November 3, 2026

To: All Interested Parties
From: Ohio Housing Finance Agency (OHFA)
RE: **2026 4% LIHTC with Bond Gap Financing (BGF)**
Frequently Asked Questions (FAQ) as of November 3, 2026

FAQ Background

The following is a summary of questions received regarding the 2026 4% Low-Income Housing Tax Credit (LIHTC) with Bond Gap Financing (BGF) (the "Guidelines"). Questions were edited for style, to remove identifying details, and combined with similar questions from various individuals. The answers posted herein clarify and modify the Guidelines and will be considered during the program round.

Please submit all inquiries by email to BGF@ohiohome.org by December 2, 2026.

General Threshold Questions

Q: Will OHFA pre-review application materials or make determinations in advance whether specific documents meet program requirements?

A: OHFA does not pre-review application materials or make determinations in advance about whether specific documents meet program requirements. All such evaluations are made during the formal application review process.

Q: Can you confirm if Comprehensive Plans qualify under community revitalization plans?

A: Plans not listed as ineligible will be reviewed based on the criteria in the guidelines during the formal application review process to determine if they meet program requirements.

Q: The 2026 BGF + 4% LIHTC Guidelines under NHTF references a "Commitment Approval Letter" from HUD. This is a capitalized term, and I'm having a hard time locating the definition on OHFA or HUD's databases and websites. Can you please provide a definition?

A: OHFA is seeking guidance from HUD staff and will work to update this response in a future FAQ.

Q: For Item 42, State Prevailing Wage-Rate Determination, who should issue the letter determining whether state prevailing wage requirements are triggered?

A: The letter should be issued by the Ohio Department of Commerce, Bureau of Wage and Hour.

Build America, Buy America

Q: Please clarify the date BABA waivers are required.

A: BABA Waiver requests are due as detailed in the Calendar on page 5. They can be submitted with the application, but the deadline for submission is July 14, 2027

Q: Should a development team discover an additional project specific waiver is needed after the deadline, how will this be addressed?

A: The development team should reach out to their assigned analyst. These will be handled on a case-by-case basis. The analysts are familiar with the funding program deadlines associated with the Federal funds included in this program and will be flexible, to the extent possible.

Funding Pools

Q. If you have a project that does not meet the requirements for the two funding pools, are you able to apply for the funding round?

A. The 2026 4% LIHTC with Bond Gap Financing program is only open to projects that are consistent with one of the two funding pools as detailed in the program guidelines.

HOME – Outside a Participating Jurisdiction

Q. If you submit a project that has two separate restrictive covenants and two operating agreements how would OHFA determine the date of expiration for LIHTC?

A. Both projects must be eligible to apply. Points will be based on the Forms 8609 and Extended Use Period on the Low-Income Housing Commitment restrictive covenant that contains the most units.

Q. What will OHFA use to determine the LIHTC expiration date? What if the date has been extended?

A. Expiring Extended Low-Income Housing Commitment points will be determined based on internal OHFA data using IRS Form 8609 and the Extended Use Period on the Low-Income Housing Commitment restrictive covenant. If the LIHTC Restrictive Covenant has been extended, the latest date of expiration will be used.

NHTF-RAD

Q. The NHTF-RAD Funding Pool requires that projects must be located in a program year Qualified Census Tract. Does this mean a 2026 or 2027 QCT?

A. The AHFA will automatically determine whether the project is located in a QCT for the year in which the application is being submitted. The AHFA will include 2027 QCT's.