



To: All Interested Parties
From: Ohio Housing Finance Agency
Date: August 13, 2024
RE: 4% Low-Income Housing Tax Credits (LIHTC) with SFY2025 Ohio LIHTC (OLIHTC)
Frequently Asked Questions (FAQs)

FAQ Background

The following is a summary of questions received regarding the [SFY2025 4% Low-Income Housing Tax Credits \(LIHTC\) with Ohio LIHTC \(OLIHTC\) 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.

Application Process

Q: Can a development team seek an inducement resolution for OHFA-issued bonds before a developer submits an application for 4% LIHTC with OLIHTC?

A: Yes. This does not constitute any commitment of competitive resources for the project. The inducement resolution shall communicate OHFA's non-binding intent to issue such bonds and allow for the reimbursement of pre-development costs with bond proceeds up to 60 days prior to the date of inducement. Projects qualify for 4% LIHTC as long as at least 50% of the project's aggregate basis is financed with qualified residential rental private activity bonds as detailed in 26 U.S.C. §142(d). Applicants should review the [Multifamily Bond Financing Guidelines](#). Additional information will be required to be provided to OHFA one month prior to an OHFA Board meeting.

Proposal Application: Experience and Capacity

Q: What do development teams that had approval in a different 2024 round need to submit?

A: That development team needs to submit its previous approval letter on OHFA letterhead and a copy of the Entity ID Tab of the submitted Pre-Application Spreadsheet.

Q: What if a member of the development team that had approval in a different round in 2024 changes? Does the application need to include documentation for Experience and Capacity on the entire Development Team or only the new member(s)?

A: The documentation required for Development Team Experience and Capacity Review only needs to be submitted for entities not previously approved. The team as a whole must still meet the minimum requirements to participate in the funding round. However, the entity previously approved must submit the documentation noted in this FAQ.

Housing Development Loan (HDL) Equity Bridge Resources

Q: What amount of HDL is available to projects applying in the SFY2025 4% LIHTC with OLIHTC round?

A: In accordance with page 4 of the [Housing Development Loan \(HDL\) Guidelines](#), the maximum amount of HDL that a development team can apply for in the SFY2025 OLIHTC round is \$2,500,000 per project.

Rent and Income Restrictions

Q: Do the Ohio LIHTC guidelines require a minimum percentage of units restricted to 30% or 50% AMI households? For example, could a development selecting the 40-60 set-aside restrict all units to 60% AMI households?

A: The SFY2025 4% LIHTC with OLIHTC Guidelines do not require deeper income targeting than the federal LIHTC program. However, if your project is eligible and you are requesting Ohio Housing Trust Fund (OHTF) gap financing in addition to OLIHTC, you must meet the Restricted and Assisted Unit Requirements.

General: Threshold Requirements

Q: Please clarify the Site Control expiration requirements.

A: All forms of site control may not expire within six months of the Proposal and Final Application. Specifically, at Proposal Application, site control must not expire before 3/13/2025 and at Final Application, site control must not expire before 9/14/2025.