

Rule 175-1-02 | General provisions.

Effective: May 19, 2014

Promulgated Under: [119.03](#)

(A) ~~The agency may, in its own discretion and upon its own motion, waive any requirement contained Under extreme exigent circumstances and not in contradiction of any provision under the ORC or agency rules, the agency may waive specific provisions of the rules in this Chapter 175 of the Administrative Code where for good cause is shown and adequate supporting documentation is provided. Any waiver is at the sole discretion of the agency,~~ subject to applicable provisions of the Revised Code and Internal Revenue Code.

(B) The agency shall not issue obligations to provide financing for any project unless the owners have satisfied the general requirements set forth in the rules in this chapter. The agency reserves the right to impose additional specific requirements with respect to any particular project. Compliance with the rules in this chapter by an applicant does not and shall not create any right by such applicant to a commitment or assurance that financing will be provided by the agency.

(C) The agency shall not provide funding for any project or home unless such project or home are located entirely within the boundaries of the state of Ohio.

(D) Projects assisted with funds from the agency shall be made available without discrimination or preference based on race, age, sex, ancestry, national origin, religion, veteran status, or disability and the recipient of funds must agree to affirmatively market the units.

(E) Funding provided by the agency for any project or home is subject to the availability of funds and limitations otherwise prescribed by law.

(F) The agency shall establish specific occupancy and eligibility requirements in program guidelines.

(G) The agency shall issue and amend guidelines from time to time to establish procedures to amplify rules in this chapter.

Authorized By: [175.05](#)

Amplifies: [175.01](#)

Five Year Review Date: 4/12/2025

Prior Effective Dates: 6/18/1984 (Emer.), 12/29/1987, 8/9/1993, 3/23/2004

Rule 175-1-03 | Definitions.

Effective: July 8, 2019

Promulgated Under: [119.03](#)

As used in ~~agency~~ Chapter 175 of the Administrative Code:

(A) "Agency" shall mean the Ohio housing finance agency, an agency of the state of Ohio.

(B) "Limited profit entity" shall mean:

(1) A limited partnership in which at least one general or limited partner is a nonprofit corporation organized for the purpose of ownership and/or operation of a housing development;

(2) A for profit subsidiary wholly owned by a nonprofit corporation engaged in the development of low-and moderate-income housing; or

(3) Any other business association, including, but not limited to limited liability companies, which by reason of its organizational documents preclude its partners, members, shareholders, or other controlling or participating entity from receiving income, dividends, or other remuneration in excess of a fixed percentage of the profits, derived from the ownership or operation of a housing development. The agency reserves the right to make conclusive determinations as to the sufficiency, reasonableness, and propriety of all applicants seeking eligibility as a limited profit entity under this program.

(C) "Private developer" shall mean any individual, firm, corporation or entity, other than a nonprofit corporation, limited profit entity, or public corporation.

(D) "Public corporation" shall mean a metropolitan housing authority created pursuant to Chapter 3735- of the Revised Code, or nonprofit corporation created by such metropolitan housing authority or any municipal corporation, or state agency, body corporate and politic or public entity or public corporation established pursuant to state and federal law and having as one of its powers the acquisition, construction or rehabilitation of housing or the assistance thereof.

(E) "Project" shall mean housing determined by the agency to be eligible for financing.

(F) "Sponsor" shall mean any nonprofit corporation, limited profit entity, or public corporation.

For any terms used in this chapter and not defined in this rule, the definitions contained in Chapter 175- of the Revised Code should be used.

Supplemental Information

Authorized By: [175.05](#)

Amplifies: [171.01](#), [175.32](#)

Five Year Review Date: 4/12/2025

Prior Effective Dates: 12/2/1978, 6/18/1984, 5/30/1992, 8/9/1993, 3/19/1998,
3/23/2004, 6/8/2009, 5/19/2014

Rule 175-1-04 | Multifamily notification process.

Effective: June 8, 2009

Promulgated Under: [119.03](#)

(A) Project address. In supplying the project address as required under the notification process set forth in section [175.07](#) of the Revised Code, it shall be sufficient, when it is not fully known what addresses shall be included in a multifamily rental development, to indicate that the project will be built within an area with a clearly identified boundary of designated streets or other geographic boundaries, or on parcel numbers included in the notice or by other reasonable means that will identify the approximate location of the project.

(B) Summary of programs. In supplying the summary of the programs that the project will utilize, as required under the notification process set forth in section [175.07](#) of the Revised Code, the applicant shall only be required to identify financing programs that are offered by the Ohio housing finance agency.

Last updated March 6, 2024 at 12:26 PM

Supplemental Information

Authorized By: [175.05](#)

Amplifies: [175.07](#)

Five Year Review Date: 4/12/2025

Prior Effective Dates: 3/19/1998

** Proposed New Rule **

175-1-05 Open Meetings

(A) Open meetings.

(1) All meetings of the board, or its committees and subcommittees, at which official action is taken and formal deliberation upon official business is conducted shall be opened to the public and in compliance with section 121.22 of the Revised Code. All resolutions, rules, or formal action of any kind shall be adopted in an open meeting of the board.

(2) As used throughout this rule, board also refers to any committees or subcommittees created pursuant to division (E) of section 175.04 of the Revised Code.

(3) The board may hold an executive session to consider any matter contained in division (G) of section 121.22 of the Revised Code. An executive session may be held only at a meeting for which notice has been given in accordance with paragraph (C) of this rule and only after a majority of a quorum of the board determines, by a roll call vote, to hold such a session.

(B) Types of Meetings

(1) In accordance with section 121.22 of the Revised Code, the board may hold regular meetings, special meetings, and when necessary, emergency meetings.

(2) Regular meetings. Regular meetings of the board shall be held as determined necessary by the chair. Unless otherwise noticed, these meetings shall occur at 2600 Corporate Exchange, Columbus OH 43231. The time, place, and purpose of the meetings will be shown on the agenda issued for the meetings.

(3) Special Meetings. A special meeting is one that is noticed to the public more than twenty-four hours prior to the start of the meeting. In the event of a special meeting, the representatives of the news media who have requested notification of special meetings will be notified immediately of the time, place, and purpose of the meeting.

(4) Emergency Meetings. An emergency meeting is one that is noticed to the public less than twenty-four hours prior to the start of the meeting. In the event of an emergency meeting, the representatives of the news media who have requested notification of emergency meetings will be notified immediately of the time, place, and purpose of the meeting.

(C) Notice

(1) Any person may determine the time, place, and purpose of all meetings of the board by calling the agency at (614) 728-2911 during normal business hours or visiting the

agency website at (<http://www.ohiohome.org>). The agency will distribute agendas, as they become available, via email. Agenda updates are posted to the website and distributed by email as early as possible prior to the meeting.

(2) Any person wishing to receive notices or agendas of agency meetings via email may do so by:

(a) Subscribing to "OHFA Newsletter and Meetings Notice " at <http://www.ohiohome.org> under "join our mailing lists;"

(b) calling the agency at (614) 728-2911;

(c) sending a request agency's Executive Director's Office at, "2600 Corporate Exchange Drive, Suite 300, Columbus, OH 43231."

Any member of the news media may join the agency's meeting notice list as described in this division.

(3) The board's meeting agendas shall include the time, date, and location of the meeting, as well as a list of matters to be discussed. The agency will take all due care to ensure these agendas are accurate and up to date.

(4) Interested members of the public may, for no cost, subscribe to agency's email list.

(D) Minutes

(1) Minutes of all public meetings shall be considered and adopted at the next regularly scheduled meeting at which a quorum of the board is present.