Housing Finance Agency

We Open the Doors to an Affordable Place to Call Home

2026 9% LIHTC QAP

OHFA/Urban Institute Stakeholder Engagement Meeting

5/13/25

Public Comments on the indices are **due by 5pm, May 23**

Comments must be submitted to **QAP@ohiohome.org**

Ohio **Housing Finance Agency**

INTRODUCTION

Cody R. Price, PhD

9% Housing Tax Credit Section Chief

Questions/Comments about the QAP?

Email: **QAP@ohiohome.org**

PRIOR STAKEHOLDER ENGAGEMENT SESSIONS

https://ohiohome.org/ppd/9percent-htc.aspx

Housing Finance Agency

ABOUT ∨   PROGRAMS ∨   OUR PARTNERS ∨   NEWS & EVENTS ∨   HOMEBUYERS   RENTERS ∨   CONTACT ∨

2026 9% LIHTC QAP STAKEHOLDER ENGAGEMENT MEETINGS

General Overview Kickoff Event – April 2, 2025   +

New Affordability General Occupancy – April 7, 2025   +

New Affordability Senior Funding Pool – April 10, 2025   +

Preserved Affordability Funding Pool – April 11, 2025   +

Special Housing Needs Funding Pool – April 14, 2025   +

SESSION OVERVIEW

- Urban Institute will provide their methodology, statewide map, and distribution chart of the following four indices:

  - Neighborhood Opportunity – General Occupancy

  - Neighborhood Opportunity – Senior

  - Housing Need

  - Neighborhood Change

- Q&A

- Timeline of QAP

- OHFA Maps

THREE PRIMARY SCORING CATEGORIES

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

- **GO/Senior Neighborhood Opportunity Index (0-100)* (40%)**
  - Examines amenity-rich neighborhoods; work force; education; healthy environments; etc.
  - Must meet minimum threshold, TBD
- **Housing Needs Index (0-100)* (35%)**
  - Examines residential vacancy rates; share of housing receiving subsidy; cost-burden; etc.
  - Currently no minimum threshold
- **Annual LIHTC Request per LIHTC unit** (25%)**
  - Annual request of $27,500 or less per LIHTC unit will receive the full 25 points
  - Annual request of $47,500 or more per LIHTC unit will receive 0 points
  - Projects in between will be awarded proportionally using the following formula:
    - $\text{MAX}(0, \text{MIN}(25, ((47{,}500 - \text{Annual LIHTC Request per Unit}) \div 20{,}000) \times 25))$
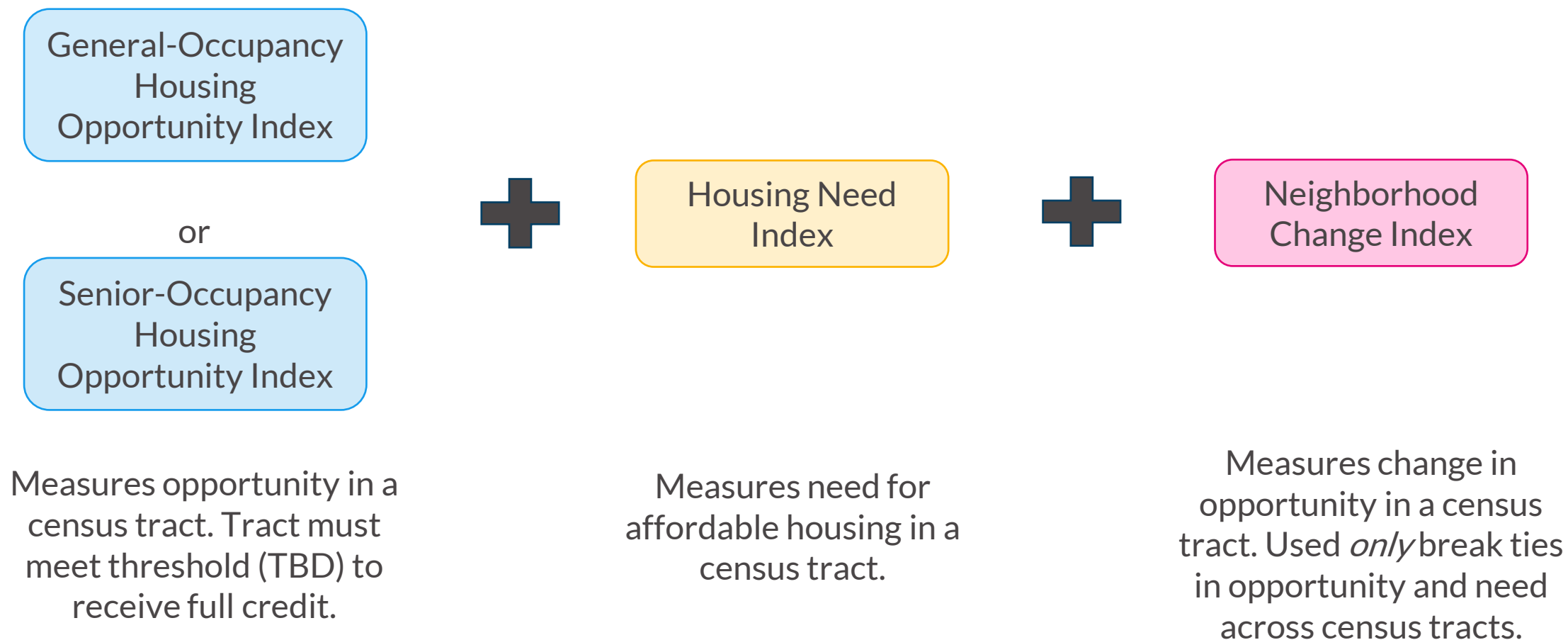
*Updated annually or every two years based on contract;
**Updated annually based on Multifamily Residential Construction Index, max points targeted at 65 units

URBAN INSTITUTE

May 13, 2025

Ohio Opportunity Indices

Stakeholder Feedback Presentation

URBAN
INSTITUTE · ELEVATE · THE · DEBATE

Yipeng Su, Alena Stern

High-Level Index Methodology

General-Occupancy Housing Opportunity Index

or

Senior-Occupancy Housing Opportunity Index

+

Housing Need Index

+

Neighborhood Change Index

Measures opportunity in a census tract. Tract must meet threshold (TBD) to receive full credit.

Measures need for affordable housing in a census tract.

Measures change in opportunity in a census tract. Used *only* break ties in opportunity and need across census tracts.

High-Level Index Methodology

Dimension 1	Measure 1a
	Measure 1b
Dimension 2	Measure 2a
	Measure 2b

→

| Clean Measure 1a |
| Clean Measure 1b |
| Clean Measure 2a |
| Clean Measure 2b |

→

| Z-Score 1a |
| Z-Score 1b |
| Z-Score 2a |
| Z-Score 2b |

→

| Subindex Dimension 1 |
| Subindex Dimension 2 |

→

| Raw Index Score |

→

| Final Index Score |

Clean raw data, such as handling outliers

Normalize cleaned measures to create z-scores

Average all measures in each dimension to create subindices

Average all subindices to create raw index score

Scale raw index scores from 0-100 to create final score

Opportunity Indices

Dimensions of Opportunity

- **Opportunity-Rich & Inclusive Neighborhoods**

  - Economic Base
  - Transportation Access
  - Amenity Access

- **High-Quality Education**

  - Access to Preschool
  - Effective Public Education
  - Digital access

- **Rewarding Work**

  - Employment Opportunities
  - Opportunities for Income
  - Access to Childcare

- **Healthy Environment and Access to Good Healthcare**

  - Access to Health Services
  - Environmental Quality
  - Access to Healthy Food

Index Measures and Definitions

Dimension	General Occupancy	Senior Housing	Direction
Opportunity-Rich & Inclusive Neighborhoods	Median income compared to state average (ACS)	Median income compared to state average (ACS)	⬆
	Poverty rate (ACS)	Poverty rate (ACS)	⬇
	Commute time (ACS)	NA	⬇
	Transportation cost as a share of income (CNT)	Transportation cost as a share of income (CNT)	⬇
	Number of jobs accessed through transit (Center for Neighborhood Technology)	Number of jobs accessed through transit (Center for Neighborhood Technology)	⬆
	Proximity to closest park (ESRI)	Proximity to closest park (ESRI)	⬇
	Proximity to closest library (National Library Survey)	Proximity to closest library (National Library Survey)	⬇

Index Measures and Definitions

Dimension	General Occupancy	Senior Housing	Direction
High Quality Education	Percentage of 3–4-year-olds enrolled in school (ACS)	NA	⬆
	High school graduation rate (Ohio School Report Card)	NA	⬆
	Share of households with broadband subscription (ACS)	NA	⬆

Index Measures and Definitions

Dimension	General Occupancy	Senior Housing	Direction
Rewarding Work	Share of 18- to 64-year-olds in the labor force (ACS)	Share of 55- to 64-year-olds in the labor force (ACS)	⬆
	Ratio of entry level jobs to total persons	Share of 55-to 64-year-olds in labor force and unemployed (ACS)	⬆
	Median earnings in the past 12 months (ACS)	NA	⬆
	Proximity to closest child care centers (Ohio Department of Children & Youth)	NA	⬇
	NA (duplicate with education opportunity)	Share of households with broadband subscription (ACS)	⬆

Index Measures and Definitions

Dimension	General Occupancy	Senior Housing	Direction
Healthy Environment & Access to Good Health Care	Index of environmental burden (pm2.5) (EJ Screen)	Index of environmental burden (pm2.5) (EJ Screen)	⬇
	Index of environmental burden (drinking water non-compliance) (EJ Screen)	Index of environmental burden (drinking water non-compliance) (EJ Screen)	⬇
	Proximity to closest primary health care centers (HRSA)	Proximity to closest primary health care centers (HRSA)	⬇
	Physicians per capita (National Neighborhood Data Archive)	Physicians per capita (National Neighborhood Data Archive)	⬆
	Proximity to closet farmer's market and grocery store (USDA)	Proximity to closet farmer's market and grocery store (USDA)	⬇

Approach to Incorporating Geography

- Distance based measures are normalized within Urban, Suburban and Rural geographic peers

- Geographic classification based on USDA ERS Rural-Urban Commuting Area (RUCA) codes, which classify US census tracts using measures of population density, urbanization, and daily commuting patterns

- Further aggregate the detailed RUCA code to urban/suburban/rural categories based on literature
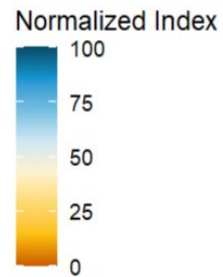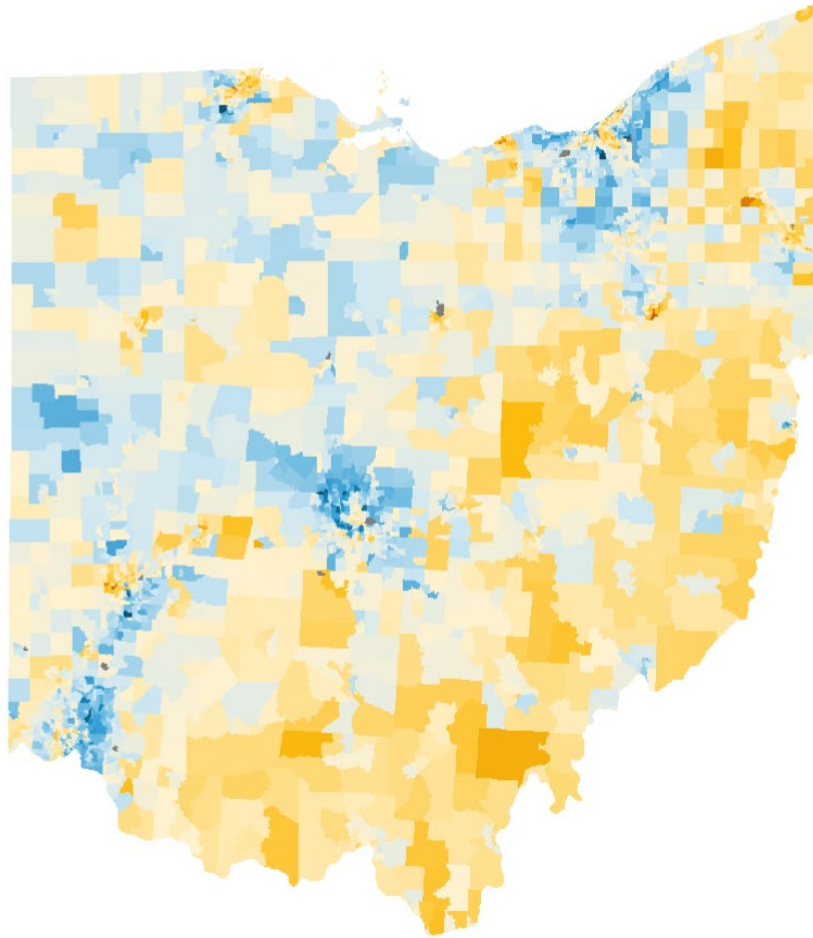
Primary RUCA codes, 2010

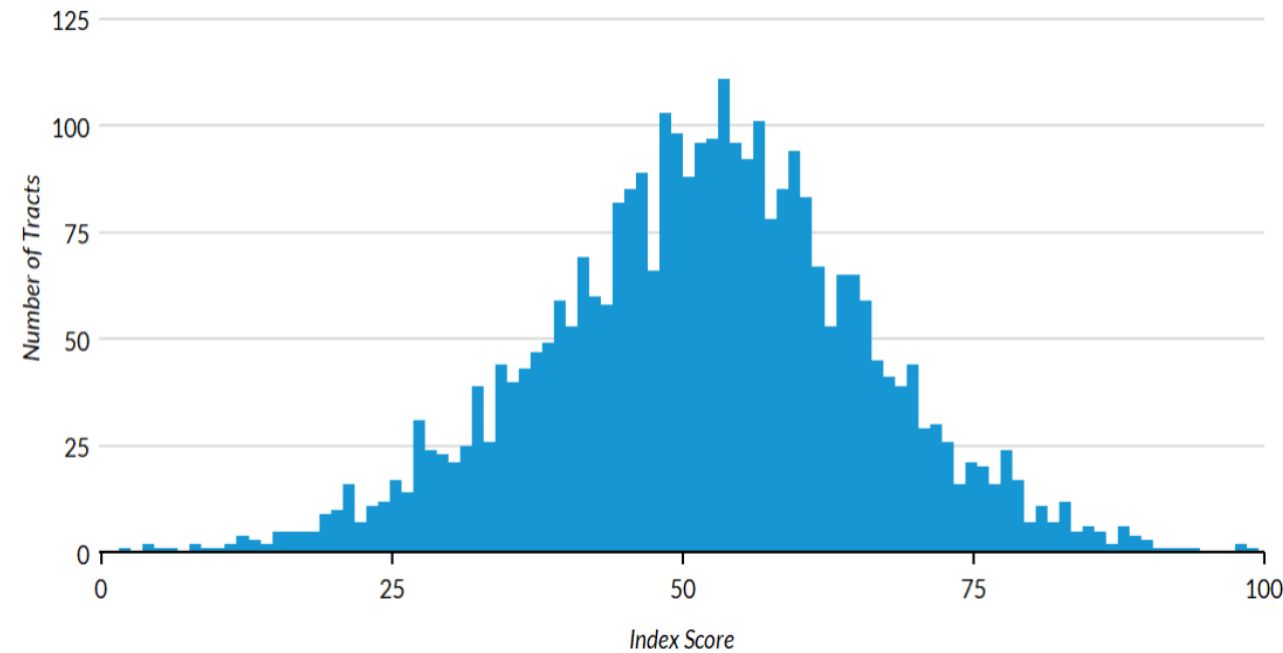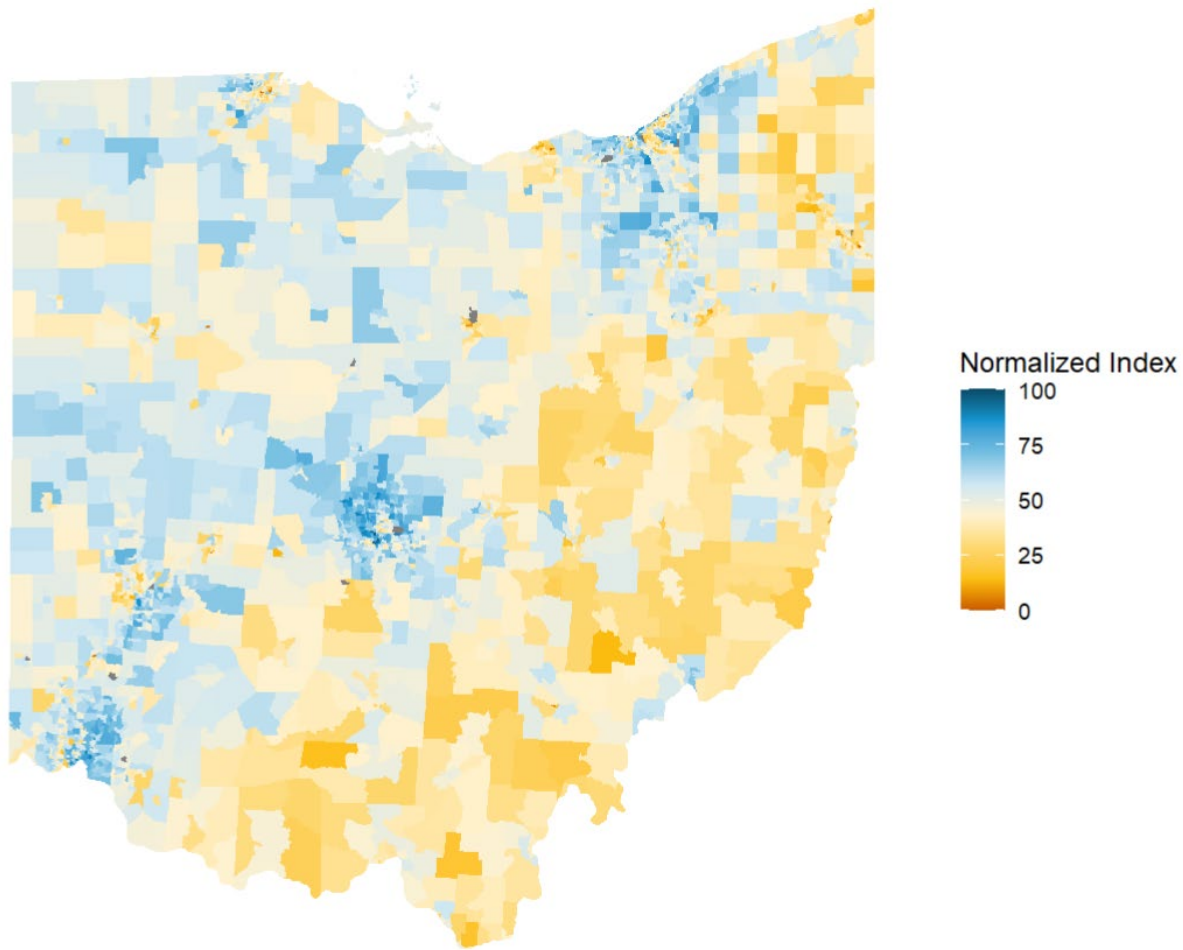| Code	Classification description
1	Metropolitan area core: primary flow within an urbanized area (UA)
2	Metropolitan area high commuting: primary flow 30% or more to a UA
3	Metropolitan area low commuting: primary flow 10% to 30% to a UA
4	Micropolitan area core: primary flow within an urban cluster of 10,000 to 49,999 (large UC)
5	Micropolitan high commuting: primary flow 30% or more to a large UC
6	Micropolitan low commuting: primary flow 10% to 30% to a large UC
7	Small town core: primary flow within an urban cluster of 2,500 to 9,999 (small UC)
8	Small town high commuting: primary flow 30% or more to a small UC
9	Small town low commuting: primary flow 10% to 30% to a small UC
10	Rural areas: primary flow to a tract outside a UA or UC
99	Not coded: Census tract has zero population and no rural-urban identifier information

Geography	RUCA codes
Urban	1
Suburban	2,4
Rural	3,5,6,7,8,9,10

Opportunity Index Results

General Occupancy Housing Index Distribution
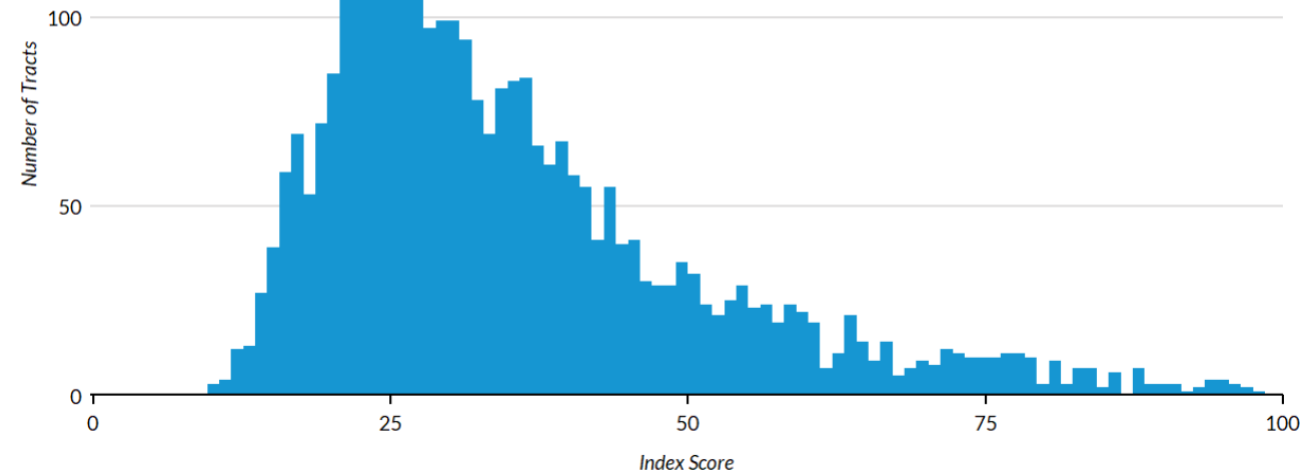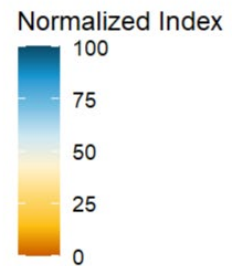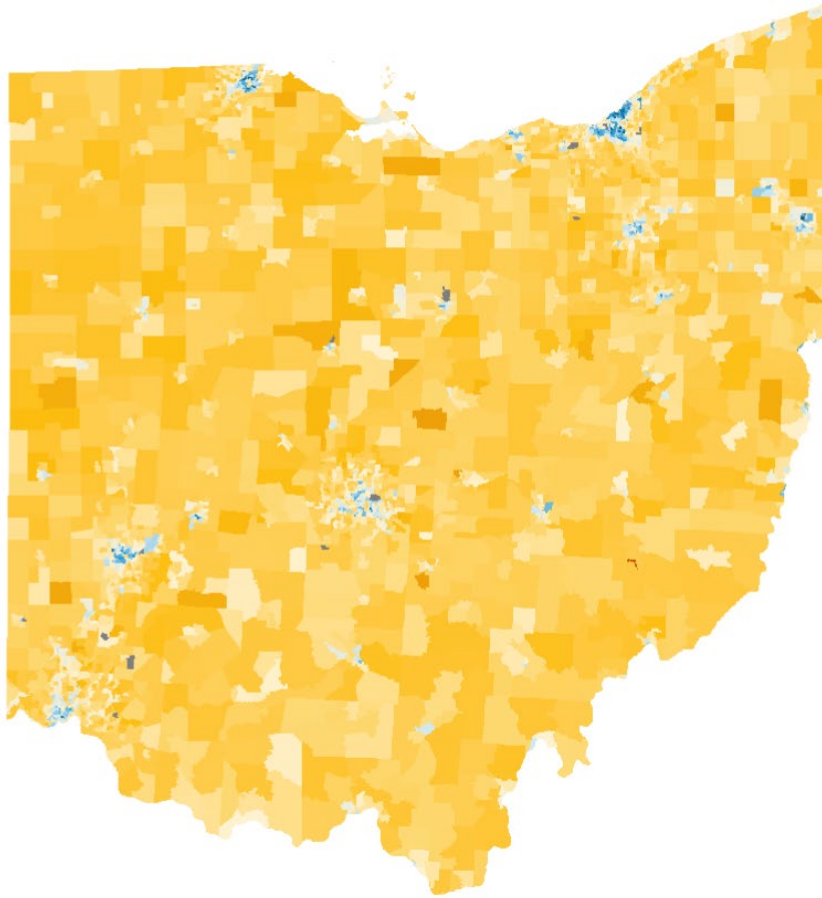
Senior Occupancy Housing Index Distribution

Housing Need Index

Dimensions of Housing Need

Dimension	Measures	Direction
Housing Needs	Residential vacancy rate (HUD USPS)	⬇
	Share of housing stock receiving federal housing subsidy (NHPD)	⬇
	Share of renters who are cost burdened (ACS)	⬆
	Number of affordable housing units per number of VLI households (NHPD)	⬇

Housing Need Index Distribution

Neighborhood Change Index

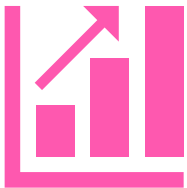# Dimensions of Neighborhood Change

Housing Value (5-years)

Increasing housing value and cost is associated with increased opportunity and affordable housing need

Growth (5-years)

Increasing population, address, and job growth indicates increasing dynamism and opportunity

Economic Base (5-years)

An increasing economic base is an indicator of growing economic opportunity and access to amenities

Early Warning Signs (1-year)

Early change in indicators where timely data is available and annual change is expected can foretell larger change

Opportunity Change (5-years)

Change in the general opportunity index provides an overall picture of neighborhood change *(coming soon)*
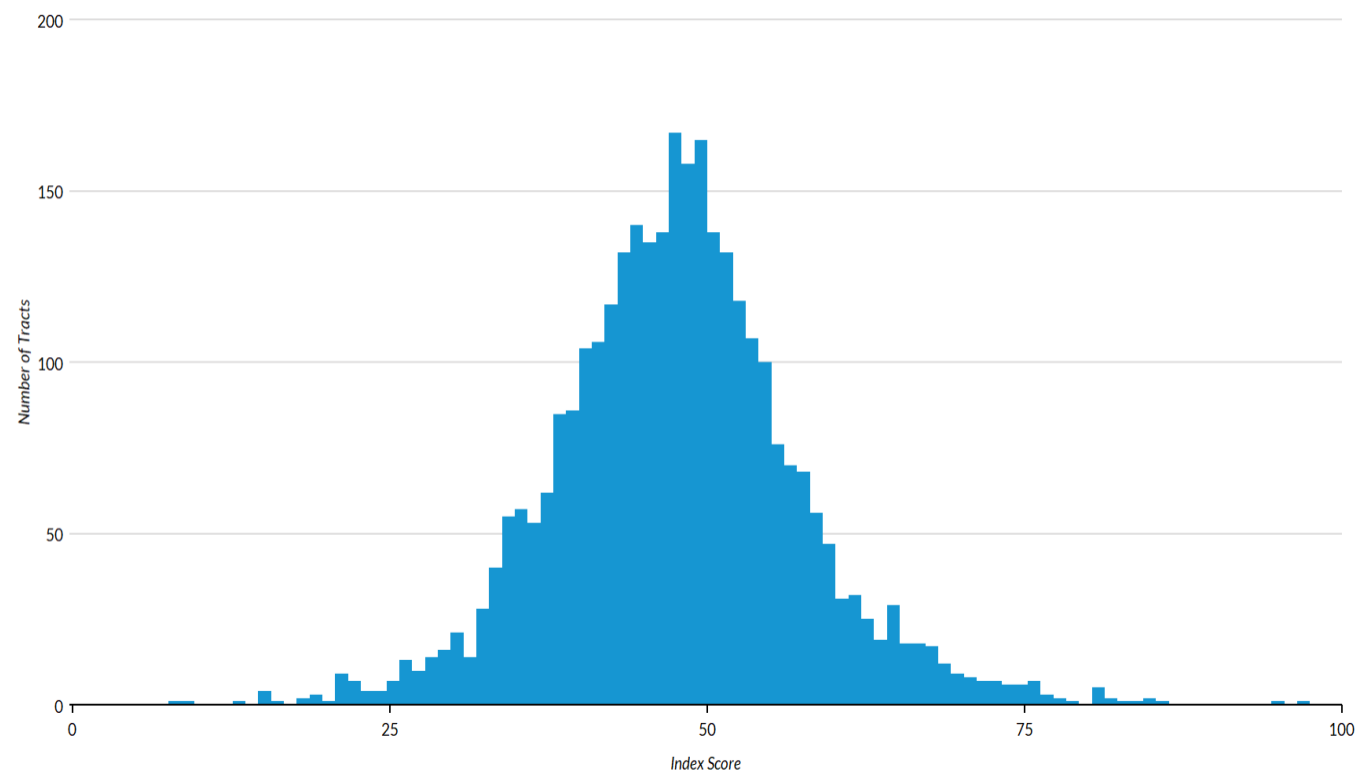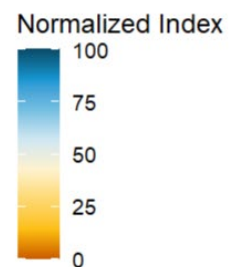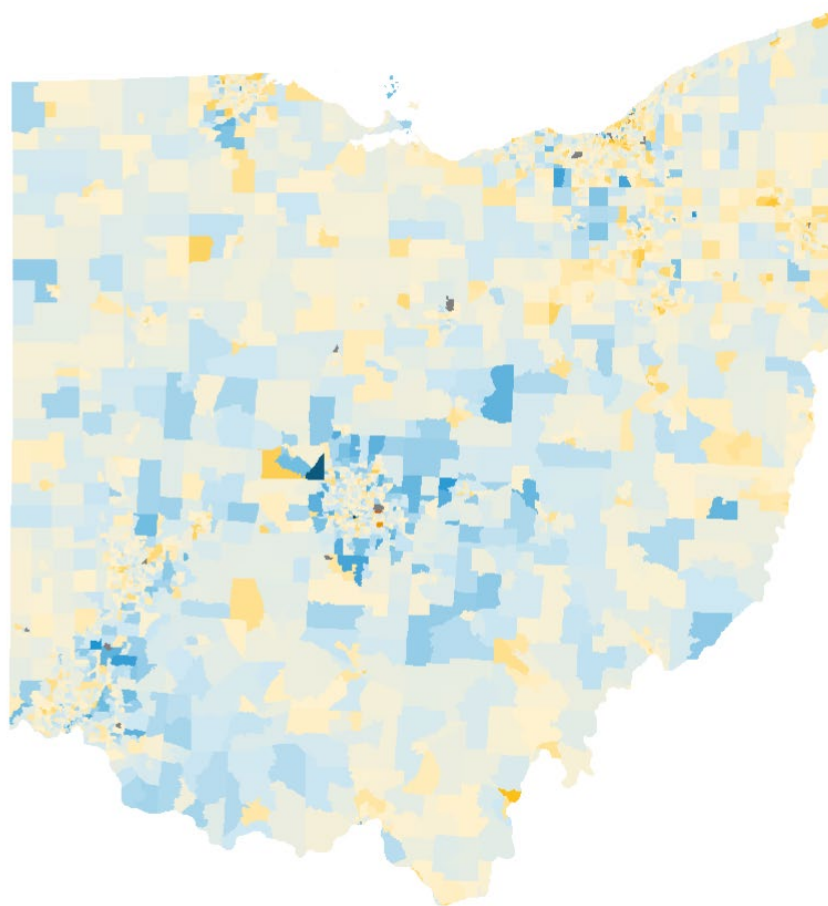
Index Measures and Definitions

Dimension	Measure	Direction	Change Period
Growth	Total population (ACS*)	⬆	2018-2023*
	Count of residential addresses (USPS)	⬆	2018-2023
	Count of business addresses (USPS)	⬆	2018-2023
	Count of jobs (LODES)	⬆	2017-2022
Housing Value	Median home loan amount (HMDA)	⬆	2018-2023
	Share of housing units built before 1960 (ACS)	⬇	2018-2023
	Median housing cost (ACS)	⬆	2018-2023
Economic Base	Median household income (ACS)	⬆	2018-2023
	Residential vacancy rate (USPS)	⬇	2018-2023
	Business vacancy rate (USPS)	⬇	2018-2023

*ACS change measures are calculated using non-overlapping 2014-2018 and 2019-2023 5-year estimates

Index Measures and Definitions

Dimension	Measure	Direction	Change Period
Early Signs of Change	Zillow Home Value Index (Zillow)	⬆	2023-2024
	Short-term residential vacancy rate (USPS)	⬇	2022-2023
	Short-term business vacancy rate (USPS)	⬇	2022-2023
	Count of residential addresses (USPS)	⬆	2022-2023
	Count of business addresses (USPS)	⬆	2022-2023
Opportunity Change	Change in general housing opportunity index value (OHFA)	⬆	TBD

Neighborhood Change Index Distribution
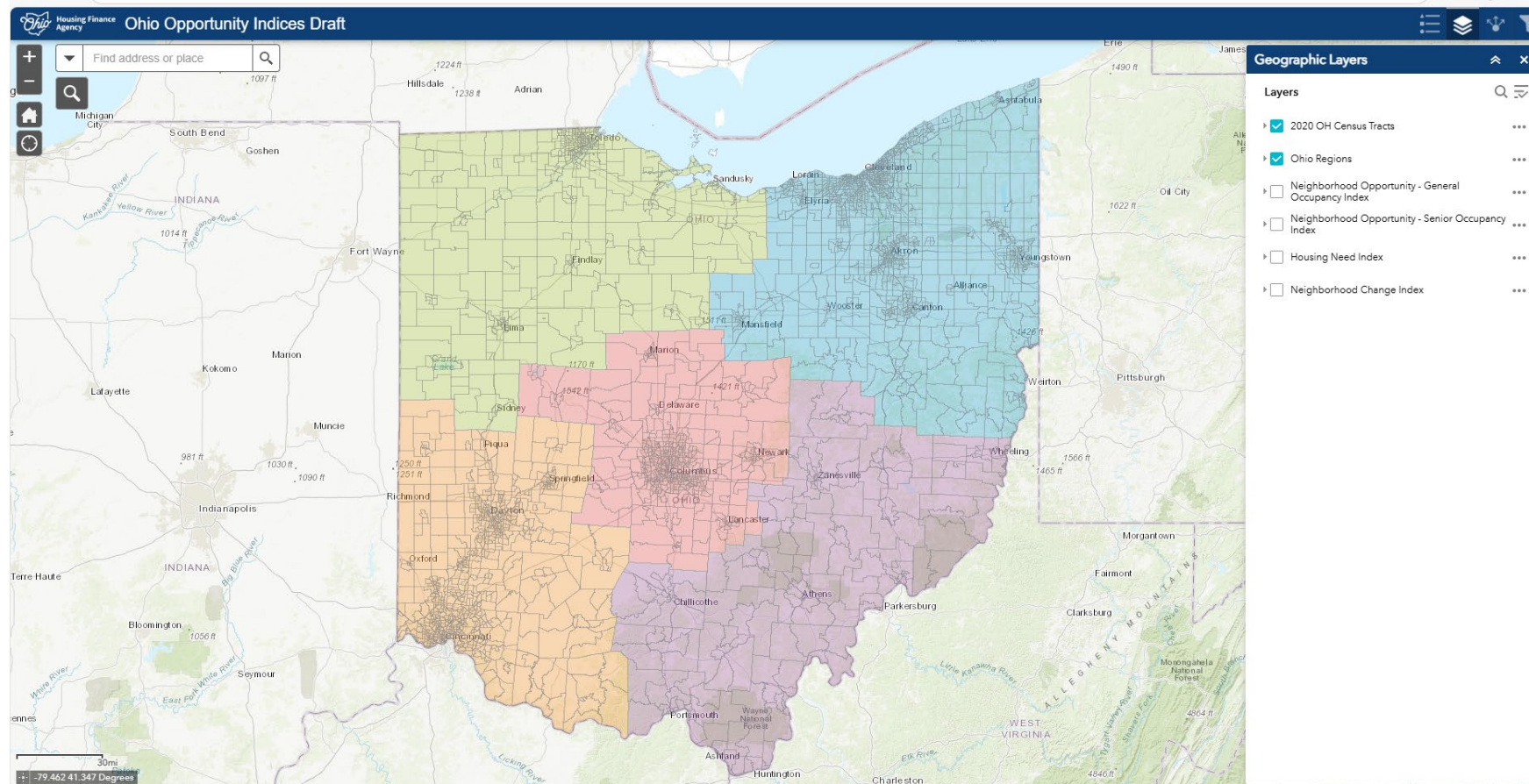
Feedback and Next Steps

2026 9% LIHTC QAP TIMELINE

Stakeholder Engagement – January thru early May

First draft July 2025

Final draft September 2025

Proposal Applications due February 2026

Final Applications due September 2026

- Comments on the indices are due by 5pm, May 23
- QAP@ohiohome.org

- 30-day comment period

OHFA MAPS

https://ohfa.maps.arcgis.com/apps/webappviewer/index.html?id=c6b0f99b3c5e4a64a2bc392a215823ed

Questions?

Public Comments due by 5pm, May 23

Email: QAP@ohiohome.org

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THANK YOU

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