several of the continuing education courses offered by OHFA and really value the knowledge I’ve gained on their various loan options. The Civil Rights course was especially helpful, providing important information on both national and Ohio fair housing laws. I look forward to using the OHFA Homebuyer Programs with my clients in the future.*

**Dave Amarante, Fremont Office Leader, Russell Real Estate Services**



# How the Low-Income Housing Tax Credit Program Works

The Low-Income Housing Tax Credit (LIHTC) program is a federal tax incentive that supports the development of affordable rental housing. State housing credit agencies, like OHFA, are responsible for administering the program.

The 9% credit is a limited resource and competitively allocated. The IRS allocates a fixed amount of 9% credit authority to each state annually using a population-based formula. OHFA then awards these credits to specific projects based on the priorities and scoring criteria outlined in its Qualified Allocation Plan (QAP).

The 4% credit is not competitively allocated, and funds come from the federal Volume Cap. The 4% credit is automatically available to projects that finance at least 50% (25% starting in 2026) of their total development costs with tax-exempt private activity bonds. The amount of these bonds a state can issue each year is limited by a statewide Volume Cap.

Developers rarely have enough tax liability to use credits directly, so they syndicate or sell them to investors, such as banks and insurance companies. Investors provide cash equity to a project upfront in exchange for a 10-year stream of tax credits. This equity significantly reduces the amount of debt a project needs, which makes it financially viable while keeping rents affordable. Investor pricing fluctuates with market conditions but is often in the range of \$0.85–\$0.95 per dollar of credit. For banks, these investments can also help satisfy their obligations under the Community Reinvestment Act (CRA).

On the developer's side, this equity is important to the financing of the project. For a 4% transaction, the equity typically covers 30%–40% of the total development costs. For a 9% transaction, the equity can cover 70% or more. Most projects still require additional “gap financing” from sources like the HOME program or Ohio Housing Trust Fund.

## Example

**Total Development Costs (TDC):** \$11,000,000

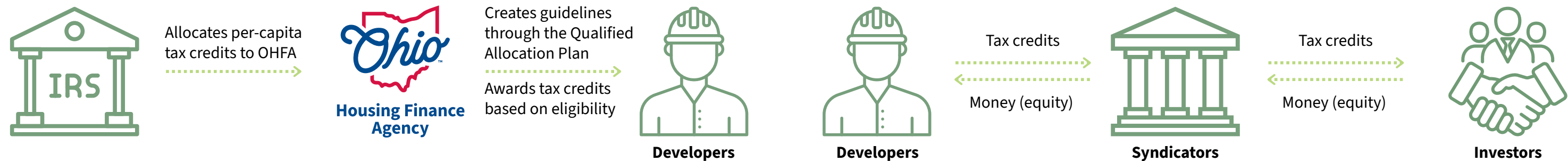
**Eligible Basis:** \$10,000,000

**Applicable Fraction:** assumed 100%

**4% credit:**  $\$10,000,000 \times 4\% = \$400,000$  annual credit  $\times 10$  years = \$4,000,000 total  
At \$0.85–\$0.90 pricing  $\rightarrow$  \$3.4–\$3.6M equity (~31–33% of TDC)

**9% credit:**  $\$10,000,000 \times 9\% = \$900,000$  annual credit  $\times 10$  years = \$9,000,000 total  
At \$0.85–\$0.90 pricing  $\rightarrow$  \$7.65–\$8.1M equity (~70–74% of TDC)

(Note: Actual awards depend on eligible basis adjustments, applicable fraction, and credit underwriting standards.)





# HOUSING.

*Opening doors to new opportunities.*

**OHFA continues to identify innovative and sustainable strategies to provide Ohioans with safe, affordable, and quality places to live.** According to the Agency’s recent Housing Needs Assessment, there are more than 706,000 renters in Ohio with incomes at or below 50% of the area median income, but only 503,000 rental homes that are affordable to them. This shortage of 202,000 units is what OHFA funding works to address.

In fiscal year 2025, OHFA allocated **\$1.2 billion** for the creation or preservation of **8,183 affordable housing units** through the federal 9% and 4% Low-Income Housing Tax Credit (LIHTC) programs. These funds will be claimed over the next 10 years.

Along with the federal LIHTC and Ohio LIHTC, OHFA administers the Housing Development Assistance Programs (which include the HOME Investment Partnership Program, the National Housing Trust Fund, and the Ohio Housing Trust Fund), the Multifamily Bond Program, and the Housing Development Loan program.

## 811 Project Rental Assistance Program

OHFA continues to partner with the Ohio Department of Medicaid, the Ohio Department of Developmental Disabilities, and the Ohio Department of Mental Health and Addiction Services to provide extremely low-income households composed of one or more adults with a disability to live in an integrated setting with access to rental subsidy and supportive services through the Ohio 811 Project Rental Assistance Program. At the end of Fiscal Year 2025, **411 units were leased through the program** and another **300 units are in the 811 pipeline**.

### Breakdown of Affordable Housing Units

**8,183 Total Units Funded**

**5,286**

*New construction or adaptive reuse units*

**2,897**

*Preserved through rehab of existing units*

**6,114**

*General occupancy units*

**1,353**

*Senior units*

**164**

*Permanent supportive housing units*

**552**

*Assisted living units (new Affordable Assisted Living program)*

### Breakdown of Overall Funding

In order to make affordable housing developments financially feasible, OHFA may provide a single project funding from more than one program. The data below breaks down how many projects received funding from an individual source. The total number of developments OHFA funded in FY25 is 116.

**\$1.2 Billion**

*Federal LIHTC Program*

**31 Projects — 9% LIHTC**

**59 Projects — 4% LIHTC**

**\$109 Million**

*Ohio LIHTC Program*

**13 Projects**

**\$52 Million**

*Housing Development Assistance Program*

**9 Projects — HOME/HOME-ARP**

**6 Projects — Ohio Housing Trust Fund**

**7 Projects — National Housing Trust Fund**

**\$596 Million**

*Multifamily Bond Program*

**35 Projects**

**\$101 Million**

*Housing Development Loan Program*

**51 Projects**

**\$5.4 Million**

*Multifamily Lending Program*

### Ohio’s Commitment to Affordable Housing

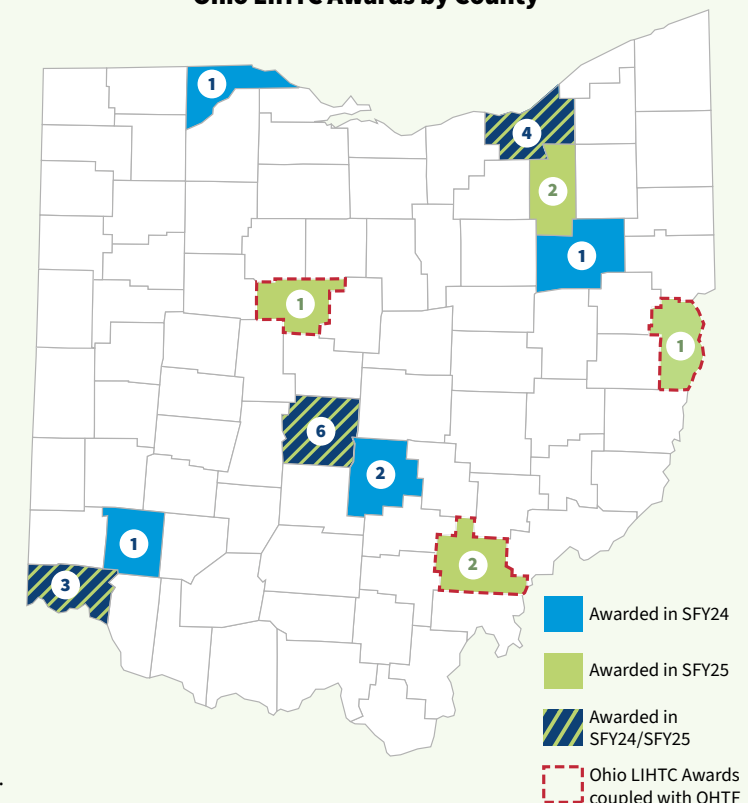
OHFA administers several state programs to support the development of rental housing throughout Ohio.

The Housing Development Loan (HDL) program provides short-term low-interest loans to developers that have an award of housing credits through either the competitive (9%) LIHTC round or the Bond Gap Financing round. Funding comes from the Ohio Department of Commerce, Division of Unclaimed Funds.

The Ohio LIHTC program was created in the 2024–2025 state budget and provides OHFA with \$100 million a year for four years to finance additional rental housing. The Agency has worked diligently to establish the program and allocate the first two years of tax credits by financing 859 new units in fiscal year 2024 and 989 units in fiscal year 2025.

The Ohio Housing Trust Fund (OHTF) is a flexible funding source, allocated by the Ohio Department of Development, that provides affordable housing opportunities, expands housing services, and improves housing conditions for low-income Ohioans. Funding from OHTF is used to support the Bond Gap Financing Program to support the Bond Gap Financing program and as gap funding for rural Ohio LIHTC awards.

**Ohio LIHTC Awards by County**



OHFA Renter *Profile*

32

Median Resident Age

56

Median Head of Household Age

\$13,855

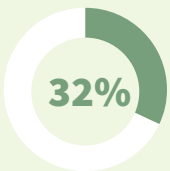
Median Annual Household Income

\$875

Median Monthly Gross Rent

\$320

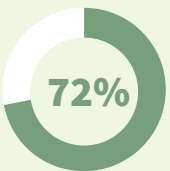
Median Rent Portion Paid by Resident



Residents Under 18



Residents 55 and Over



Women Heads of Household

Grand Openings & Groundbreakings



Grand Opening of Enclave on Main in Whitehall



Groundbreaking of Silver Birch in Mansfield



Grand Opening of The Reserve at Mount Gilead



Groundbreaking of Emerald Place in Lancaster



# ACCOUNTABILITY.

Ensuring quality affordable housing.

Part of OHFA’s responsibility when funding affordable housing developments is to make sure the development team complies with program guidelines. The Office of Program Compliance is dedicated to ensuring the rental units and property remain safe, quality housing throughout the affordability period.

In fiscal year 2025, OHFA conducted **406 physical inspections** and **340 file reviews** at developments throughout Ohio. There are **61 developments in the pipeline** for the Compliance Next Steps Process, which are meetings OHFA staff holds with development teams to review the state and federal regulations associated with their funding.

## Breakdown of Help Desk Tickets



**1,824**  
*Compliance Help Desk tickets were processed with an average of three days response time.*

**180**  
*Resident Help Desk tickets were processed with an average nine-day response time.*



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## Appendix A

Homebuyer Program Lenders by Total Loan Volume, Fiscal Year 2025

Lender	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
CrossCountry Mortgage LLC	920	13.81	\$175,963,805	13.32	\$191,265
Fairway Independent Mortgage Corp	638	9.57	\$119,796,542	9.07	\$187,769
NFM Lending , LLC	424	6.36	\$96,137,657	7.28	\$226,740
Ruoff Mortgage Company Inc	246	3.69	\$50,543,250	3.83	\$205,460
Lower, LLC	223	3.35	\$48,985,823	3.71	\$219,667
Howard Hanna Mortgage Services	241	3.62	\$46,788,749	3.54	\$194,144
First Community Mortgage	174	2.61	\$39,394,691	2.98	\$226,406
Novus Home Mortgage Div. of Ixonia Bank	246	3.69	\$38,355,699	2.90	\$155,917
The Huntington National Bank	226	3.39	\$38,241,645	2.90	\$169,211
First Ohio Home Finance Inc	184	2.76	\$37,935,462	2.87	\$206,171
Union Home Mortgage Corp	180	2.70	\$34,692,037	2.63	\$192,734
Guaranteed Rate Inc	150	2.25	\$32,841,129	2.49	\$218,941
Rapid Mortgage Company	131	1.97	\$28,183,959	2.13	\$215,145
Union Capital Mortgage Corp	111	1.67	\$25,376,978	1.92	\$228,621
US Bank Home Mortgage	139	2.09	\$24,663,362	1.87	\$177,434
Synergy One Lending Inc	130	1.95	\$24,239,082	1.84	\$186,454
DAS Acquisition Company, LLC	116	1.74	\$23,239,643	1.76	\$200,342
Revolution Mortgage	102	1.53	\$22,669,035	1.72	\$222,245
Fifth Third Bank	124	1.86	\$22,545,941	1.71	\$181,822
Prime Lending	105	1.58	\$20,383,749	1.54	\$194,131
Guaranteed Rate Affinity	85	1.28	\$20,030,576	1.52	\$235,654
American Neighborhood Mortgage Acceptance Co	96	1.44	\$19,652,083	1.49	\$204,709
American Pacific Mortgage Corp	86	1.29	\$17,429,896	1.32	\$202,673
Reliance First Capital, LLC	68	1.02	\$16,440,366	1.24	\$241,770
Click n' Close, TPO d.b.a. Schmidt Mortgage Co	71	1.07	\$13,290,356	1.01	\$187,188
Geneva Financial, LLC	54	0.81	\$12,160,995	0.92	\$225,204
Go Mortgage LLC	51	0.77	\$11,959,344	0.91	\$234,497
New American Funding	56	0.84	\$11,385,386	0.86	\$203,310
Equity Resources Inc.	59	0.89	\$10,289,441	0.78	\$174,397
1st Community Mortgage/ Mortgage Boutique TPO	54	0.81	\$10,177,815	0.77	\$188,478

Lender	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Union Savings Bank	47	0.71	\$9,423,975	0.71	\$200,510
Your Home Financial, LLC	52	0.78	\$9,222,316	0.70	\$177,352
Polaris Home Funding Corp	51	0.77	\$9,208,252	0.70	\$180,554
The Federal Savings Bank	45	0.68	\$7,804,271	0.59	\$173,428
First Federal Lakewood	41	0.62	\$6,970,010	0.53	\$170,000
Nations Reliable Lending LLC	30	0.45	\$6,782,668	0.51	\$226,089
Western Ohio Mortgage Company	30	0.45	\$6,176,411	0.47	\$205,880
Coast One Mortgage LLC	32	0.48	\$6,029,841	0.46	\$188,433
Mutual of Omaha Mortgage	32	0.48	\$5,681,937	0.43	\$177,561
Paramount Residential Mortgage Group	29	0.44	\$5,594,531	0.42	\$192,915
First Financial Bank	24	0.36	\$5,366,177	0.41	\$223,591
GVC Mortgage Inc	32	0.48	\$5,164,995	0.39	\$161,406
NVR Mortgage Finance Inc	18	0.27	\$4,764,204	0.36	\$264,678
Stockton Mortgage Corp	23	0.35	\$4,696,277	0.36	\$204,186
VanDyk Mortgage	22	0.33	\$4,568,120	0.35	\$207,642
Prosperity Home Mortgage, LLC	22	0.33	\$4,500,913	0.34	\$204,587
River Hills Bank	22	0.33	\$4,400,639	0.33	\$200,029
Gold Star Mortgage Financial Group - TPO	20	0.30	\$4,141,145	0.31	\$207,057
Gold Star Family of Companies	26	0.39	\$4,118,475	0.31	\$158,403
Guild Mortgage	21	0.32	\$4,011,139	0.30	\$191,007
Loan Depot.Com LLC	25	0.38	\$3,879,307	0.29	\$155,172
Northern Mortgage Services, LLC	22	0.33	\$3,737,619	0.28	\$169,892
Bayshore Mortgage Funding, LLC	17	0.26	\$3,719,290	0.28	\$218,782
The State Bank & Trust Company	18	0.27	\$3,567,176	0.27	\$198,176
Churchill Mortgage Company	17	0.26	\$3,547,435	0.27	\$208,673
First Commonwealth Bank	19	0.29	\$3,492,532	0.26	\$183,817
Portage Community Bank	18	0.27	\$3,297,013	0.25	\$183,167
Movement Mortgage	19	0.29	\$3,248,912	0.25	\$170,995
Primary Residential Mortgage Inc	17	0.26	\$3,234,518	0.24	\$190,266
Nations Lending Corporation	15	0.23	\$3,139,500	0.24	\$209,300
Neighborhood Loans, Inc	14	0.21	\$3,120,622	0.24	\$222,902
Equitable Mortgage Corp	13	0.20	\$2,996,706	0.23	\$230,516



Lender	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Nationwide Mortgage Bankers, Inc	15	0.23	\$2,969,717	0.22	\$197,981
Park National Bank	14	0.21	\$2,927,691	0.22	\$209,121
TJC Mortgage d.b.a. Mortgage Right	12	0.18	\$2,813,998	0.21	\$234,500
Cleveland Mortgage Corp	12	0.18	\$2,739,117	0.21	\$228,260
Cornerstone First Mortgage LLC	13	0.20	\$2,462,359	0.19	\$189,412
Supreme Lending	9	0.14	\$2,426,618	0.18	\$269,624
Waterstone Mortgage Corporation	12	0.18	\$2,244,910	0.17	\$187,076
Mortgage 300 Corp	12	0.18	\$2,238,827	0.17	\$186,569
Envoy Mortgage Ltd.	10	0.15	\$2,228,727	0.17	\$222,873
Boxcar Mortgage, LLC	9	0.14	\$2,056,062	0.16	\$228,451
Success Mortgage Partners, Inc.	10	0.15	\$1,987,307	0.15	\$198,731
Gateway First Bank	9	0.14	\$1,853,344	0.14	\$205,927
First Federal Community Bank	9	0.14	\$1,835,777	0.14	\$203,975
Flagstar Bank. NA	8	0.12	\$1,719,681	0.13	\$214,960
LCNB National Bank	9	0.14	\$1,714,077	0.13	\$190,453
Mortgage 1 Inc.	9	0.14	\$1,399,379	0.11	\$155,487
Wesbanco Bank	8	0.12	\$1,328,173	0.10	\$166,022
MLD Mortgage Inc. d.b.a. The Money Store	5	0.08	\$1,321,800	0.10	\$264,360
Premier Bank	7	0.11	\$1,315,526	0.10	\$187,932
CMG Mortgage, Inc d.b.a. CMG Financial	8	0.12	\$1,308,723	0.10	\$163,590
Diamond Residential Mortgage Corp	6	0.09	\$1,296,093	0.10	\$216,016
Right Start Mortgage, Inc	5	0.08	\$1,274,994	0.10	\$254,999
Bank of England	7	0.11	\$1,264,859	0.10	\$180,694
Republic Bank & Trust Company	5	0.08	\$1,216,001	0.09	\$243,200
Guardian Savings Bank	5	0.08	\$1,084,148	0.08	\$216,830
Sun West Mortgage Company	7	0.11	\$1,058,018	0.08	\$151,145
Sibcy Cline Mortgage Services, Inc.	6	0.09	\$1,054,103	0.08	\$175,684
CF Bank, National Association	5	0.08	\$1,038,012	0.08	\$207,602
Luminate Home Loans, Inc	6	0.09	\$990,359	0.07	\$165,060
Land Home Financial Services	5	0.08	\$957,081	0.07	\$191,416
Homespire Mortgage Corp	4	0.06	\$851,844	0.06	\$212,961
American Midwest Mortgage	5	0.08	\$850,369	0.06	\$170,074
US Mortgage Corp	4	0.06	\$800,858	0.06	\$200,215
Northpointe Bank	6	0.09	\$787,501	0.06	\$131,250
Heartland Bank	3	0.05	\$718,790	0.05	\$239,597

Lender	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Direct Mortgage Loans	4	0.06	\$702,810	0.05	\$175,703
Premier Lending	3	0.05	\$654,819	0.05	\$218,273
Hallmark Home Mortgage LLC	3	0.05	\$643,473	0.05	\$214,491
Luminate Bank	4	0.06	\$605,849	0.05	\$151,462
The Union Bank	3	0.05	\$597,157	0.05	\$199,052
Midwest Mortgage Investments Ltd	4	0.06	\$590,180	0.04	\$147,545
Silverton Mortgage/Vanderblit	2	0.03	\$580,573	0.04	\$290,287
Residential Wholesale Mortgage Inc	3	0.05	\$566,940	0.04	\$188,980
Superior Credit Union	2	0.03	\$520,100	0.04	\$260,050
Warsaw Federal Savings & Loan	3	0.05	\$507,882	0.04	\$169,294
Security National Mortgage Company	2	0.03	\$498,167	0.04	\$249,084
Holland Mortgage Advisors	3	0.05	\$420,763	0.03	\$140,254
CME Lending Group, LLC	2	0.03	\$417,250	0.03	\$208,625
Peoples Bank	2	0.03	\$386,414	0.03	\$193,207
Developers Mortgage	3	0.05	\$362,749	0.03	\$120,916
Dignified Home Loans, LLC	2	0.03	\$359,271	0.03	\$179,636
Absolute Home Mortgage Corp	2	0.03	\$331,779	0.03	\$165,890
Wright Patt Credit Union	2	0.03	\$306,226	0.02	\$153,113
Valley Central Bank	1	0.02	\$243,016	0.02	\$243,016
Premier Mortgage Resources LLC	1	0.02	\$232,800	0.02	\$232,800
Superior Financial Solutions	1	0.02	\$223,378	0.02	\$223,378
First Bank of Central Ohio	1	0.02	\$223,100	0.02	\$223,100
Stock Yards Bank & Trust Co	1	0.02	\$190,569	0.01	\$190,569
ALCOVA Mortgage LLC	1	0.02	\$171,830	0.01	\$171,830
Victory Mortgage LLC	1	0.02	\$156,120	0.01	\$156,120
M/I Financial LLC	1	0.02	\$137,464	0.01	\$137,464
Cardinal Financial Company	1	0.02	\$125,941	0.01	\$125,941
Victorian Finance LLC	1	0.02	\$110,200	0.01	\$110,200
On Q Financial	1	0.02	\$105,730	0.01	\$105,730
Nexa Mortgage, LLC d.b.a. Axen Mortgage	1	0.02	\$88,270	0.01	\$88,270
Independent Bank	1	0.02	\$67,900	0.01	\$67,900
Grand Total	6,664	100.00	\$1,320,664,985	100.00	\$198,179



## Appendix B

Homebuyer Loans by County, Fiscal Year 2025

County	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Adams	18	0.27	\$2,773,853	0.21	\$154,103
Allen	49	0.74	\$7,524,404	0.57	\$153,559
Ashland	24	0.36	\$3,828,177	0.29	\$159,507
Ashtabula	37	0.56	\$6,193,205	0.47	\$167,384
Athens	19	0.29	\$3,189,134	0.24	\$167,849
Auglaize	23	0.35	\$4,101,346	0.31	\$178,319
Belmont	22	0.33	\$3,092,973	0.23	\$140,590
Brown	34	0.51	\$6,513,498	0.49	\$191,573
Butler	254	3.81	\$54,640,971	4.14	\$215,122
Carroll	7	0.11	\$1,013,470	0.08	\$144,781
Champaign	21	0.32	\$4,787,091	0.36	\$227,957
Clark	104	1.56	\$18,261,642	1.38	\$175,593
Clermont	137	2.06	\$31,763,843	2.41	\$231,853
Clinton	30	0.45	\$5,857,380	0.44	\$195,246
Columbiana	45	0.68	\$6,272,665	0.47	\$139,393
Coshocton	22	0.33	\$3,343,480	0.25	\$151,976
Crawford	21	0.32	\$3,112,368	0.24	\$148,208
Cuyahoga	624	9.36	\$121,697,385	9.21	\$195,028
Darke	11	0.17	\$1,685,694	0.13	\$153,245
Defiance	18	0.27	\$2,989,081	0.23	\$166,060
Delaware	43	0.65	\$11,714,363	0.89	\$272,427

County	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Erie	40	0.60	\$7,332,538	0.56	\$183,313
Fairfield	156	2.34	\$37,475,997	2.84	\$240,231
Fayette	26	0.39	\$4,833,332	0.37	\$185,897
Franklin	876	13.15	\$217,483,245	16.47	\$248,269
Fulton	16	0.24	\$3,092,844	0.23	\$193,303
Gallia	7	0.11	\$1,144,501	0.09	\$163,500
Geauga	20	0.30	\$4,562,097	0.35	\$228,105
Greene	81	1.22	\$16,019,480	1.21	\$197,771
Guernsey	32	0.48	\$4,861,658	0.37	\$151,927
Hamilton	474	7.11	\$103,105,172	7.81	\$217,521
Hancock	16	0.24	\$2,998,029	0.23	\$187,377
Hardin	13	0.20	\$1,941,825	0.15	\$149,371
Harrison	0	0.00	\$0	0.00	N/A
Henry	8	0.12	\$1,120,553	0.08	\$140,069
Highland	25	0.38	\$4,047,199	0.31	\$161,888
Hocking	16	0.24	\$3,097,578	0.23	\$193,599
Holmes	0	0.00	\$0	0.00	N/A
Huron	35	0.53	\$5,926,778	0.45	\$169,337
Jackson	14	0.21	\$2,310,516	0.17	\$165,037
Jefferson	29	0.44	\$4,751,532	0.36	\$163,846
Knox	55	0.83	\$11,337,824	0.86	\$206,142

County	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Lake	128	1.92	\$24,563,473	1.86	\$191,902
Lawrence	16	0.24	\$2,158,104	0.16	\$134,882
Licking	123	1.85	\$30,091,895	2.28	\$244,650
Logan	24	0.36	\$4,914,695	0.37	\$204,779
Lorain	223	3.35	\$41,445,884	3.14	\$185,856
Lucas	193	2.90	\$29,566,803	2.24	\$153,196
Madison	38	0.57	\$8,887,805	0.67	\$233,890
Mahoning	151	2.27	\$23,531,525	1.78	\$155,838
Marion	56	0.84	\$9,604,055	0.73	\$171,501
Medina	96	1.44	\$21,870,590	1.66	\$227,819
Meigs	3	0.05	\$382,115	0.03	\$127,372
Mercer	5	0.08	\$1,050,756	0.08	\$210,151
Miami	56	0.84	\$10,739,723	0.81	\$191,781
Monroe	2	0.03	\$249,974	0.02	\$124,987
Montgomery	346	5.19	\$65,275,266	4.94	\$188,657
Morgan	2	0.03	\$281,492	0.02	\$140,746
Morrow	16	0.24	\$3,641,745	0.28	\$227,609
Muskingum	98	1.47	\$18,305,702	1.39	\$186,793
Noble	3	0.05	\$685,429	0.05	\$228,476
Ottawa	4	0.06	\$553,247	0.04	\$138,312
Paulding	7	0.11	\$885,099	0.07	\$126,443
Perry	16	0.24	\$2,824,547	0.21	\$176,534
Pickaway	59	0.89	\$13,760,870	1.04	\$233,235
Pike	18	0.27	\$3,438,166	0.26	\$191,009

County	Number of Loans	Percent of Loans	Total Loan Volume	Percent of Total Loan Volume	Average Loan Amount
Portage	79	1.19	\$15,631,622	1.18	\$197,869
Preble	15	0.23	\$2,505,764	0.19	\$167,051
Putnam	6	0.09	\$1,078,469	0.08	\$179,745
Richland	69	1.04	\$11,189,185	0.85	\$162,162
Ross	60	0.90	\$10,461,859	0.79	\$174,364
Sandusky	28	0.42	\$4,372,596	0.33	\$156,164
Scioto	15	0.23	\$2,483,716	0.19	\$165,581
Seneca	8	0.12	\$911,871	0.07	\$113,984
Shelby	17	0.26	\$3,137,615	0.24	\$184,566
Stark	288	4.32	\$48,170,069	3.65	\$167,257
Summit	430	6.45	\$72,792,982	5.51	\$169,286
Trumbull	175	2.63	\$26,013,762	1.97	\$148,650
Tuscarawas	36	0.54	\$6,484,647	0.49	\$180,129
Union	32	0.48	\$9,182,872	0.70	\$286,965
Van Wert	16	0.24	\$2,494,706	0.19	\$155,919
Vinton	2	0.03	\$250,380	0.02	\$125,190
Warren	78	1.17	\$19,364,293	1.47	\$248,260
Washington	10	0.15	\$1,705,780	0.13	\$170,578
Wayne	67	1.01	\$13,311,258	1.01	\$198,675
Williams	17	0.26	\$2,365,024	0.18	\$139,119
Wood	27	0.41	\$5,534,492	0.42	\$204,981
Wyandot	4	0.06	\$714,342	0.05	\$178,586
Grand Total	6,664	100.00	\$1,320,664,985	100.00	\$198,179



Appendix C

Multifamily Housing Developments Receiving Initial Funding Reservations, Fiscal Year 2025

Project Name	Municipality	County	Units	Month	OHFA Funds Allocated	Rehab	Senior	PSH	AAL	Syndicator
Arlington Senior Housing	Toledo	Lucas	57	Jul 24	\$1.2m 9% LIHTC		X			National Equity Fund
Channing Street Redevelopment	Delaware Township	Delaware	44	Jul 24	\$1.8m 9% LIHTC					OCCH
Carol Crossing	Washington Township	Muskingum	42	Jul 24	\$1m 9% LIHTC \$1.8m HDL					Marble Cliff Capital
Sunrise Homes	Lorain	Lorain	35	Jul 24	\$142k 4% LIHTC	X		X		Grow America
Cedar Redevelopment Phase IV	Cleveland	Cuyahoga	50	Jul 24	\$950k 4% LIHTC \$12m MF Bonds					OCCH
Kinship Family Housing	Dayton	Montgomery	26	Jul 24	\$693k 4% LIHTC \$2m HDL \$8m MF Bonds					Marble Cliff Capital
Nelson Court Rehabilitation Phase II	Lakewood	Cuyahoga	5	Jul 24	\$487k HDAP-NHTF	X		X		N/A
PC Plumly Townhomes	Warren Township	Belmont	31	Jul 24	\$264k 4% LIHTC \$3m HDAP-NHTF \$2m HDL \$4.1m MF Bonds					Marble Cliff Capital
Gates Mills Villa	Mayfield Heights	Cuyahoga	191	Jul 24	\$1.7m 4% LIHTC	X				Raymond James Affordable Housing Investments
Foster Senior Lofts	Elyria Township	Lorain	46	Aug 24	\$635k 4% LIHTC \$2m HDAP-HOME \$2.5m HDAP-NHTF \$2m HDL \$8m MF Bonds		X			Grow America
Olympia Building	Cleveland	Cuyahoga	20	Aug 24	\$525k HDAP-NHTF \$925k HDAP-OHTF	X				N/A
PC St. Clairsville Courtyard	Richland Township	Belmont	24	Aug 24	\$210k 4% LIHTC \$1.4m HDAP-HOME \$1.7m HDAP-OHTF \$1m HDL \$3.8m MF Bonds	X				Marble Cliff Capital
The Caravel	Franklin Township	Franklin	234	Sep 24	\$2.5m 4% LIHTC		X			Key Community Development Corporation
Westerville Crossing	Mifflin Township	Franklin	264	Sep 24	\$4.2m 4% LIHTC					The Huntington Community Development Corporation
Nobility Court	Cleveland Heights	Cuyahoga	52	Sep 24	\$1.6m HDL \$1.2m 9% LIHTC					CREA
The Reserve at Chatford	Truro Township	Franklin	192	Oct 24	\$2.7m 4% LIHTC					Alliant Strategies Investments
Fairview I & II	Marion Township	Marion	124	Oct 24	\$1.2m 4% LIHTC \$16m MF Bonds	X				OCCH
Havens Edge Apartments	Truro Township	Franklin	246	Oct 24	\$4.4m 4% LIHTC \$56.5m MF Bonds					CREA
Norwalk North Apartments	Norwalk Township	Huron	72	Oct 24	\$457k 4% LIHTC \$8.8m MF Bonds	X				OCCH
Wyandot Square Apartments	Polk Township	Crawford	62	Oct 24	\$444k 4% LIHTC \$6m MF Bonds	X				OCCH
Beechwood Apartments	Cincinnati	Hamilton	149	Oct 24	\$2.1 9%LIHTC \$3m HDAP-NHTF \$25m MF Bonds	X				OCCH

Project Name	Municipality	County	Units	Month	OHFA Funds Allocated	Rehab	Senior	PSH	AAL	Syndicator
Marquette Manor	Cincinnati	Hamilton	140	Nov 24	\$2.2m 4% LIHTC \$2m HDL \$25.5m MF Bonds					OCCH
Allerton Apartments	Cleveland	Cuyahoga	199	Nov 24	\$1.5m 4% LIHTC \$2m HDL	X				PNC Real Estate
Asbury Apartments	Dayton	Montgomery	119	Nov 24	\$1.2m 4% LIHTC	X	X			Merchants Capital
At Main	Trotwood	Montgomery	63	Nov 24	\$1.2m 4% LIHTC \$2m HDAP-HOME \$2.8m HDAP-NHTF \$1.5m HDL \$15m MF Bonds					OCCH
Berkshire Commons	Berkshire Township	Delaware	58	Nov 24	\$1.8m HDL					OCCH
Northcrest Gardens Apartments	Harrison Township	Montgomery	182	Nov 24	\$1.9m 4% LIHTC	X				Merchants Capital
Mad River Manor	Riverside	Montgomery	74	Nov 24	\$773k 4% LIHTC	X				Merchants Capiatl
Albright Apartments	Trotwood	Montgomery	112	Nov 24	\$1m 4% LIHTC	X				Merchants Capital
Silver Birch of Mansfield	Mansfield	Richland	120	Dec 24	\$1.6m in 4% LIHTC \$26m in MF Bonds				X	Affordable Housing Partners
Pinewood Gardens Apartments	Trotwood	Montgomery	80	Dec 24	\$630k 4% LIHTC	X				Merchants Capital
Arrowhead Lofts	Maumee	Lucas	58	Dec 24	\$1.8m HDL \$1.7m 9% LIHTC					CREA
Artem on Gay	Columbus	Franklin	71	Dec 24	\$1.8m HDL \$1.8m 9% LIHTC					Grow America
Senior Village at Valle Greene	Bath Township	Greene	70	Dec 24	\$1.4m HDAP-HOME \$1.8m HDL \$1.8m 9% LIHTC		X		X	CREA
Aspire COLUMBUS	Columbus	Franklin	82	Dec 24	\$1.8m HDL \$1.8m 9% LIHTC					OCCH
Beaumont Greene	Canaan Township	Athens	40	Dec 24	\$1.8m HDL \$773k 9% LIHTC	X	X			Marble Cliff Capital
Blackburn Landing	Athens Township	Athens	50	Dec 24	\$1.8m HDL \$1.3m 9% LIHTC					OCCH
Bowling Green Senior Housing	Plain Township	Wood	66	Dec 24	\$1.8m HDL \$1.7m 9% LIHTC		X			OCCH
Brookside Place Apartments	Harrison Township	Licking	32	Dec 24	\$1.8m HDL \$543k 9% LIHTC	X				OCCH
Churchill Gateway Phase II	Cleveland	Cuyahoga	70	Dec 24	\$1.8m HDL \$1.8m 9% LIHTC					OCCH
Cleveland West Veterans Housing	Cleveland	Cuyahoga	62	Dec 24	\$1m HDAP-HOME \$2.5m HDL \$1.8m 9% LIHTC			X		Enterprise Community Investment
Divinity Landing	Twinsburg Township	Summit	54	Dec 24	\$1.8m HDL \$1.6m 9% LIHTC		X			National Equity Fund

Notes: Abbreviations are as follows:

4% LIHTC – Non-competitively awarded federal Low-Income Housing Tax Credits  
9% LIHTC – Competitively awarded federal Low-Income Housing Tax Credits  
OLIHTC – Ohio Low-Income Housing Tax Credits  
HDAP – Housing Development Assistance Programs  
HDAP-HOME – HDAP award funded through the HOME Investment Partnerships Program  
HDAP-HOME-ARP – HDAP award funded through the HOME Investment Partnerships American Rescue Plan Program

HDAP-NHTF – HDAP award funded through the National Housing Trust Fund  
HDAP-OHTF – HDAP award funded through the Ohio Housing Trust Fund  
MF bonds – Tax-exempt multifamily bonds  
HDL – Housing Development Loan  
N/A – Not applicable  
PSH – Permanent Supportive Housing  
AAL – Affordable Assisted Living  
OCCH – Ohio Capital Corporation for Housing

Project Name	Municipality	County	Units	Month	OHFA Funds Allocated	Rehab	Senior	PSH	AAL	Syndicator
Emerald Senior	Cleveland	Cuyahoga	62	Dec 24	\$1.1m 9% LIHTC \$1.9m HDAP-HOME \$1.8m HDL			X		CREA
Knoll View Place	Columbus	Franklin	50	Dec 24	\$5.5m HDAP-HOME-ARP \$2.5m HDL \$1.5m 9% LIHTC					OCCH
Roberts Run Landing	Richland Township	Belmont	76	Dec 24	\$1.8m 9% LIHTC					OCCH
Scioto Rise Place	Columbus	Franklin	60	Dec 24	\$1.8m 9% LIHTC \$5.5m HDAP-HOME-ARP \$2.5m HDL					OCCH
Edgemont Colony	St. Joseph Township	Williams	24	Dec 24	\$436k 9% LIHTC	X				OCCH
Stow Kent Gardens	Stow	Summit	47	Jan 25	\$1.8m HDL	X				Merchants Capital
Thornville Manor	Thorn Township	Perry	24	Jan 25	\$1.8m HDL	x	X			OCCH
Commons at Grant	Columbus	Franklin	100	Feb 25	\$1.8m HDL	X				CREA
Georgetown Village	Harrison Township	Montgomery	101	Feb 25	\$13m MF Bonds	X				OCCH
Cedarwood Commons	Madison Township	Franklin	223	Mar 25	\$1.8m 4% LIHTC		X			OCCH
Meadow Creek	Madison Township	Franklin	252	Mar 25	\$2.5m 4% LIHTC	X				Key DC
Kinsey Greene	Xenia Township	Greene	110	Mar 25	\$973k 4% LIHTC	X				Merchants Captial
Community and Pendleton Apartments	Cincinnati	Hamilton	61	Mar 25	\$960k 4% LIHTC \$2m HDL \$15m MF Bonds	X				Enterprise Community Investment
Pebble Brooke	Miami Township	Clermont	260	Mar 25	\$2.7m 4% LIHTC \$49m MF Bonds	X				OCCH
Seton Portsmouth	Washington Township	Scioto	57	Mar 25	\$922k 4% LIHTC \$2m HDL \$11m MF Bonds		X			OCCH
Belmar Trail of Lebanon	Lebanon	Warren	44	Apr 25	\$8m MF Bonds		X			Marble Cliff Capital
Brentnell Pointe	Columbus	Franklin	50	Apr 25	\$844k 4% LIHTC \$2m HDL \$11.3m MF Bonds					Marble Cliff Capital
The Blair	Cincinnati	Hamilton	49	Apr 25	\$727k 4% LIHTC \$2m HDL					National Equity Fund
Emerald Glen Apartments	Prairie Township	Franklin	130	May 25	\$1.8m HDL	X				OCCH
HoM Flats at Forest Avenue	Harrison Township	Montgomery	260	May 25	\$3.3m 4% LIHTC					Merchants Capital
Wirthman Yard	Truro Township	Franklin	315	May 25	\$4.7m 4% LIHTC					Key Community Development Corporation
Belmar Hill of Mt. Washington	Anderson Township	Hamilton	54	May 25	\$540k 4% LIHTC \$523k OLIHTC \$2.5m HDL		X			Marbel Cliff Capital
Booth Pointe	Stubenville Township	Jefferson	46	May 25	\$876k 4% LIHTC \$876k OLIHTC \$4m HDAP-OHTF \$2.5m HDL		X			Marble Cliff Capital
Cornerstone at Eclipse Run	Athens Township	Athens	58	May 25	\$956k 4% LIHTC \$955k OLIHTC \$2.8m HDAP-OHTF \$2.5m HDL					OCCH
Easton Place Homes III	Mifflin Township	Franklin	50	May 25	\$2.5m HDL \$609k OLIHTC					Enterprise Community Investment
Gateway66	Cleveland	Cuyahoga	80	May 25	\$2m HDL					Marble Cliff Capital
Hamilton Place	Plain Township	Franklin	60	May 25	\$1.8m HDL					OCCH

Project Name	Municipality	County	Units	Month	OHFA Funds Allocated	Rehab	Senior	PSH	AAL	Syndicator
Harding Heights Apartments	Marion Township	Marion	50	May 25	\$562k 4% LIHTC \$541k OLIHTC \$3.9m HDAP-OHTF \$2.5m HDL		X			OCCH
Kinsey Lofts	Cincinnati	Hamilton	52	May 25	\$845k 4% LIHTC \$556k OLIHTC \$2.5m HDL		X			Merchants Captial
Reserve at Maryland Avenue	Columbus	Franklin	84	May 25	\$1.4m 4% LIHTC \$2m HDL \$16m MF Bonds					National Equity Fund
Silver Birch of Bedford Heights	Bedford Heights	Cuyahoga	120	May 25	\$1.6m 4% LIHTC \$30m MF Bonds				X	Affordable Housing Partners
The Heights	Springfield Township	Summit	160	May 25	\$2.2m 4% LIHTC \$997k OLIHTC \$2.5m HDL					The Huntington Community Development Corporation
The Lofts on First	Athens Township	Athens	51	May 25	\$949k 4% LIHTC \$949k OLIHTC \$4m HDAP-OHTF \$2.5m HDL		X			Marble Cliff Capital
Springfield AAL	Springfield Township	Clark	124	May 25	\$1.9m 4 LIHTC				X	Affordable Housing Partners
Vivera Northbrook	Colerain Township	Hamilton	118	May 25	\$1.9m 4% LIHTC				X	Affordable Housing Partners
Gateway Plaza	Cincinnati	Hamilton	349	Jun 25	\$1.6m 4% LIHTC	X				OCCH
HUB 27	Cleveland	Cuyahoga	53	Jun 25	\$955k 4% LIHTC \$955k OLIHTC \$2.5m HDL					Key Community Development Corporation
Lofts at 40 Long	Columbus	Franklin	121	Jun 25	\$1.8m 4% LIHTC \$1m OLIHTC \$2.5m HDL					Merchants Capital
Residences at Ascend	Akron	Summit	71	Jun 25	\$1m 4% LIHTC \$934k OLIHTC \$2.5m HDL					Key Community Development Corporation
The Heights on Main	Truro Township	Franklin	103	Jun 25	\$1.3m 4% LIHTC \$1m OLIHTC \$2.5m HDL					OCCH
The Scarborough	Columbus	Franklin	84	Jun 25	\$1.3m 4% LIHTC \$14.5m MF Bonds		X			National Equity Fund
Walton Senior Apartments	Cleveland	Cuyahoga	52	Jun 25	\$1.8m HDL		X			Key Community Development Corporation
Midtown Lofts	Cleveland	Cuyahoga	120	Jun 25	\$1.7m 4% LIHTC \$1m OLIHTC \$2.5m HDL					OCCH

Notes: Abbreviations are as follows:

4% LIHTC – Non-competitively awarded federal Low-Income Housing Tax Credits  
9% LIHTC – Competitively awarded federal Low-Income Housing Tax Credits  
OLIHTC – Ohio Low-Income Housing Tax Credits  
HDAP – Housing Development Assistance Programs  
HDAP-HOME – HDAP award funded through the HOME Investment Partnerships Program  
HDAP-HOME-ARP – HDAP award funded through the HOME Investment Partnerships American Rescue Plan Program

HDAP-NHTF – HDAP award funded through the National Housing Trust Fund  
HDAP-OHTF – HDAP award funded through the Ohio Housing Trust Fund  
MF bonds – Tax-exempt multifamily bonds  
HDL – Housing Development Loan  
N/A – Not applicable  
PSH – Permanent Supportive Housing  
AAL – Affordable Assisted Living  
OCCH – Ohio Capital Corporation for Housing



Appendix D

IRS Form 8609 Issuances, Fiscal Year 2025

Project Name	Date Issued	Municipality	County	Units	Credits	Syndicator
Liberty Senior Lofts	7/1/2024	Liberty Township	Trumbull	43	\$1,000,000	Grow America
Sidney Village Apartments	7/1/2024	Clinton Township	Shelby	34	\$484,994	Grow America
Landmark Village Apartments *	7/2/2024	Bath Township	Greene	165	\$1,275,768	National Equity Fund
Rosewind *	7/3/2024	Columbus	Franklin	230	\$1,306,010	OCCH
Darby Run	7/22/2024	Kettering	Montgomery	50	\$1,100,000	OCCH
Piqua Village Apartments *	7/22/2024	Washington Township	Miami	65	\$431,852	Key Community Development Corporation
Wilbeth-Arlington Homes *	7/31/2024	Coventry Township	Summit	334	\$2,589,167	CREA
Hoover Place Apartments *	8/5/2024	Dayton	Montgomery	144	\$1,025,659	CREA
Wildwood Village Apartments *	8/5/2024	Franklin Township	Franklin	272	\$2,824,692	Key Community Development Corporation
Austin Commons	8/7/2024	Miami Township	Montgomery	47	\$1,040,000	OCCH
McArthur Gardens	8/7/2024	Scioto Township	Ross	32	\$800,000	OCCH
Windmillier Pointe *	8/7/2024	Columbus	Franklin	284	\$2,364,879	Transamerica Affordable Housing
LPH Thrives	8/23/2024	Cincinnati	Hamilton	47	\$945,953	CREA
Hazelwood Court	8/29/2024	Maple Heights	Cuyahoga	53	\$1,100,000	Key Community Development Corporation
Ridgewood Court Apartments *	9/13/2024	Marietta Township	Washington	110	\$661,279	Key Community Development Corporation
Secor Senior Lofts II	9/18/2024	Washington Township	Lucas	50	\$1,200,000	OCCH
Chesterfield Terrace	10/3/2024	Parma	Cuyahoga	51	\$1,100,000	Merchants Capital
Sacred Heart Manor Apartments *	10/3/2024	Sheffield Township	Lorain	51	\$451,742	OCCH
Seton Square North *	10/15/2024	Perry Township	Franklin	218	\$1,087,443	OCCH
Easton Place Homes	10/25/2024	Mifflin Township	Franklin	50	\$1,100,000	Enterprise Community Investment
Cleveland Scholar House	10/31/2024	Cleveland	Cuyahoga	40	\$747,000	Enterprise Community Investment
Warren Commons	11/7/2024	Washington Township	Lucas	46	\$1,079,990	OCCH
Applewood Apartments	11/29/2024	Rome Township	Lawrence	50	\$1,056,249	Grow America
Kershaw Greene III	11/29/2024	Athens Township	Athens	54	\$1,000,000	PNC Real Estate
Kershaw Greene IV	11/29/2024	Athens Township	Athens	30	\$700,000	PNC Real Estate
Meadowview Apartments	11/29/2024	Unity Township	Columbiana	48	\$631,516	OCCH
Metro Health North Apartments	12/5/2024	Cleveland	Cuyahoga	72	\$1,100,000	Key Community Development Corporation
Southern Montgomery County *	12/5/2024	Washington Township	Montgomery	163	\$1,159,346	OCCH
Clifton Place Apartments *	12/17/2024	Cincinnati	Hamilton	183	\$839,339	Boston Financial Investment Management
Summit Square Apartments *	12/18/2024	Dayton	Montgomery	154	\$1,447,429	Key Community Development Corporation
Cherrie Turner Apartments	12/27/2024	Canton Township	Stark	134	\$1,100,000	U.S. Bancorp Impact Finance
The Reserve at Mount Gilead	12/27/2024	Gilead Township	Morrow	47	\$1,000,000	Grow America

Project Name	Date Issued	Municipality	County	Units	Credits	Syndicator
CC1 Preservation	1/31/2025	Blendon Township	Franklin	107	\$1,000,000	PNC Real Estate
North Shore Village	2/3/2025	Paint Township	Highland	50	\$1,000,000	OCCH
Resolution Senior Apartments	2/5/2025	Ashtabula Township	Ashtabula	28	\$640,000	OCCH
Churchill Gateway	2/7/2025	Cleveland	Cuyahoga	52	\$1,000,000	PNC Real Estate
Oakwood Apartments *	2/21/2025	Miami Township	Clermont	65	\$665,775	CREA
Peebles Apartments	2/21/2025	Cincinnati	Hamilton	42	\$940,000	Enterprise Community Investment
The Community Gardens II	2/24/2025	Springfield Township	Clark	60	\$1,100,000	OCCH
Park Village Phase 1	3/11/2025	Jackson Township	Richland	80	\$800,000	Grow America
Upper Sandusky Village	3/11/2025	Crane Township	Wyandot	50	\$1,000,000	PNC Real Estate
The Barrister Apartments	3/11/2025	Cincinnati	Hamilton	44	\$1,024,000	National Equity Fund
Village Green South Apartments	3/12/2025	Harrison Township	Perry	48	\$709,749	OCCH
McBride Place	3/24/2025	Dayton	Montgomery	64	\$985,000	OCCH
Mulby Place *	3/25/2025	Clinton Township	Franklin	100	\$1,420,586	OCCH
Alpha Towers *	3/25/2025	Washington Township	Lucas	165	\$1,427,962	Key Community Development Corporation
Musicians Towers *	3/25/2025	Cleveland Heights	Cuyahoga	240	\$1,565,844	OCCH
Hemming Crossing	4/21/2025	Center Township	Carroll	42	\$1,110,000	Marble Cliff Capital
Chestnut Village Apartments	4/21/2025	Ashtabula Township	Ashtabula	32	\$643,968	OCCH
Cherry Blossom Senior Apartments *	4/23/2025	Prairie Township	Franklin	55	\$448,513	OCCH
Sinclair Family Apartments *	4/23/2025	Sharon Township	Franklin	180	\$2,021,391	The Huntington Community Development Corporation
Westminster Court II	4/29/2025	Marion Township	Clinton	50	\$606,316	OCCH
Melrose Village Phase I and II *	5/1/2025	Marion Township	Hancock	106	\$601,163	Key Community Development Corporation
McDowell Place	5/7/2025	Franklin Township	Franklin	50	\$1,100,000	RBC Community Investments
Winchester Lakes Apartments *	5/16/2025	Madison Township	Franklin	150	\$1,297,891	PNC Real Estate
Preston Pointe	5/16/2025	Columbus	Franklin	50	\$1,199,950	Grow America
Prairie Gardens	5/22/2025	Union Township	Clinton	42	\$789,000	OCCH
McKinley Manor *	6/2/2025	Franklin Township	Franklin	44	\$490,473	Marble Cliff Capital
Walnut Woods	6/20/2025	Perry Township	Stark	53	\$1,250,000	OCCH
The Lofts at Kettering Town Center	6/27/2025	Kettering	Montgomery	51	\$1,100,000	OCCH

Notes: Form 8609 is the name of the IRS form that owners of affordable housing developments must complete to obtain federal Low-Income Housing Tax Credits (LIHTCs) from OHFA. Buildings must be “placed into service”—i.e., made available for habitation by residents—prior to filing Form 8609. “Credits” indicates the amount of federal LIHTCs to be awarded annually over 10 years. Projects with an asterisk indicate 4% LIHTC awards; all others are 9% LIHTC awards.

## Appendix E

Fiscal Year 2025 Contracts and Payments for Services over \$100,000

### Office of Single Family Housing, Residential Lending Division

Vendor	Services Provided	Contract Amount	FY 2025 Payments
BLX	Arbitrage Agent	\$210,000	\$24,000
Dinsmore & Shohl LLP	Legal Services	Variable	\$661,250
Moody's Investors Service	Credit Rating	Variable	\$363,000
Optimal Capital Group	Swap Advisory	\$433,500	*
PFM Asset Management LLC	Investment Advisory	\$480,000	\$74,825
RBC Capital Markets	Financial Advisory	\$1,900,000	\$581,250
Thompson Hine	Legal Services	Variable	\$449,998
Wilmington Trust	Trustee Services	\$1,500,000	\$313,566

Notes: (\*) No payments in FY 2025

### Office of Single Family Housing, Housing Preservation Division

Vendor	Services Provided	Contract Amount	FY 2025 Payments
Aston Carter Inc	Temporary Staffing	\$732,203	\$732,202
Crowe LLP	Accounting Engagement	\$217,503	\$217,503
Ohio Homeowner Assistance LLC	Program Administration	\$106,000	\$96,000

### Office of Multifamily Housing

Vendor	Services Provided	Contract Amount	FY 2025 Payments
August Mack Environmental Inc	Environmental Site Reviews	\$150,100	\$78,980
Greer Construction Company	Construction Monitoring	\$118,312	\$20,925
Knowledge Services	Temporary Staffing	\$130,351	\$114,588
The Mannik & Smith Group Inc	Environmental Site Reviews	\$150,100	\$127,158
Quality Control Inspection Inc	Construction Monitoring	\$325,000	\$57,701

### Office of Operations

Vendor	Services Provided	Contract Amount	FY 2025 Payments
Corporate Exchange Columbus LLC	Building Lease / Maintenance	\$760,457	\$746,147
Emphasys Software	Loan and Accounting Software	\$594,092	\$589,733
Rea & Associates	External Finanical & Single Audit	\$173,750	\$125,100
Whitestone Group Inc	Building Security	\$135,000	\$105,422
XenTegra-GOV LLC	Virtual Desktop Infrastructure	\$249,530	\$249,530





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