



**Housing Finance
Agency**

We Open the Doors to an Affordable Place to Call Home

2026 9% LIHTC QAP

General Overview

Kickoff Event

4/2/25



INTRODUCTION

Cody R. Price, PhD

9% Housing Tax Credit Section Chief

Questions/Comments about the QAP?

Email: **QAP@ohiohome.org**



OHIO 9% LIHTC CEILING, 2020-2025

$$\begin{array}{l}
 \text{IRS 202X Calendar Year Population Figure, Ohio} \\
 \times \\
 \text{IRS 202X Per Capita Multiplier} \\
 \hline
 = \quad \text{Ohio's 202X 9\% LIHTC Ceiling}
 \end{array}$$

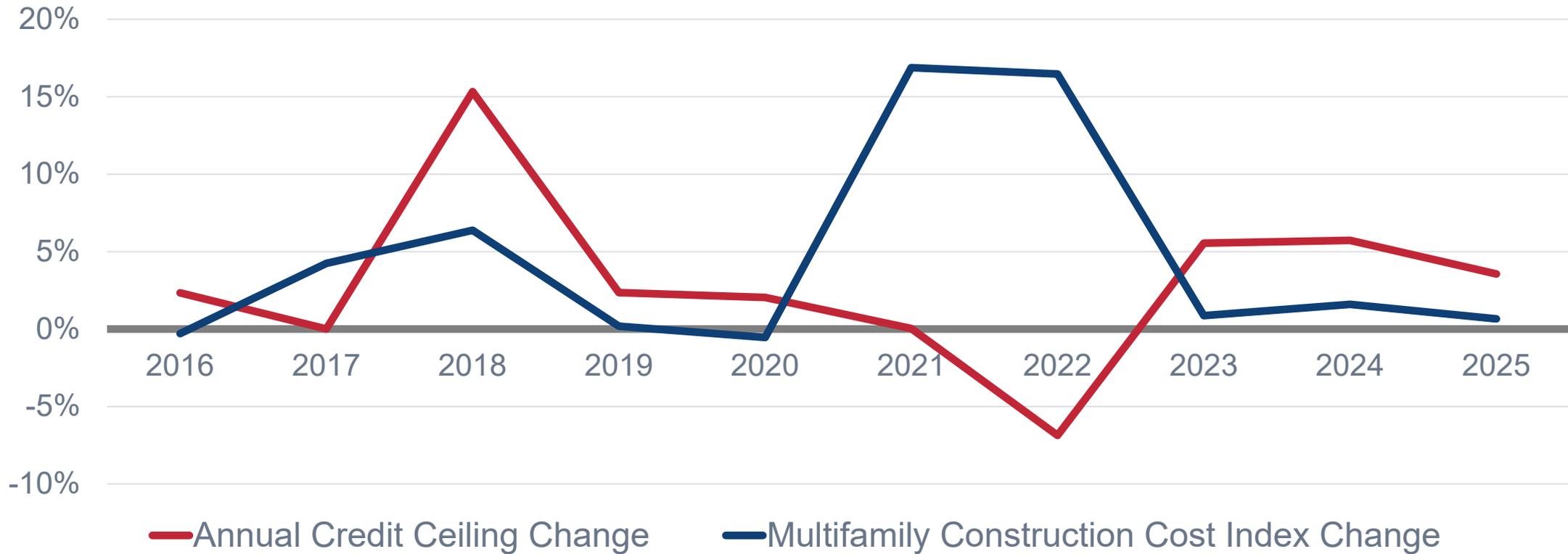
Program Year	2020	2021	2022	2023	2024	2025 (Est.)
IRS Ohio Population Estimate	11,689,100	11,693,217	11,780,017	11,756,058	11,785,935	11,798,959
IRS Per Capita Multiplier	\$2.8125	\$2.8125	\$2.6000	\$2.7500	\$2.9000	\$3.0000
Annual 9% LIHTC Ceiling	\$32,875,593	\$32,887,172	\$30,628,044	\$32,329,159	\$34,179,211	\$35,396,877
9% LIHTC Reservations	43	39	31	31	24	TBD



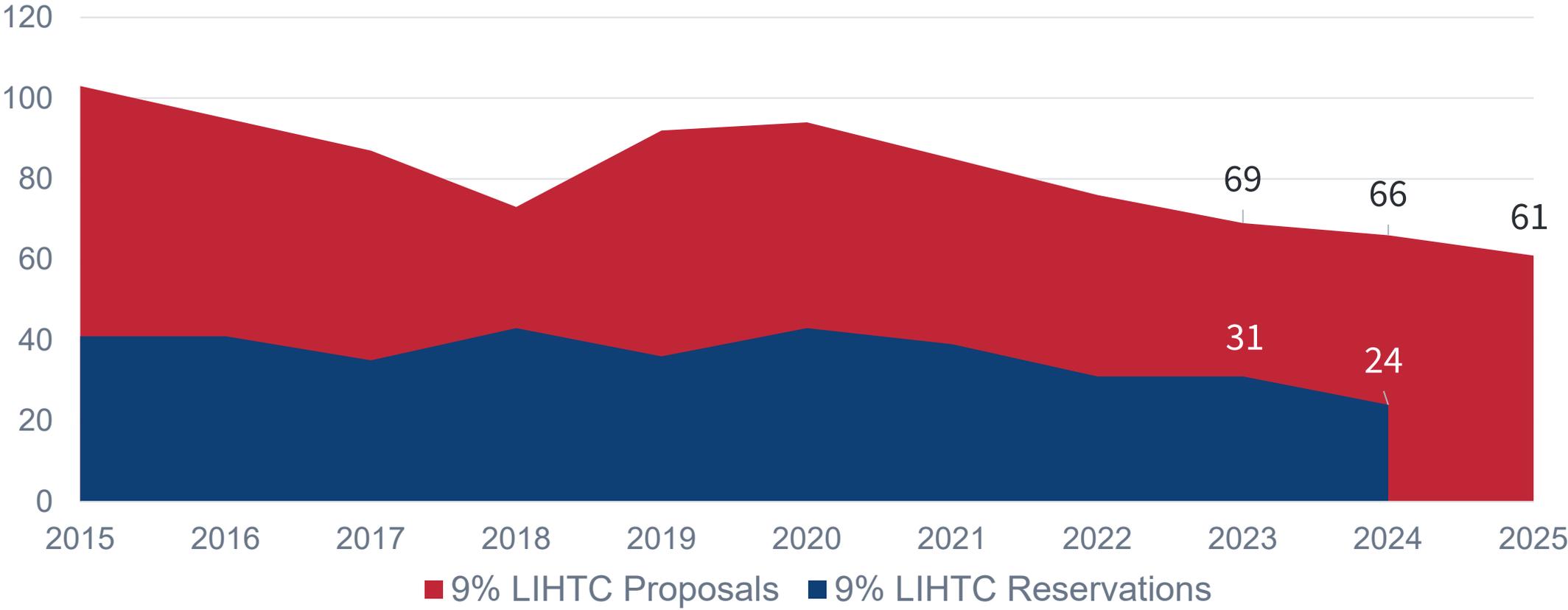
MULTIFAMILY RESIDENTIAL CONSTRUCTION INDEX



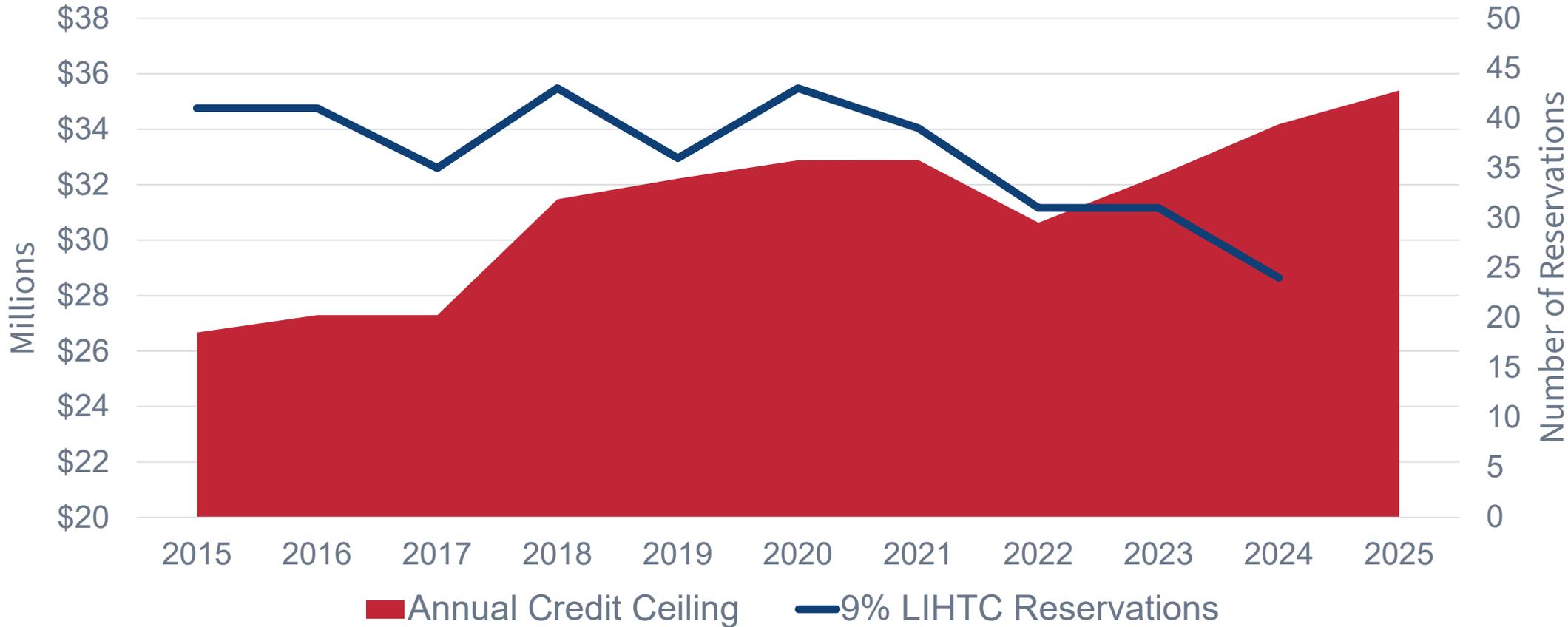
YOY CHANGE IN OHIO 9% LIHTC CEILING VS. MF RESIDENTIAL CONSTRUCTION INDEX, 2016-2025



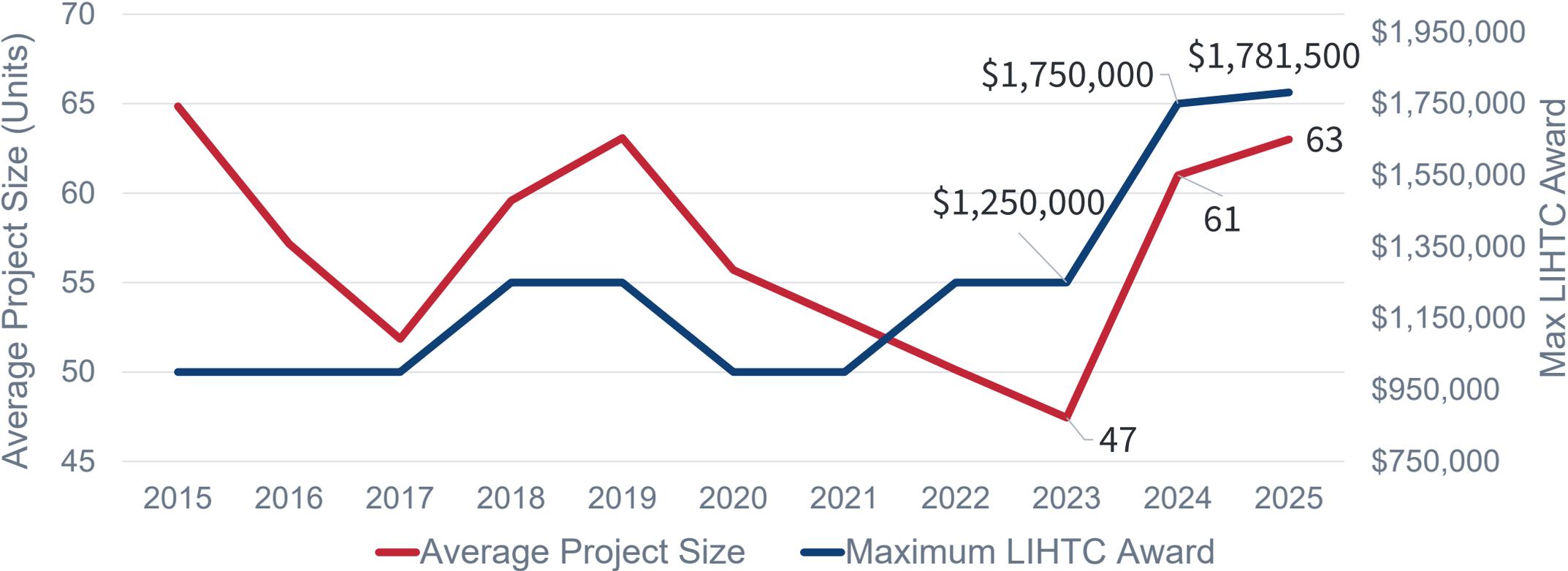
OHIO 9% LIHTC PROPOSAL APPLICATIONS AND RESERVATIONS, 2015-2025



OHIO 9% LIHTC CREDIT CEILING VS. 9% LIHTC RESERVATIONS



OHIO MAX 9% LIHTC AWARD VS. AVG PROJECT SIZE (UNITS)



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.

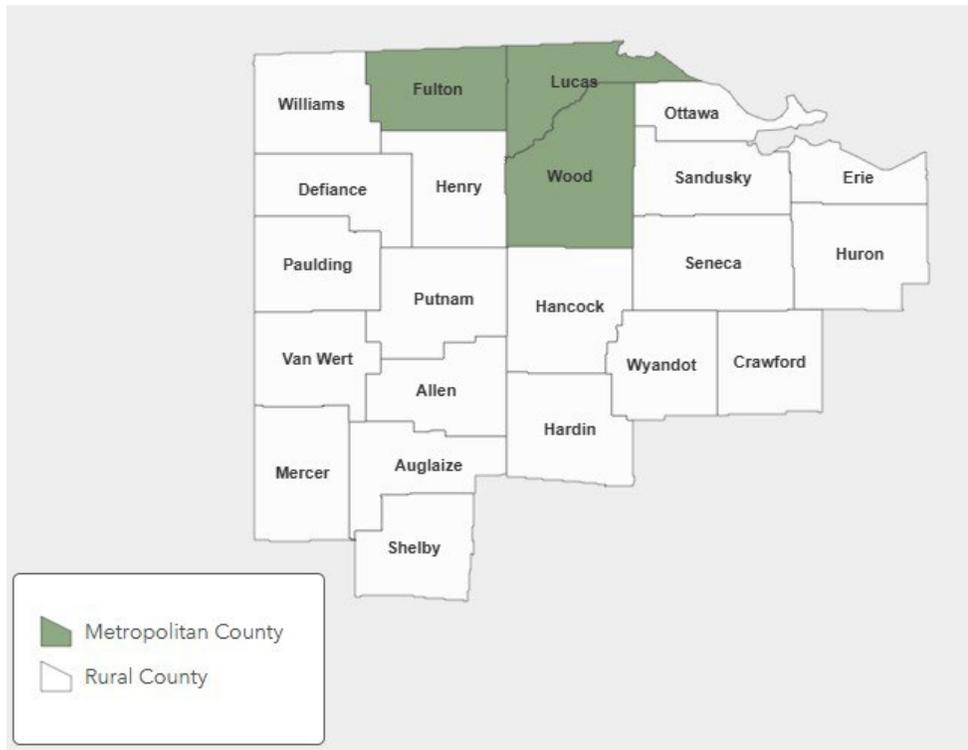
Funding Pool/Subpool	Maximum Annual LIHTC Request	Total 10-Year LIHTC Request
New Affordability & Special Housing Needs: Metro	\$1,800,000	\$18,000,000
New Affordability & Special Housing Needs: Rural	\$1,600,000	\$16,000,000
Preserved Affordability: Metro	\$1,500,000	\$15,000,000
Preserved Affordability: Rural	\$1,100,000	\$11,000,000

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

NORTHWEST OHIO



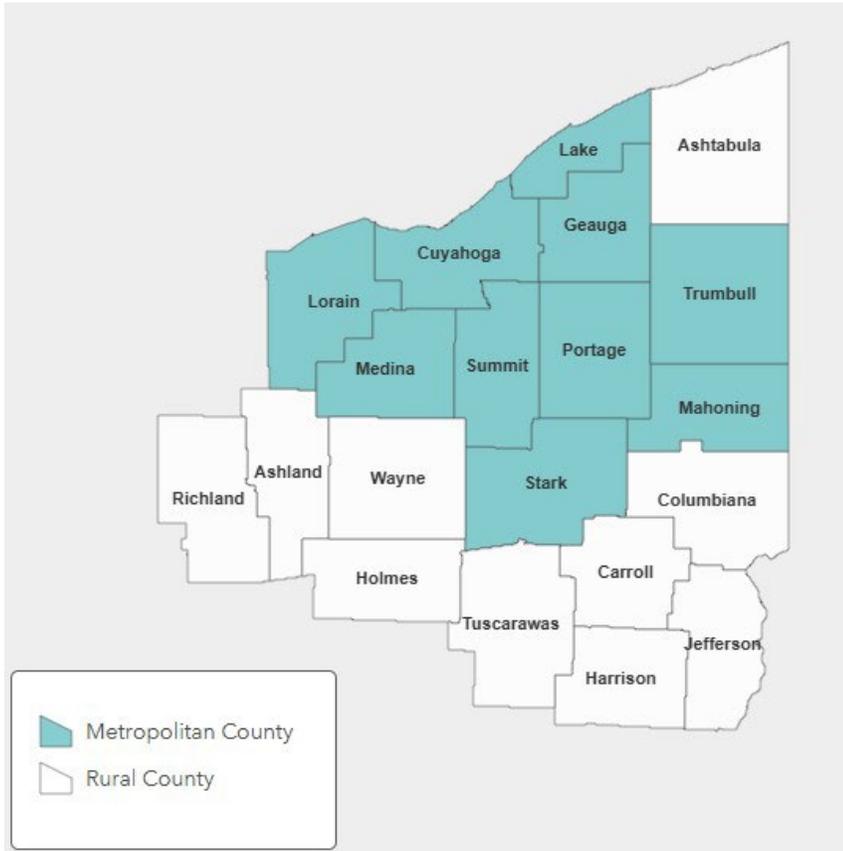
Step 1: Within Region Distribution

	Sum of Population	Percent	Estimated LIHTC Ceiling
			\$35,340,138
Northwest	1,482,013	12.58%	\$4,445,789
Metro	602,977	40.69%	\$1,808,991
Rural	879,036	59.31%	\$2,636,798

Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	\$4,445,789			
1	\$1,808,991	1	\$ 1,800,000	\$8,992
1	\$2,636,798	1	\$ 1,600,000	\$ 1,036,798

NORTHEAST OHIO



Step 1: Within Region Distribution

	Sum of Population	Percent	Estimated LIHTC Ceiling
			\$35,340,138
Northeast	4,311,826	36.6%	\$12,934,491
Metro	3,576,337	82.94%	\$10,727,867
Rural	735,489	17.06%	\$2,206,624

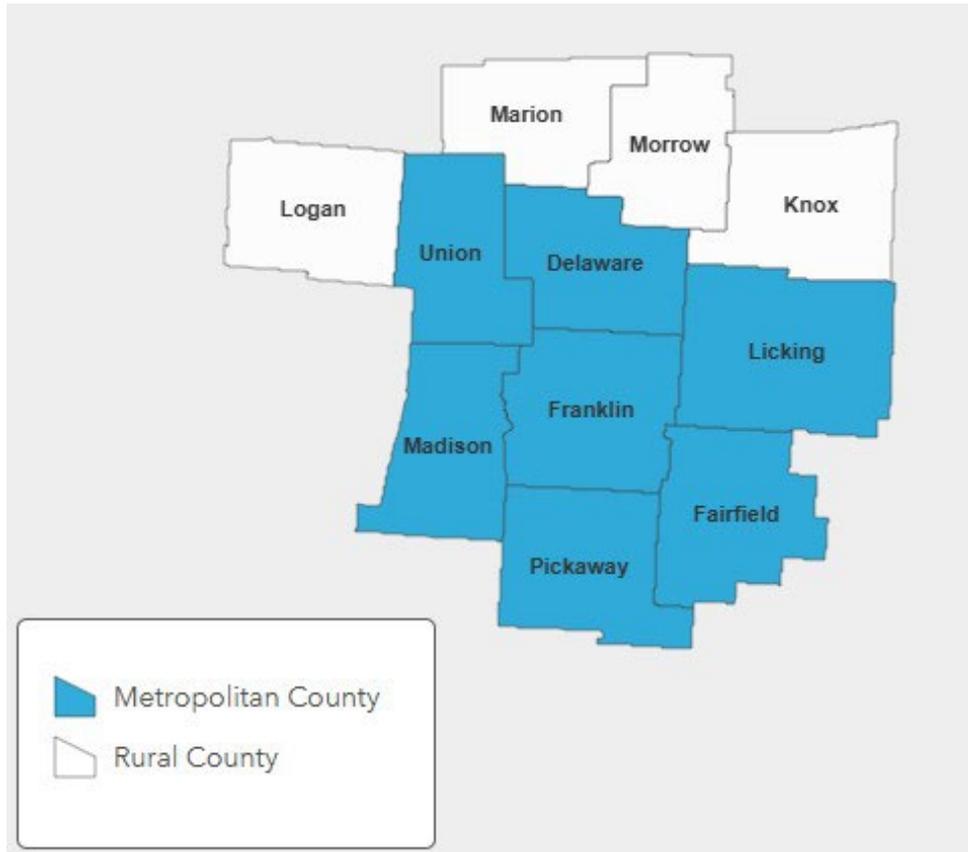
Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	\$12,934,491			
6	\$10,727,867	5	\$ 9,000,000	\$1,727,867
2	\$2,206,624	1	\$ 1,600,000	\$606,624



Cuyahoga County is limited to **THREE** 9% LIHTC Awards, all other counties in region are limited to **ONE** Award

CENTRAL OHIO



Step 1: Within Region Distribution

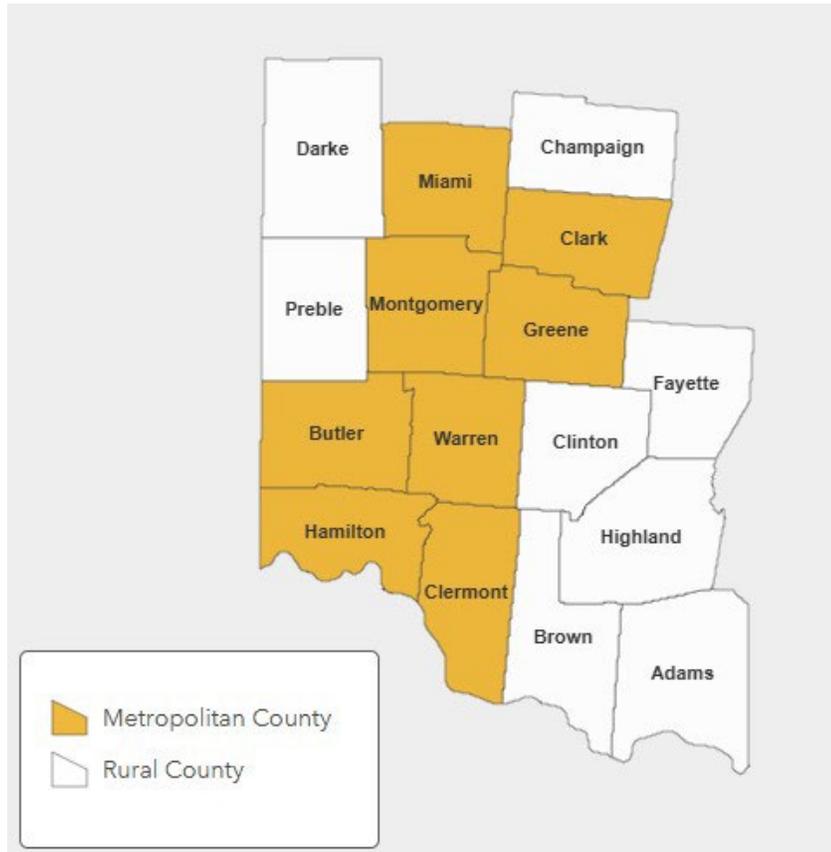
	Sum of Population	Percent	Estimated LIHTC Ceiling
			\$35,340,138
Central	2,262,608	19.21%	\$6,788,840
Metro	2,099,361	92.79%	\$6,299,365
Rural	163,247	7.21%	\$454,184

Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	\$6,788,840			
3	\$4,988,840	2	\$ 3,600,000	\$1,588,840
1	\$1,600,000	1	\$ 1,600,000	\$ -

 Franklin County is limited to **THREE** 9% LIHTC Awards, all other counties in region are limited to **ONE** Award

SOUTHWEST OHIO



Step 1: Within Region Distribution

	Sum of Population	Percent	Estimated LIHTC Ceiling
			\$35,340,138
Southwest	2,939,813	24.96%	8,820,898
Metro	2,623,067	89.23%	\$7,870,888
Rural	316,746	10.77%	\$950,010

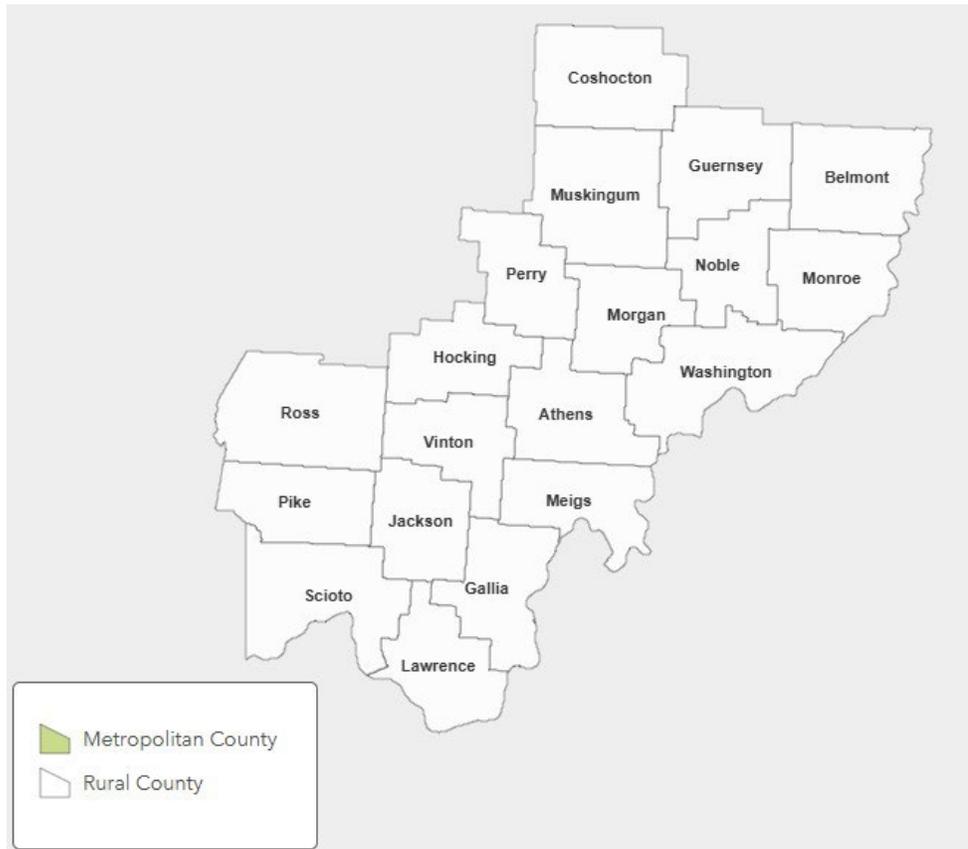
Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.8M budget)	Max Project Award Value	Remaining Allocation
	\$8,820,898			
4	\$7,220,898	4	\$ 7,200,000	\$20,898
1	\$1,600,000	1	\$ 1,600,000	\$ -



Hamilton County is limited to **TWO** 9% LIHTC Awards, all other counties in region are limited to **ONE** Award

SOUTHEAST OHIO



Step 1: Within Region Distribution

	Sum of Population	Percent	Estimated LIHTC Ceiling
			\$35,340,138
Southeast	783,786	6.65%	\$2,350,119
Metro	0	0%	\$0
Rural	783,786	100%	\$2,350,119

Step 2: Redistribution based on Allocation

Initial Awards	Redistribution	Max # of Awards (at \$1.6M budget)	Max Project Award Value	Remaining Allocation
	\$2,350,119			
0	\$0	0	\$0	\$0
1	\$2,350,119	1	\$ 1,600,000	\$ 750,119

RESULTS

	9% LIHTC	# of Funded Projects	
Metro	\$21,600,000	12	Value of all Metro projects in Regions
Rural	\$8,000,000	5	Value of all Rural projects in Regions
Statewide Pool (remaining funds)	\$5,740,138	3	Remaining projects, after funding all Regions, considered on a statewide look
Unused Funds	\$340,138		Additional funds not utilized may go to reduce forward allocation

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

THRESHOLD ITEMS

- Each funding pool will have a series of threshold items that will need to be met to be eligible to compete
- Many previously scored items, will now be threshold:
 - For Example:
 - 811 units will be required in New Affordability General Occupancy
 - An Experienced Service Coordinator will be required in the New Affordability Senior and Special Housing Needs funding pools
 - All projects will need to include a subset of building, unit, and lifestyle amenities
- To be built out in the individual funding pool sessions

THREE PRIMARY SCORING CATEGORIES

Policy Goal: Prioritizing LIHTC projects in high-opportunity areas while addressing housing need and ensuring efficient use of tax credits

- Neighborhood Opportunity Index* (General & Senior) (40%)
- Housing Needs Index* (35%)
- Annual LIHTC Request per LIHTC unit** (25%)

New Set Aside: Project(s) located in a Qualified Census Tract (QCT) and
Contributes to a Concerted Community Revitalization Plan

*Updated annually or every two years based on contract;

**Updated annually based on Multifamily Residential Construction Index



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 PRIORITIES/TIE BREAKERS

- To be built out and ranked in future sessions, but may include:
 - Highest raw opportunity score
 - Highest raw housing need score
 - Highest number of LIHTC units
 - Highest number of units with PBRA
 - Historic nature of the development as demonstrated by the use of Federal Historic Tax Credits
 - Developments intended for eventual tenant ownership (NA-GO 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

APPENDIX: COUNTY CAPS

County	Region	Metro or Rural County	Population	Current Population as a Percent of Current State Population	Maximum Number of Deals (Current Population)
Franklin County	Central	Metro	1,321,635	11.2%	3
Cuyahoga County	Northeast	Metro	1,249,418	10.6%	3
Hamilton County	Southwest	Metro	827,878	7.0%	2
Summit County	Northeast	Metro	538,087	4.6%	1
Montgomery County	Southwest	Metro	535,528	4.6%	1
Lucas County	Northwest	Metro	428,748	3.6%	1
Butler County	Southwest	Metro	389,910	3.3%	1
Stark County	Northeast	Metro	373,764	3.2%	1
Lorain County	Northeast	Metro	314,588	2.7%	1
Warren County	Southwest	Metro	246,364	2.1%	1
Lake County	Northeast	Metro	232,101	2.0%	1
Mahoning County	Northeast	Metro	227,063	1.9%	1



Data based on most recent 5-year ACS (2019-2023) released December 2024

QUESTIONS?

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THANK YOU

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