

A white outline of the state of Ohio is centered on the right side of the image. Inside the outline, the text for the conference is displayed.

2024

**OHIO HOUSING
CONFERENCE**

★ *November 5 & 6* ★

A decorative graphic on the left side of the image features a series of white stars of varying sizes arranged in a curved path from the top left towards the bottom right. The background consists of dark blue wavy lines that create a sense of movement and depth.

HOSTED BY

Ohio Housing Finance Agency
Ohio Capital Corporation for Housing

9% QAP

Tell You What It Means To Me

2024

OHIO HOUSING CONFERENCE

★ *November 5 & 6* ★

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Meet the Panel



Angela Hawkins
Chief
Legal Counsel



Cody Price, PhD
9% Housing Tax Credit
Section Chief

OHFA Legal Review

Label Protected Info in Application(s)

- Applicants must clearly label and place the exempted information on sperate pages: “Exemption to Public Records Law.”
 - All application materials provided to OHFA are public records under R.C. 149.43, unless there is an exception
 - Applies to all pre-application, proposal application, final application materials.
- Examples Exemption:
 - R.C. 175.12(B)(1) financial statements and data
 - Trade secrets are defined in R.C. 1333.61(D)

Ex Parte Rule

- Prohibits lobbying and improper influence during competitive application review process
- Ensure transparency, impartiality, and a fair playing field for applicants.
- Results –
 - Disclosure of communications to all.
 - May require recusal of OHFA staff/Board from the review process if not properly handled.



Ex Parte Discussion

**2024-2025 9% LIHTC Qualified Allocation Plan with 2025 Technical Amendment,
Excerpt of Page 10: Ex Parte Discussions:**

After submission of the Pre-Application through the release of final competitive results to the OHFA Board, no staff member working on the application review or OHFA Board member shall discuss the merits of the application with any entity identified in the Development Team Entity Identification spreadsheet or Final Application AHFA, unless all similarly-situated applicants have been notified and given the opportunity to be present or to participate by telephone unless it is an official communication and response as provided for in the Program Calendar or a full disclosure of the communication insofar as it pertains to the subject matter of the application is made publicly on the OHFA application webpage.

What communications are ex parte?

Communications are ex parte if :

1. **Who with:** at OHFA With a staff member working on the application review or OHFA Board member (or designee).
2. **Who from:** From an entity identified in the Development Team Entity Identification spreadsheet or Final Application AHFA.
3. **Topic:** it is substantive or “on the merits of the application.”
 - a. **Exception:** Official communications contemplated in the program calendar or that are fully disclosed as to parties and subject matter on the website are not considered a violation.
4. **When:** it occurs during the relevant time period in the guidelines and other similarly-situated applicants have not been notified and given opportunity to participate.

What to do if ex parte occurs?

Duty of a representative of the applicant to promptly (within two days of ex parte communication occurring), prepare a disclosure which shall include the following elements. **OHFA has sample template. Call OHFA Legal.**

1. The document must identify
 - a. all the participants,
 - b. the location of the discussion, and
 - c. fully disclosing the communications made.
2. The disclosure shall include the following language: “Any participant in the discussion who believes that any representation made in this document is inaccurate or that the communications made during the discussion have not been fully disclosed shall prepare a letter explaining the participant's disagreement with the document and shall file the letter with the chief legal counsel of OHFA who will transmit the letter to all known applicants and make it publicly available within two business days of receipt of this document

Good Standing Policy

- When applicants may not be considered in good standing:
 - Outstanding uncorrected IRS Form 8823.
 - Default on any OHFA loan.
 - Failure to submit an AOC.
 - Before the issuance of IRS Form 8609, the project has non-compliance issues that would be reported to the IRS if Form 8609 had been issued.
 - Failure to request Form 8609 in a timely manner.
 - Failure to abide by the regulations of the Housing Development Assistance Program (HDAP).
 - Violating the terms of a HDAP funding agreement.
 - Failure to pay applicable program fees.
 - Failure to maintain good standing with an Ohio Department of Development program.
 - Deviating from an approved project plan without OHFA approval.
 - Providing false, misleading, or incomplete information on an application or other document required by the OHFA.
 - Failure to respond in a reasonable period to requests for information or documentation.
 - Changing a management company or other approved project participant without OHFA approval.
 - Other determinations made by OHFA based on a pattern of mismanagement or noncompliance as evidenced by monitoring reviews or other information. Determinations may be directly appealed to the OHFA Multifamily Committee as described below.

2024-2025 9% LIHTC Qualified Allocation Plan

with 2025 Technical Amendments

PY 2025 9% LIHTC Calendar

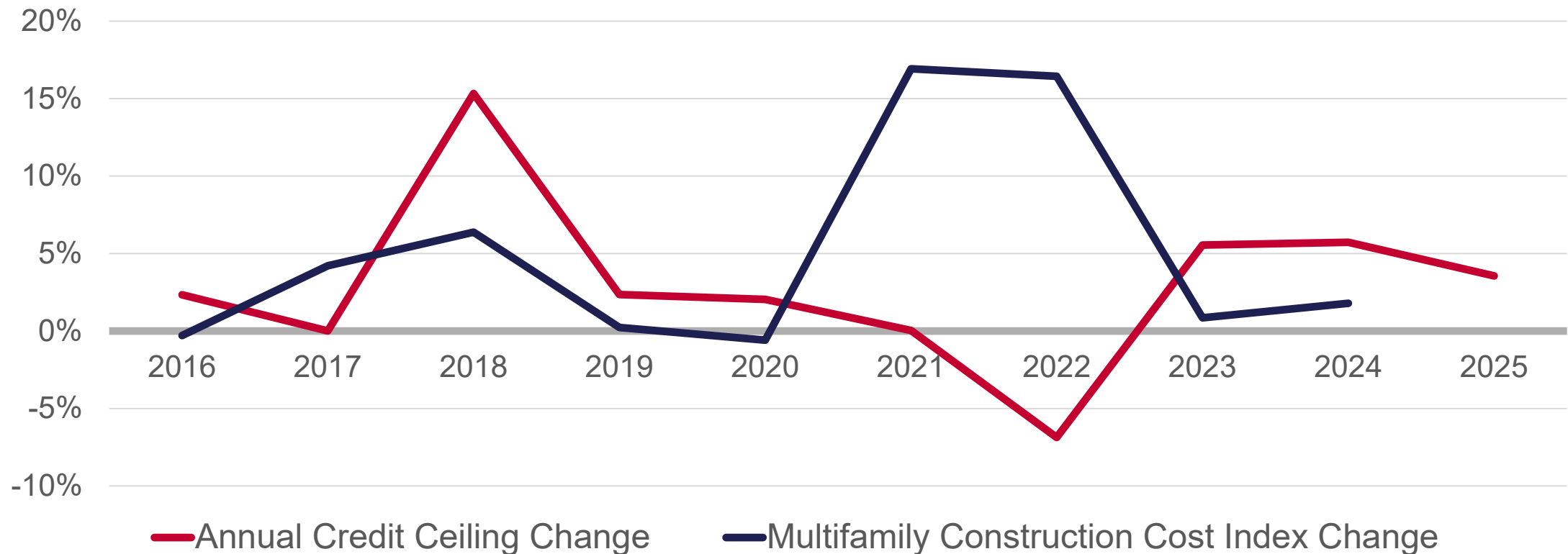
Benchmark	2025 Calendar
9% LIHTC QAP w/ 2025 Technical Amendments, Board Approved	September 18, 2024
2025 9% LIHTC Technical Assistance Session	November 5, 2024
Pre-Applications and CHDO Certifications Due	January 3, 2025
Deadline to submit Frequently Asked Questions	January 10, 2025
Proposal Applications Due	February 27, 2025
2025 9% LIHTC Reservations Presented to Board	May 2025 Board Meeting

← You are here

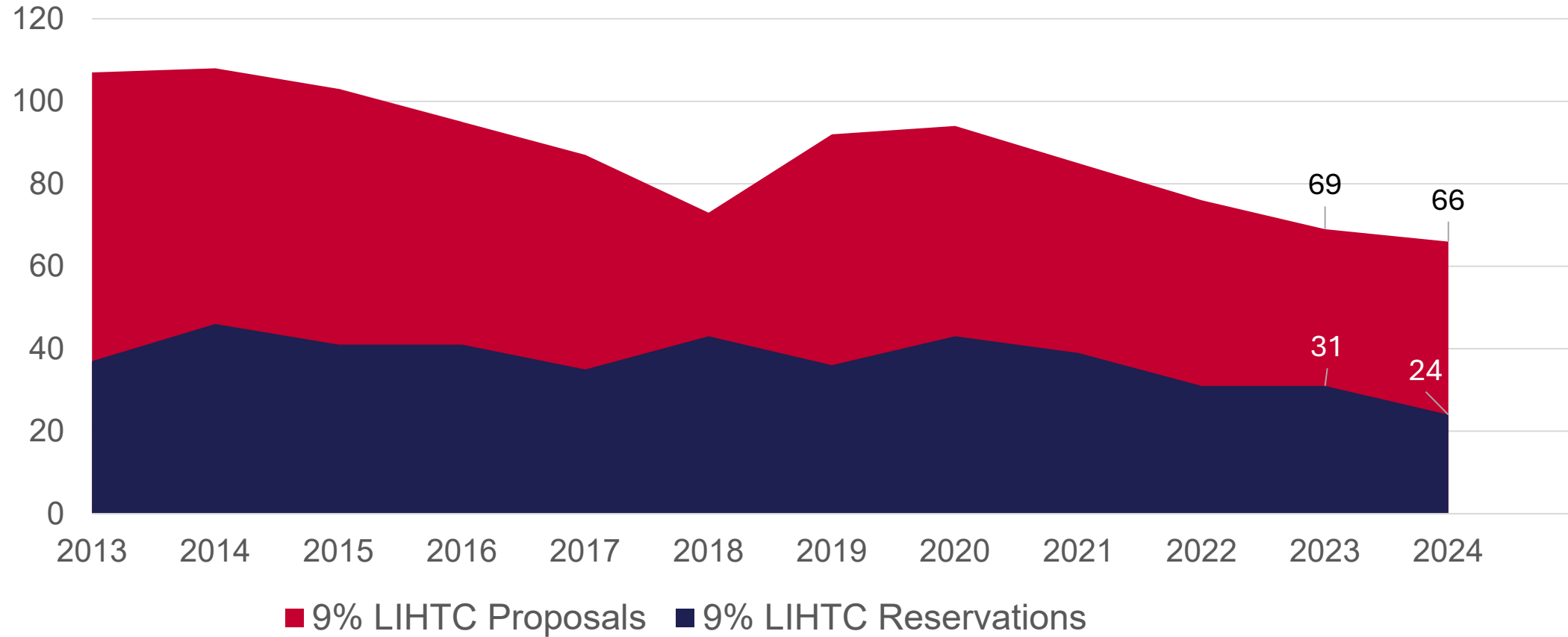
Ohio 9% LIHTC Ceiling, 2020-2025

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

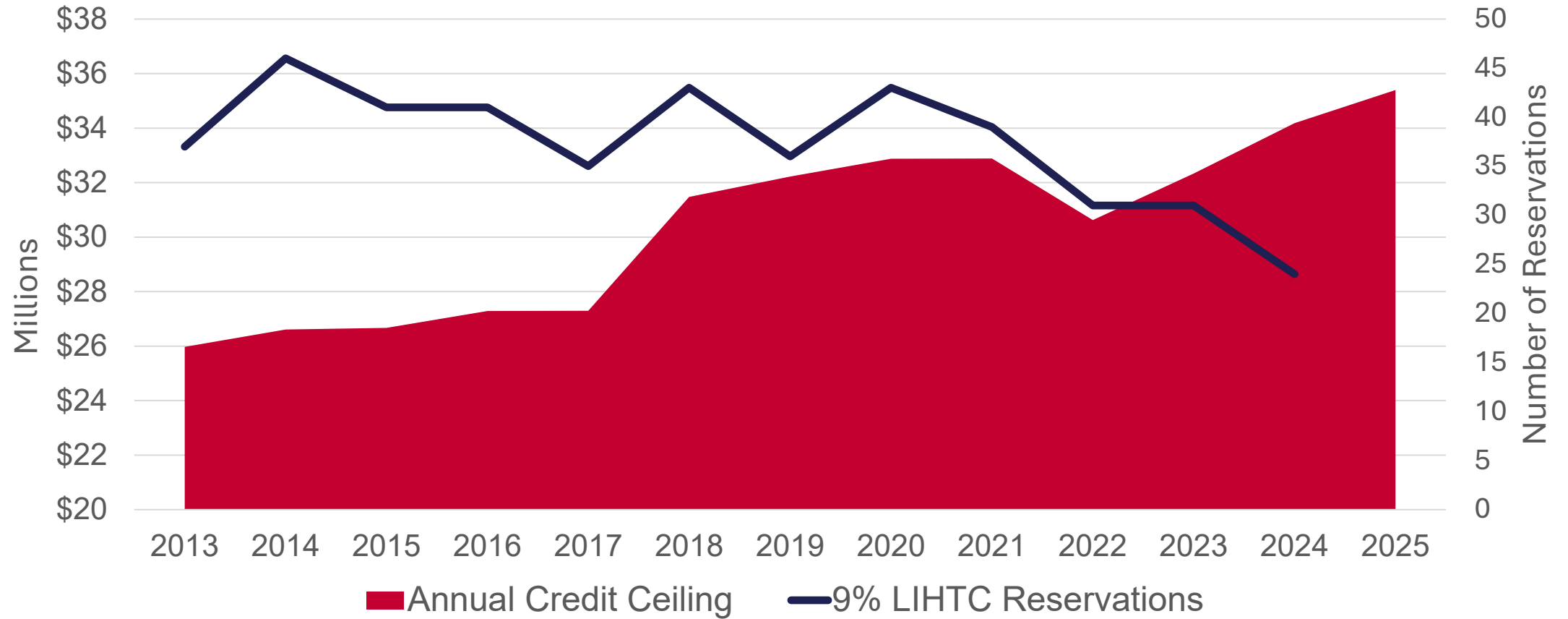
YoY Change in Ohio 9% LIHTC Ceiling vs. Multifamily Construction Cost Index, 2016-2025



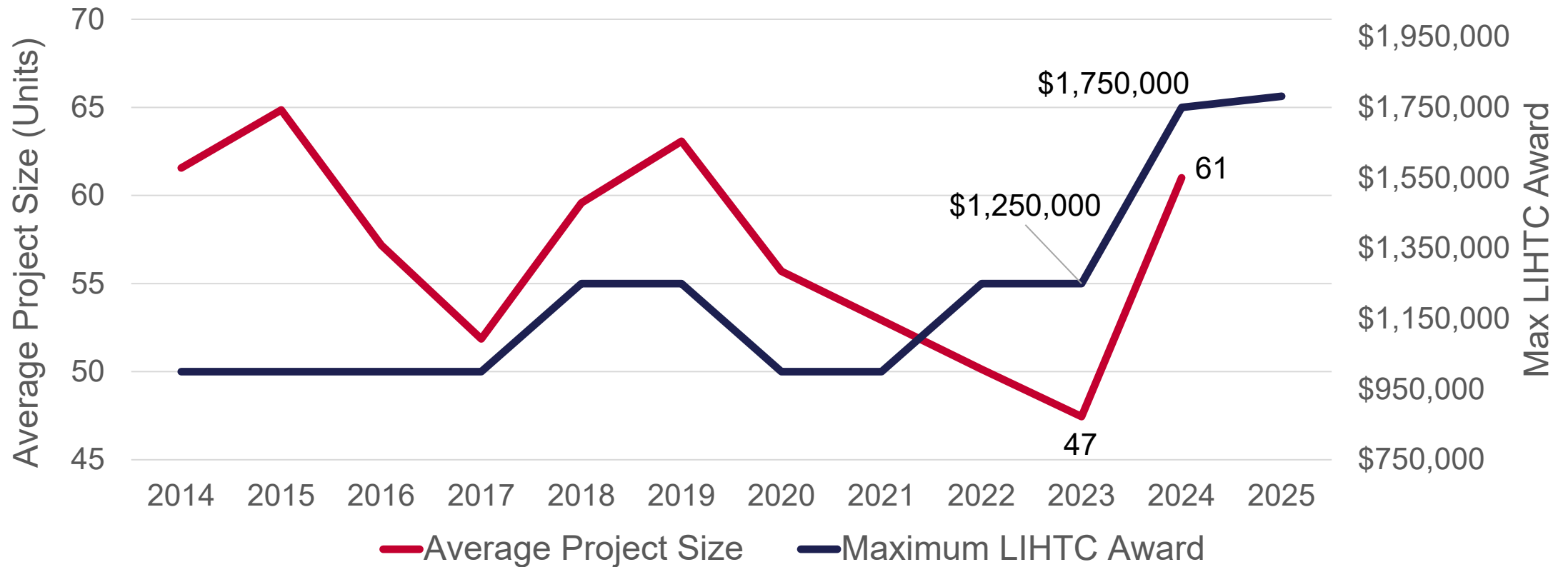
Ohio 9% LIHTC Proposal Applications and Reservations, 2013-2024



Ohio 9% LIHTC Credit Ceiling vs. 9% LIHTC Reservations



Ohio Max 9% LIHTC Award vs. Average Project Size (Units)



Changes from Last Year

- Modifications from 2024 QAP
 - Proximity to Amenities – Added Transit
 - Experienced Service Coordinator – Added AAA as Option
 - Rehabilitation Hard Construction Costs per Unit – Removed cap of \$100,000
 - Added Community Impact Strategic Initiative
 - Updated Cost Containment and Max LIHTC Requests to account for inflation

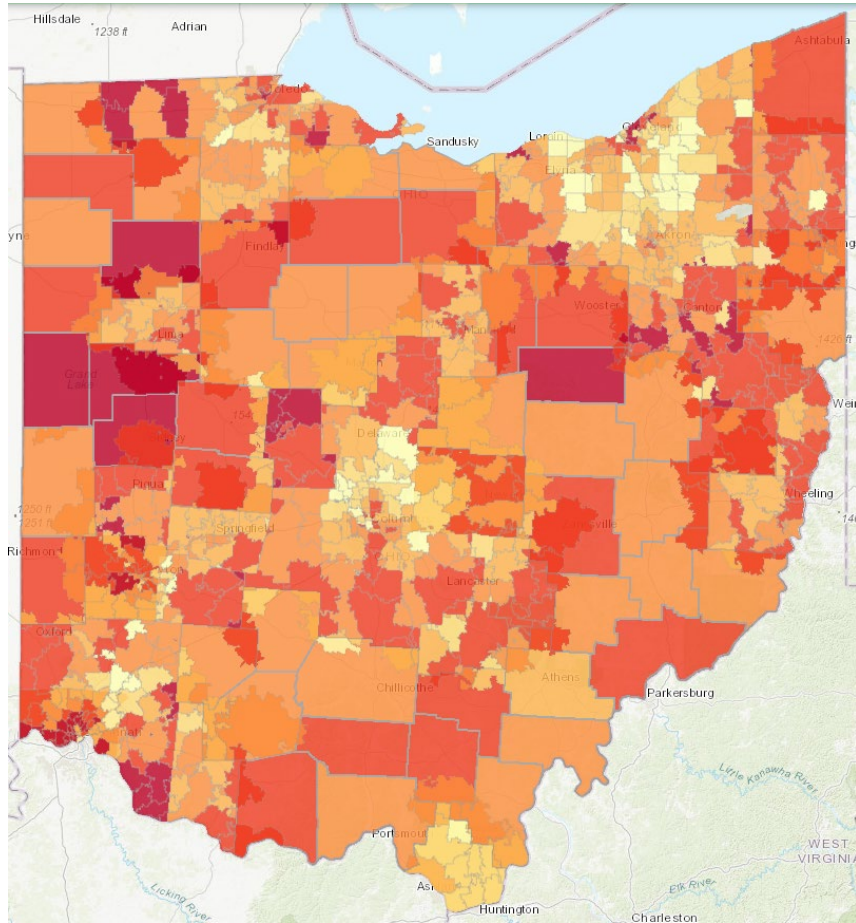
Changes from Last Year

- Clarified Cure Period Language

Preliminary Competitive Scoring and Minimum Threshold and Underwriting Review Cure Period. Applicants will have a brief cure period, per the Program Calendar, to correct deficiencies identified in the Preliminary Competitive Scoring, Minimum Threshold, and Underwriting Review workbooks. During this time, applicants may appeal any competitive scoring reductions by submitting supplemental or revised evidence to address preliminary scoring deficiencies where insufficient or incorrect evidence was initially provided. No new amenities or scored items can be submitted. Further, applicants may submit missing or revised documentation related to the Minimum Threshold and Underwriting Review to cure any deficiencies during this period.

If the applicant does not respond to OHFA's Preliminary Competitive Score by the date listed in the Program Calendar, OHFA's Preliminary Competitive Score will become final. Unless otherwise stated, Minimum Threshold and Underwriting deficiencies must be cured; otherwise, the subject application will not move forward.

2025 9% LIHTC QAP Interactive Maps



Gain access to OHFA's QAP data, maps,
and other resources here:

<https://www.ohiohome.org/ppd/htc.aspx>

Questions regarding maps and data resources?

Email: research@ohiohome.org

Frequently Asked Questions

- First batch posted to <https://www.ohiohome.org/ppd/htc.aspx>
- We will accept FAQs until January 10, 2025
- Submit Questions to QAP@ohiohome.org

2026 9% LIHTC QAP

Tentative Schedule:

- March to May 2025 – Stakeholder Outreach
- July 2025 – Draft 1 Presented to OHFA Board
- August 2025 – Draft 2 Presented to OHFA Board
- September 2025 – Final Draft Presented to OHFA Board

Q&A

- Questions pertaining to the QAP: QAP@ohiohome.org
- Access to our FTS: MultifamilyFTP@ohiohome.org
- Questions pertaining to the data/maps: research@ohiohome.org
- Public Records requests: publicrecords@ohiohome.org