



Before contacting OHFA, please read through the entirety of this document. Frequently Asked Questions and notes on the data and methodology are included. If you still have questions, please contact OHFA’s Office of Research and Analytics (Research@ohiohome.org).

INSTRUCTIONS FOR THE 2024 4% LIHTC with BGF INTERACTIVE MAP

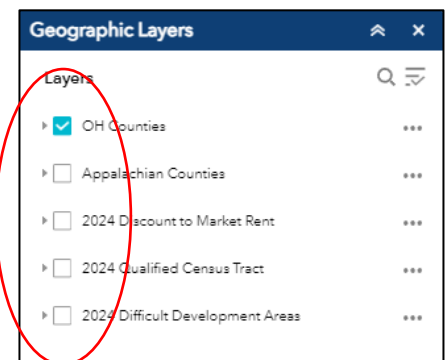
These instructions include details for using the 2024 4% LIHTC with BGF interactive map. The map layers correspond to the following data sections:

- Appalachian Counties
- Discount to Market Rent
- 2024 Qualified Census Tracts
- 2024 Difficult Development Areas

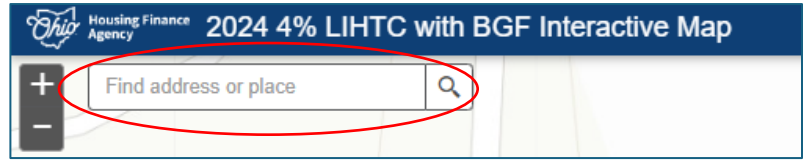
Step 1: Navigate to the map using this hyperlink: [2024 4% LIHTC with BGF](#)

Step 2: A list of the relevant geographic layers needed for your application will appear when the map loads. The layer outlining Ohio counties 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.



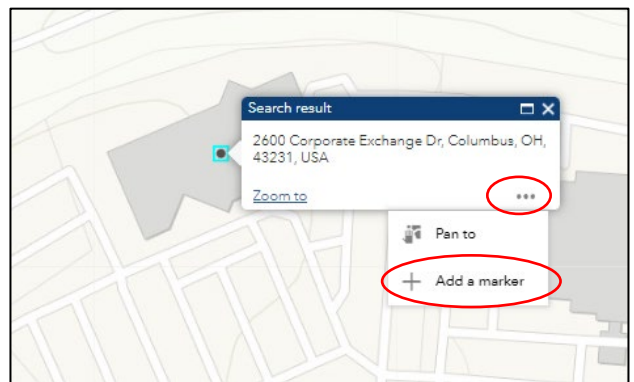
Step 3: In the “Find Address or Place” tool on the upper left-hand side of the website, enter the exact, official address for your proposed property entrance.



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, 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.

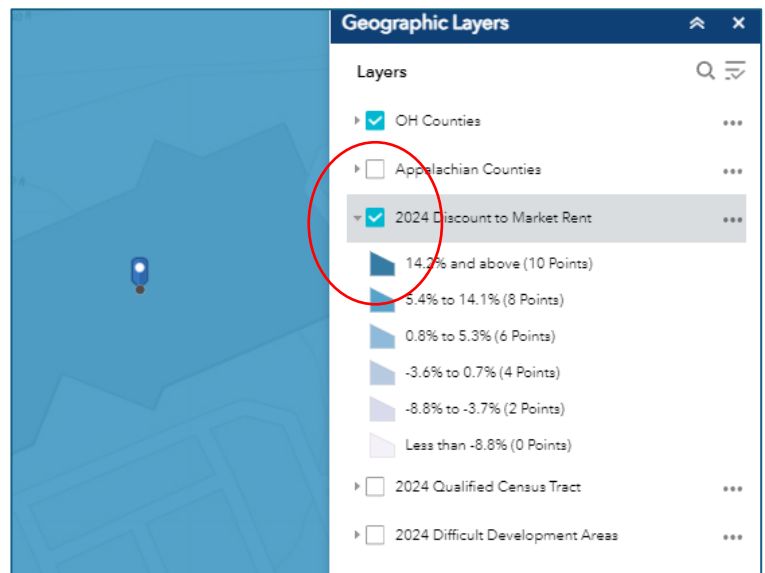
Step 4: Once you have located your proposed site, click on the three dots in the “Search result” pop-up and select “Add a marker”. This will place a blue marker symbol on your screen – indicating the location of your proposed property.



Step 5: On the right side of the screen, the data layers are displayed. These are the layers that are necessary for your application

Select the layer by clicking on the small box next to its name. To see the scoring breakdown, click the small arrow to the left of the check box. This will bring the legend into view.

De-select the layer by unclicking the square next to it. The map should return to a blank map with your location marker visible.



Frequently Asked Questions (FAQ's)

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. 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 click on the “Content” tab and then select layers 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.

3. Why does my map appear blank?

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

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

If your property does not yet have an address, 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.

5. What is the difference between a ZCTA and a zip code?

ZIP Codes are a type of postal code used within the United States to help the United States Postal Service (USPS) route mail more efficiently. [ZIP Code Tabulation Areas \(ZCTAs\)](#) are designated by the U.S. Census Bureau and are used as a generalized area representation of the geographic distribution of ZIP Codes. While ZIP Codes and ZCTAs often cover the same geographic area, this is not always the case.

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.

Discount to Market Rent: The Discount to Market Rent metric was determined by comparing the maximum gross (i.e. without reducing for a utility allowance) 50% AMI Multifamily Tax Subsidy Projects (MTSP) rent for a hypothetical one-bedroom unit against 110% of the one-bedroom 2024 [Small Area Fair Market Rent](#) (SAFMR)—if the project is located in an MSA—or 110% of the 2024 [Fair Market Rent](#) (FMR) for projects located outside of an MSA. If an SAFMR is not available at the ZCTA level, then the FMR at the county level is used to determine the Discount to Market Rent.

Discount to Market Rent = $1 - \left(\frac{\text{the maximum gross 50\% AMI MTSP rent for a one-bedroom unit}}{110\% \text{ of SAFMR or FMR}} \right)$

Qualified Census Tracts: Qualified Census Tracts (QCTs) are designated by [HUD](#). For the Low-Income Housing Tax Credit (LIHTC) program, 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 and Difficult Development Areas are available at: huduser.gov/sadda/sadda_qct.html.

Difficult Development Areas. Difficult Development Areas (DDA), as defined by [HUD](#), are areas with high land, construction, and utility costs relative to the area median income. They are defined and mapped at the Zip Code (ZCTA) level. Maps of Difficult Development Areas are available at huduser.gov/sadda/sadda_qct.html.