

January 5, 2026

**State Fiscal Year (SFY) 2026 4% LIHTC and Ohio LIHTC Strategic Initiatives Funding Memo**

This memo outlines the Ohio Housing Finance Agency's (OHFA) decision-making process in selecting two developments for the Strategic Initiative Set-Aside as part of the SFY26 4% Low-Income Housing Tax Credit (LIHTC) and Ohio LIHTC funding.

Per the SFY26 Ohio LIHTC guidelines, OHFA may invite up to two housing developments to submit a final application under the Strategic Initiative Set-Aside. To be considered, projects must:

- Complete the strategic initiative narrative in the Affordable Housing Funding Application (AHFA);
- Address a documented housing need;
- Describe the project's proposed impact on the community;
- Demonstrate a connection to workforce demand; and
- Provide local support from the municipal corporation and county in which the project is located or within one-half mile of its boundaries.

The Guidelines specify program set-aside selections are to be made prior to selecting projects from the remaining funding pools.

While competitive scoring is a component of the set-aside selection process, the Guidelines also state preference may be given to:

- Projects in counties that have not received a new affordability LIHTC reservation (9% or 4%) from 2020-2024; or
- Proposals that meet a qualifiable need in targeted policy or geographic areas left underserved through the competitive selection process

After reviewing the applications and scoring for this set aside, OHFA staff recommended and the Board selected two projects to submit final applications. They are:

**(1) Westerville Road Apartments**

This 52-unit new construction development will serve women in behavioral health treatment and their children. Led by Alvis Inc. and Connect Housing Blocks, the project addresses a critical gap in Ohio's supportive housing infrastructure.

Nearly one-third of the individuals experiencing homelessness in Ohio are women, many of whom are caregivers. The Westerville Road Apartments will provide stable, affordable housing integrated with treatment and family supportive services, allowing mothers to remain with their children while in recovery.

The project also aligns with workforce development priorities. Residents will have access to Alvis' EDGE program, which has graduated nearly 200 individuals with industry-recognized credentials. Connect Housing Blocks will further support every resident of the Westerville Road Apartments by providing living-wage jobs and advancement opportunities in the construction and skilled trades sectors. This unique combination of housing, recovery, and employment creates a sustainable pathway to long-term stability for families.

**(2) 525 Sawyer Blvd.**

This transformative redevelopment project in Columbus will convert the long-vacant and blighted Sawyer Towers site into 380 units of affordable housing for families and seniors. Located in a high-poverty, high-rent-growth area of the Near East Side of Columbus, the project addresses a documented need for affordable housing in a community where poverty rates exceed 30% and rents have risen over 60% in the last decade. The redevelopment will restore housing capacity lost when the original Sawyer Towers became uninhabitable.

The \$150 million development has received an extraordinary level of local support, including a combined \$33.5 million grant from the City of Columbus and Franklin County, underscoring the project's alignment with regional housing and equity goals.