



DATE: April 8, 2026

To: All Interested Parties
From: Ohio Housing Finance Agency (OHFA)
Re: **Ohio LIHTC –State Fiscal Year 2027 Guidelines Frequently Asked Questions (FAQ) as of DATE**

FAQ Background

The following is a summary of questions received regarding the Ohio LIHTC – State Fiscal Year 2027 Guidelines (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. The answers posted herein clarify and modify the Guidelines and will be considered during the program round.

General

- Q: Will OHFA allow an exception to the DAS requirement that single-family homes must contain three or more bedrooms? Alternatively, will OHFA allow an exception to the DAS requirement that senior developments may not contain more than two bedrooms in order for senior projects to compete in the Single-Family set-aside?**
- A: OHFA is not able to grant exceptions beyond those specifically identified in the guidelines. Applicants seeking an allowable exception may refer to the Exception Request Form for additional requirements and instructions.
- Q: What are the rent restrictions and requirements for rural projects seeking Ohio Housing Trust Funds?**
- A: Ohio Housing Trust Funds (OHTF) serve as the state’s HOME match and follow the same rent restrictions and per-unit subsidy limits. The limits and maximum request are in the guidelines. Projects must stay within these limits and show a need for OHTF assistance.
- Q: What are the terms for Ohio Housing Trust Funds?**
- A: Standard terms are as follows: 2% simple interest will be charged. The Loan will mature at the end of the 30-year affordability period. Collateral will be a subordinate mortgage. OHFA must be in second lien position. Payments will be based on percentage of available cash flow as defined by OHFA. Any remaining balance on the loan is due as a balloon payment at the end of the term or sale, whichever is first. Loan interest will accrue, and repayment obligations will

start following the closeout of the project, regardless of the Placed-in-Service date. Loans will be made to the development's ownership entity.

Q: When will the SFY2027 AHFA and application forms be posted?

A: The AHFA and application forms will be posted on or before May 7, 2026.

Competitive Scoring

Q: Does OHFA maintain a database or reference material that identifies the number of New Affordability LIHTC units generated by county over the past five years to determine a projects ranking for Tiebreaker 2?

A: Data for tiebreakers can be found here: [SFY27-OLIHTC-Tiebreakers](#)