

December 16, 2021

TO: Program Stakeholders

FROM: OHFA Office of Multifamily Housing, Development Division

RE: 2022-2023 Qualified Allocation Plan Cost Containment Requirements

In accordance with the Housing Tax Credit Requirements section of the 2022-2023 Qualified Allocation Plan, the Office of Multifamily Housing has set the following maximum Cost Containment requirements:

	New Construction	
	Central City & Metro/Suburban	Rural
TDC per Unit	\$310,000	\$280,000
TDC per Sq. Ft.	\$320	\$305

These limits were determined from public input, recently submitted cost certifications, and third party data. As outlined in the QAP higher limits may be considered for the following proposals:

- Detached single family houses
- Within a central business district
- Public housing redevelopment
- Four or more stories using steel and concrete

Additionally, OHFA will determine limits for preservation/acquisition rehabilitation applications on a per-project basis using the PCNA, scope of work, and contractor's cost estimates. OHFA will evaluate costs for adaptive re-use projects on a case by case basis. The following limits serve as a reference based on recent cost certifications submitted to OHFA and are not to be considered maximum limits.

	Preservation	
	Central City & Metro/Suburban	Rural
TDC per Unit	\$250,000	\$210,000
TDC per Sq. Ft.	\$290	\$255

	Adaptive Reuse
	Any Geography
TDC per Unit	\$400,000
TDC per Sq. Ft.	\$320