



Housing Finance Agency

We Open the Doors to an Affordable Place to Call Home

2026 9% LIHTC QAP

New Affordability – Senior
4/10/25



2026 9% LIHTC QAP - New Affordability - Senior
Feedback Survey

<https://forms.gle/HkBTkC3xCumemH2d7>



INTRODUCTION

Cody R. Price, PhD

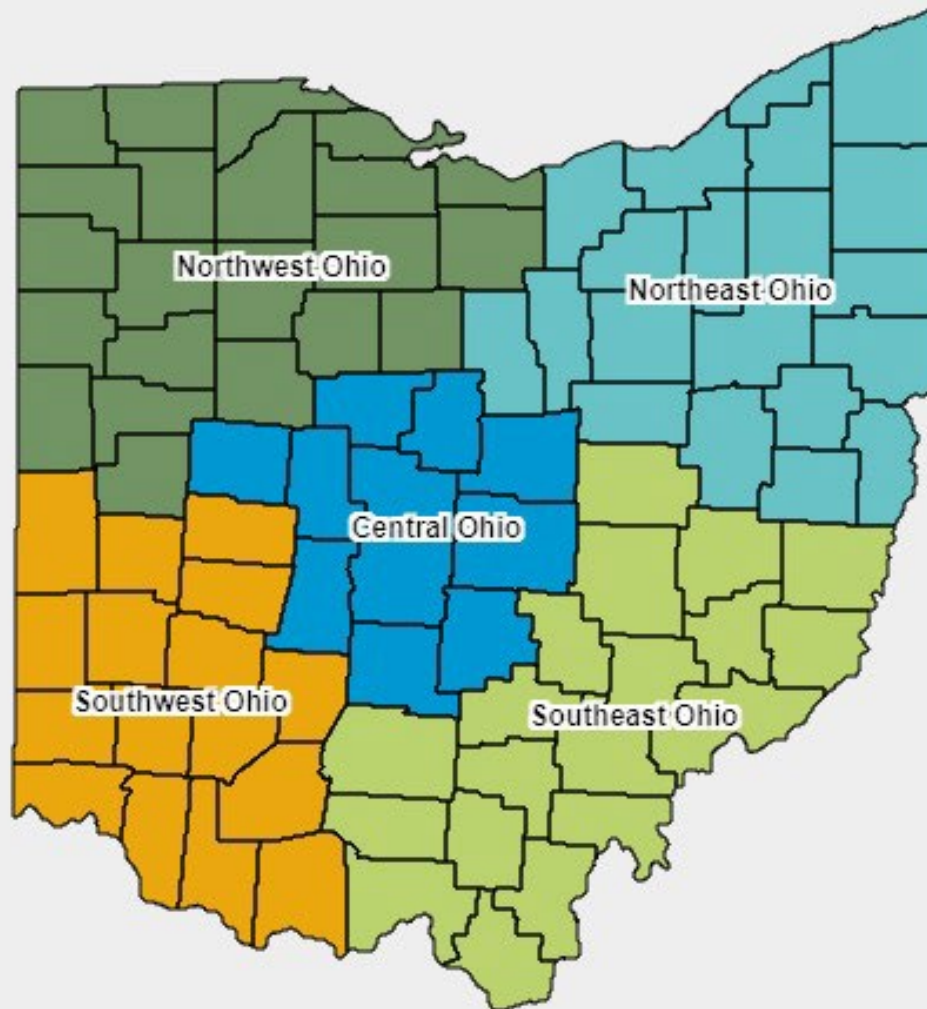
9% Housing Tax Credit Section Chief

Questions/Comments about the QAP?

Email: **QAP@ohiohome.org**



REGIONAL DISTRIBUTION OF CREDIT CEILING BY POPULATION



Region	Population	Percent of State
Central	2,262,608	19%
Northeast	4,311,826	37%
Northwest	1,482,013	13%
Southeast	783,786	7%
Southwest	2,939,813	25%
Grand Total	11,780,046	1

FUNDING POOLS

- New Affordability – General Occupancy
 - 41% of 9% LIHTC Ceiling ~ 8 developments
- **New Affordability – Senior**
 - 25% of 9% LIHTC Ceiling ~ 5 developments
- Preserved Affordability
 - 14% of 9% LIHTC Ceiling ~ 3 developments
- Populations with Special Housing Needs (FKA Service-Enriched Housing)
 - 20% of 9% LIHTC Ceiling ~ 4 developments

NEW MAX LIHTC REQUESTS (ESTIMATES)

Applicants may request **no more** than the below amounts, which will be adjusted to the [Multifamily Residential Construction Index](#), estimates shown below.

Funding Pool/Subpool	Maximum Annual LIHTC Request	Total 10-Year LIHTC Request
New Affordability & Special Housing Needs: Metro	\$1,800,000	\$18,000,000
New Affordability & Special Housing Needs: Rural	\$1,600,000	\$16,000,000
Preserved Affordability: Metro	\$1,500,000	\$15,000,000
Preserved Affordability: Rural	\$1,100,000	\$11,000,000

FUNDING POOL DEFINITION

- Eligible developments include those in which either
 - (1) the majority of units are newly constructed—including those that are adaptively reused from a non-housing use—or
 - (2) existing units are neither currently income-restricted nor occupied and will be rehabilitated.
- Senior housing is that which is restricted to households with at least one member age 55 or above. In accordance with [42 U.S.C. §3607\(a\)\(2\)](#) and [24 C.F.R. §100.304](#) properties that are restricted to households with at least one person age 55 or above can receive a Housing for Older Persons exemption from the Federal Fair Housing Act so long as, among other requirements, at least 80% of the total units are restricted to households with at least one person age 55 or above.
- Projects that are restricted to households with at least one person age 62 or above must be solely occupied by persons 62 years of age or older.

THRESHOLD REQUIREMENTS

- Experienced Service Coordinator
 - A commitment by an experienced local or regional service entity to coordinate appropriate services on-site or allows for the resident to be connected to services while on-site at least 15 minutes per unit per week for the duration of the compliance period.
 - In addition, the general partner, managing member, or a contracted third-party entity of the local or regional service entity that will be providing the services must obtain at least one of the following prior to the first building placing in service and maintain such designation for the duration of the compliance period
 - Certified Organization for Resident Engagement & Services (CORES); or
 - Organization participates in the Professional Service Coordinator Program through The Ohio State University and the American Association of Service Coordinators; or
 - Entities whose service coordinators are community health workers certified through the Ohio Board of Nursing; or
 - Designation as an Area Agency on Aging by the Ohio Department of Aging as established by the Older Americans Act of 1965.
 - Resident participation in service coordination must be optional in accordance with [26 C.F.R. §1.42-11](#).

THRESHOLD REQUIREMENTS

- Extremely Low-Income units (units at or below 30% AMI)

Housing Needs Index Score	Min % of Units Targeting ELI
60-100	15%
0-59	10%

THRESHOLD AMENITIES

Policy Goal: Applicant must select a combination of building, unit, and lifestyle amenities to improve resident experience and unit marketability

Building (at least 2)	Unit (at least 1)	Lifestyle (at least 1)
Property-wide Wi-Fi at no cost to residents	Energy Star-Certified washer and dryer in all units	Pet lease addendum
A minimum 400 square feet exercise or fitness room	Energy Star-Certified dishwasher in all units	On-demand transportation services or located within 0.25 miles of public transit stop
A minimum 400 square feet outdoor patio for residents that is at least 50% covered	A minimum of 15 square feet of additional enclosed storage space per unit, separate from bedroom and kitchen cabinetry	Located near an establishment intended for the primary purpose of providing older adults a space to congregate (i.e., senior center)
Outdoor walking path for residents which is at least 400 meters long	At least 15% of total units are constructed and fully compliant with Section 504	
A minimum 2,000 square feet, securely fenced dog park that has double-gated entry, waste disposal station, and seating for residents	Towel bars installed in 100% of resident bathrooms structurally equivalent to grab bars (in-wall blocking to be load-bearing)	
A minimum 500 square feet Community Kitchen and Multipurpose Room	Roll-in showers in at least 50% of the total units	
Solar panels to reduce resident utility bills		

OVERALL SET ASIDES

- Project(s) located in a QCT and Contributes to a Concerted Community Revitalization Plan
 - At least one project
- Community Housing Development Organization (CHDO)-Sponsor Set Aside
 - At least two projects, to assist Ohio's need to meet its CHDO set-aside with HOME Investment Partnership Program (HOME) funds

THREE PRIMARY SCORING CATEGORIES

Policy Goal: Prioritizing LIHTC projects in high-opportunity areas while addressing housing need and ensuring efficient use of tax credits

- **Senior Neighborhood Opportunity Index (0-100)* (40%)**
 - Examines amenity-rich neighborhoods; work force; healthy environments; etc.
 - Must meet minimum threshold, TBD
- **Housing Needs Index (0-100)* (35%)**
 - Examines residential vacancy rates; share of housing receiving subsidy; cost-burden; etc.
 - Currently no minimum threshold
- **Annual LIHTC Request per LIHTC unit** (25%)**
 - Annual request of \$27,500 or less per LIHTC unit will receive the full 25 points
 - Annual request of \$47,500 or more per LIHTC unit will receive 0 points
 - Projects in between will be awarded proportionally using the following formula:
 - $\text{MAX}(0, \text{MIN}(25, ((47,500 - \text{Annual LIHTC Request per Unit}) \div 20,000) \times 25))$

FUNDING PRIORITIES/TIE BREAKERS

- County with fewest LIHTC deals within the past 5 years
- Highest raw opportunity score
- Highest raw housing need score
- Strongest growth neighborhood change score
- Highest number of LIHTC units
- Highest number of units with PBRA
- Historic nature of the development (use of Federal Historic Tax Credits)

2026 9% LIHTC QAP TIMELINE

- Stakeholder Engagement – January thru early May
- 1st draft presented to OHFA Board in July, should be released July 1
 - 30-day comment period
- Final draft presented to OHFA Board in September
- Proposal Applications due February 2026
- Final Applications due September 2026

STAKEHOLDER ENGAGEMENT TIMELINE

- ~~• New Affordability—General Occupancy Funding Pool Discussion~~
 - ~~• April 7—10AM to 12PM~~
- ~~• New Affordability—Senior Funding Pool Discussion~~
 - ~~• April 10—12PM to 2PM~~
- Preserved Affordability Funding Pool Discussion
 - April 11 – 12PM to 2PM
- Special Housing Needs (FKA Service-Enriched Housing) Funding Pool Discussion
 - April 14 – 10AM to 12PM

Questions?

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Responses due by 5pm, April 25, 2025

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THANK YOU

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