



MEMORANDUM

May 5, 2026

To: All Interested Parties
From: Ohio Housing Finance Agency (OHFA)
Re: **4% LIHTC QAP - Frequently Asked Questions (FAQ)**

The following is a summary of questions received regarding the 4% Low-Income Housing Tax Credit (LIHTC) Qualified Allocation Plan (QAP). Combined with similar questions from various individuals, questions were edited for style and removal of identifying details. The answers posted herein clarify and modify the guidelines and will be considered during the program round.

Scope of Work

Q: The guidance within the QAP seems to imply that the scope of work is only required for rehabilitation and adaptive reuse projects. Is this the case?

A: No, the scope of work is required for all projects (e.g. new construction, rehabilitation, and adaptive reuse projects) at application submission and Form 8609.

SHPO Recommendation of Approval

Q: Please clarify the requirements for projects including Federal Historic Tax Credits?

A: Projects including Federal Historic Tax Credits must submit the State Historic Preservation Office (SHPO) approval from their Part 1 application and SHPO Part 2 application approval must be submitted prior to closing.

LIHTC Compliance Monitoring Fee Change

Q: Please clarify the new LIHTC Compliance Monitoring Fee

A: Effective with the 2026 program year, the compliance monitoring fee for 4% Low-Income Housing Tax Credit projects will increase from \$2,400 to \$2,550 per unit. This adjustment reflects the rising costs associated with ensuring thorough and accurate compliance oversight, which is essential to maintaining program integrity and meeting federal requirements. The fee will continue to be due at the time of issuance of IRS Form 8609. Please note this change applies only to projects that apply for and receive credits beginning in the 2026 program year; it is not retroactive to prior program years.

AHFA

Q: Is it necessary to complete the EIN (Federal Tax Identification) numbers on the Teams sheet in the AHFA?

A: Yes, OHFA requires the AHFA be completed, which includes all entity information. In order to put a project and any of the development team information into our DevCo system we must have the unique EIN (Federal Tax Identification) number for each entity.

Q. Who should I contact if I have questions or concerns when filling out the AHFA and when should I contact them?

A: You should email 4percentcomments@ohiohome.org at least two weeks before you plan to submit your application.

Housing Development Loans

Q. Are 4% applicants able to apply for Housing Development Loan with their 4% Application?

A. Yes, applicants must meet all the requirements in the Housing Development Loan Program Guidelines. You will need to work with your Federal LIHTC syndicator to ensure they can provide an Equity Commitment which meets the requirements of the HDL Guidelines.

Multifamily Bonds

Q. Who does OHFA use as Bond Counsel?

A. OHFA's Bond Counsel is Dinsmore & Shohl and our attorney is Alexandra Rock-Dunlap.

