

2828 May Street II, Cincinnati
2026 9%, SOCAYR



2026 9% LIHTC Reservations



2026 9% LIHTC CALENDAR

Benchmark	2025 Calendar
Proposal Applications Due	February 26, 2026
Preliminary Scoring and Minimum Threshold and Financial Reviews (via FTS)	April 10, 2026
Applicant Response to Preliminary	April 16, 2026, by 5:00pm
2026 9% LIHTC Reservations Presented to Board	May 2026 Board Meeting
2026 9% LIHTC Final Applications Due	September 17, 2026, by 5:00pm



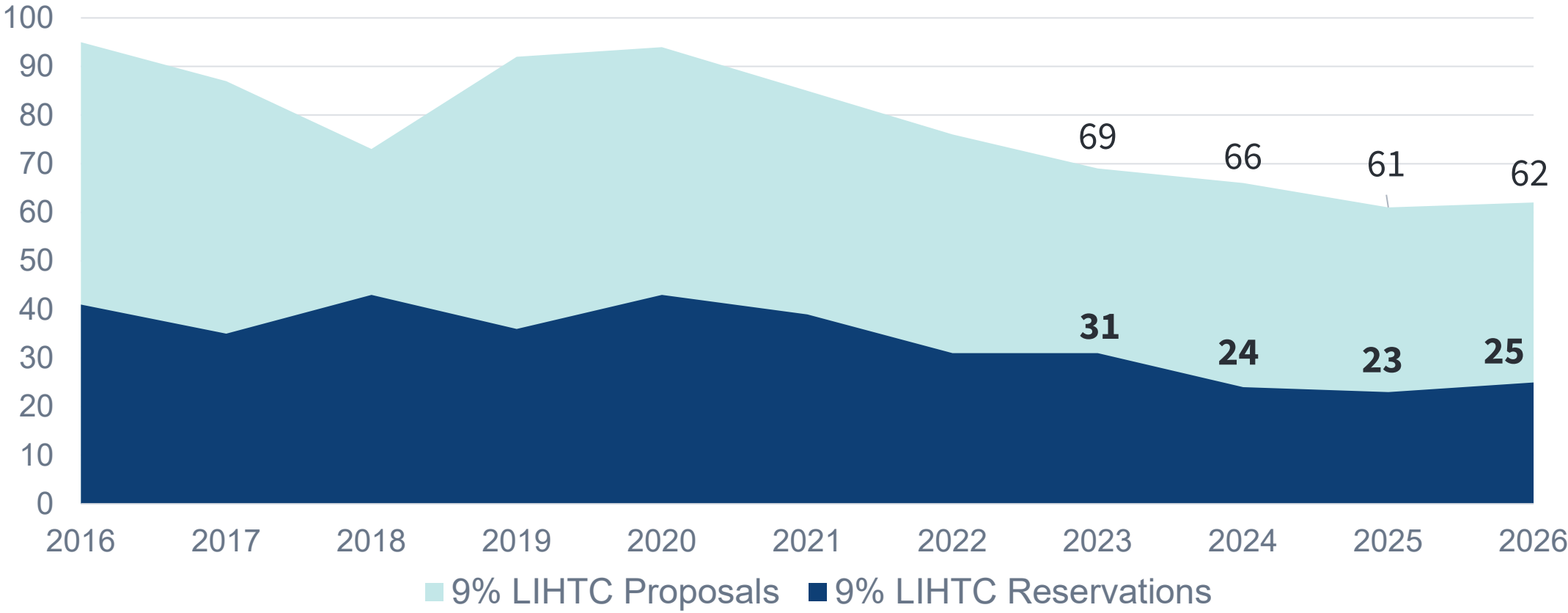
OHIO 9% LIHTC CEILING, 2021-2026

$$\begin{array}{c}
 \text{IRS 202X Calendar Year Population Figure, Ohio} \\
 \times \\
 \text{IRS 202X Per Capita Multiplier} \\
 \hline
 = \text{Ohio's 202X 9\% LIHTC Ceiling}
 \end{array}$$

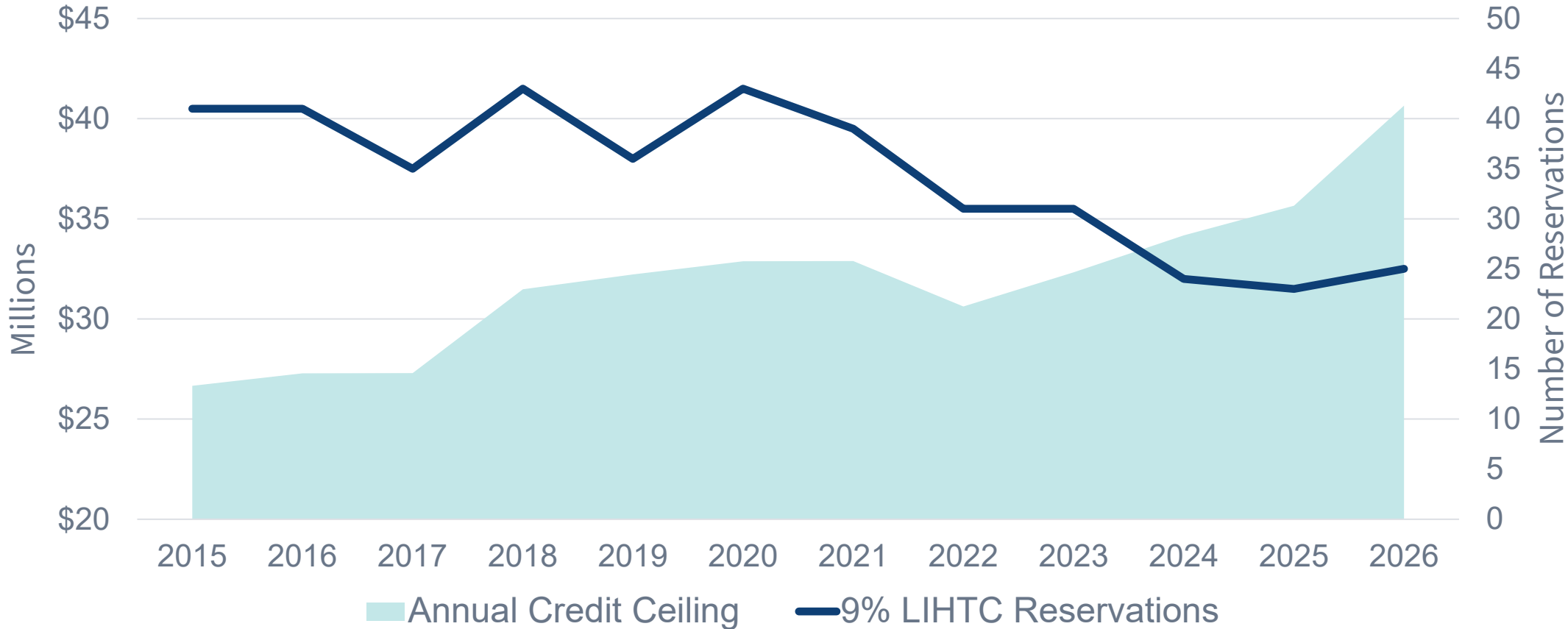
Program Year	2021	2022	2023	2024	2025	2026
IRS Ohio Population Estimate	11,693,217	11,780,017	11,756,058	11,785,935	11,883,304	11,900,510
IRS Per Capita Multiplier	\$2.8125	\$2.6000	\$2.7500	\$2.9000	\$3.0000	\$3.416
Annual 9% LIHTC Ceiling	\$32,887,172	\$30,628,044	\$32,329,159	\$34,179,211	\$35,649,912	\$40,652,510
9% LIHTC Reservations	39	31	31	24	23	25



OHIO 9% LIHTC PROPOSAL APPLICATIONS AND RESERVATIONS, 2016-2026



OHIO 9% LIHTC CREDIT CEILING VS. 9% LIHTC RESERVATIONS



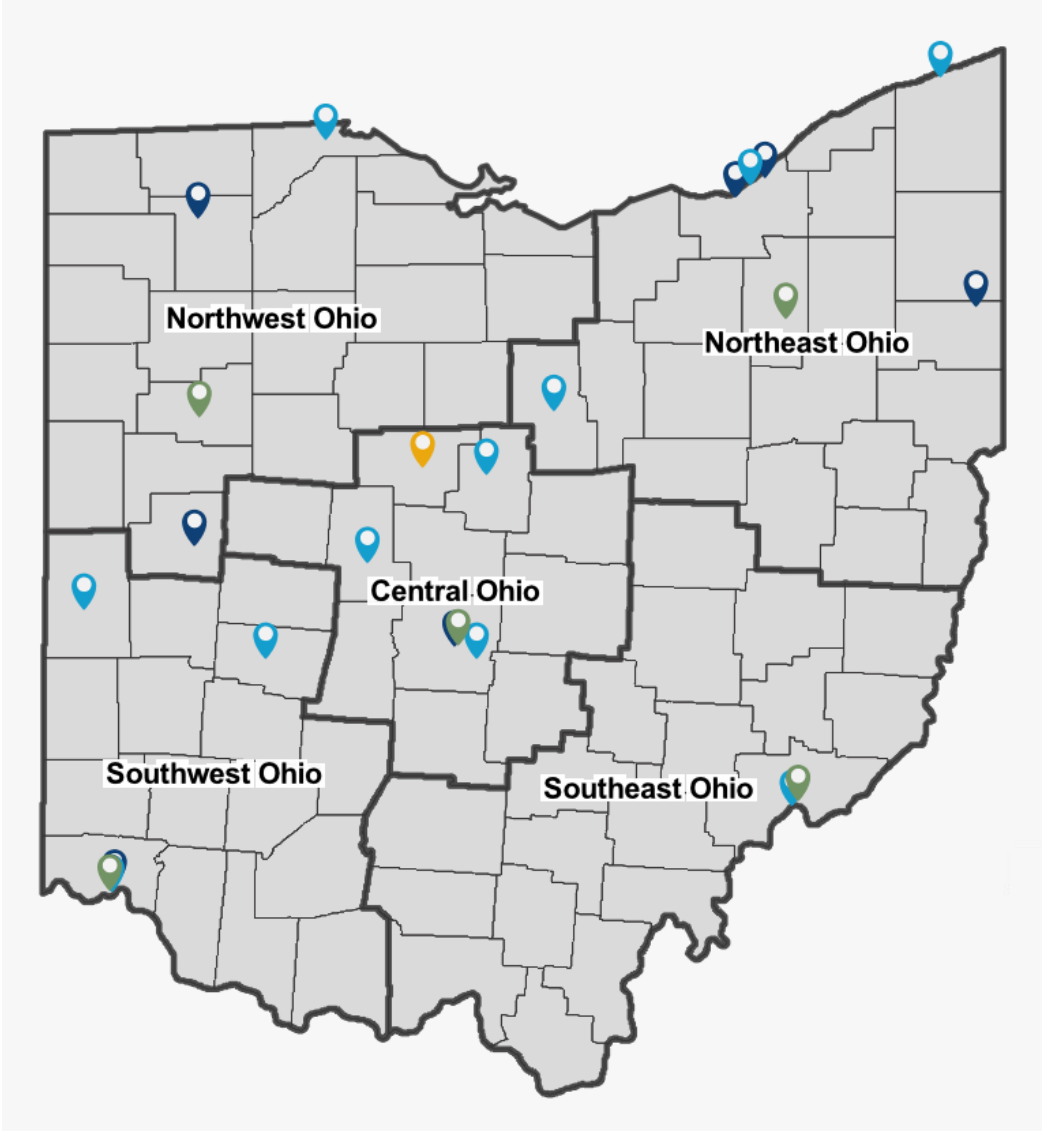
9% LIHTC HOUSING POLICY POOLS AND PROPOSAL APPLICATIONS, 2026

Funding Pool	Percent of LIHTC Ceiling	Amount of LIHTC Ceiling (Est.)	Proposal Apps	Total LIHTC Requests	Subscription Rate
Tenant Populations with Special Housing Needs	22%	\$8,943,471	2	\$3,099,356	0.35
Preserved Affordability	13%	\$5,284,778	13	\$13,975,100	2.64
New Affordability – General Occupancy	39%	\$15,854,335	18	\$30,414,775	1.92
New Affordability – Seniors	26%	\$10,569,557	29	\$50,959,915	4.82
Total	100%	\$40,652,142	62	\$98,449,146	2.42

2026 9% LIHTC RESERVATIONS

Funding Pool

- New Affordability – General Occupancy
- New Affordability – Senior
- Preserved Affordability
- Tenant Populations with Special Housing Needs



COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) – **SPONSOR SET ASIDE**

- Two highest scoring eligible projects
- Maximum one per region
- Maximum one per funding pool

**Must submit a backup conditional financial commitment to be considered for funding.*

CHDO – SPONSOR SET ASIDE RESERVATIONS

Funding Order	Project Name	City (County)	Region	Funding Pool	Lead Developer/ Co-Developer	Funding Results	Total Score	Total Units
1	Qualstan Greene	Columbus (Franklin)	C	NA – Senior	Woda Cooper Development/ <u>Community Development For All People</u>	CHDO Sponsor	83.74	72
	Living at 55	Cleveland (Cuyahoga)	NE	NA – Senior	Famicos Foundation	Not Funded – Maxed Funding Pool	83.25	63
2	June’s Place	Cincinnati (Hamilton)	SW	NA – GO	<u>OTRCH/8K Development Company</u>	CHDO Sponsor	82.55	58
	Lakeshore Villas	Ashtabula (Ashtabula)	NE	NA - Senior	Neighborhood Development Services	Not Funded	74.58	64

TENANT POPULATIONS WITH SPECIAL HOUSING NEEDS

CoC Referral Partnership

- Two highest scoring eligible projects
- One per region
- Must serve populations at or below 30% AMI with a disability and meet Section II.B.3 of HUD Coordinated Entry Notice CPD-17-01

Non-CoC Referral Partnership

- Highest scoring project that serves populations with a referral partnership outside of the local Continuum of Care and serves the eligible target populations
- Highest scoring project that serves populations with a referral partnership outside of the local Continuum of Care and serves the eligible target populations
- Maximum number of units set aside is 25% of the total development's units

Balance of State

- Highest scoring project in a county other than Cuyahoga, Franklin, Hamilton, Montgomery, or Summit
- Must serve a tenant population with special housing needs
- Must meet the funding pool definition and threshold requirements

Remaining Set Aside Allocations

- Will reserve funding for the next highest scoring project, only if it can be fully funded
- If a project cannot be fully funded, remaining funds will be reallocated to the regional distribution.

TENANT POPULATIONS WITH SPECIAL HOUSING NEEDS

Project Name	City (County)	Region	Sub Pool	Lead Developer	Total Score	Total Units
Marion Housing Project	Marion (Marion)	C	CoC Referral	Borror Development Co.	60.94	46



PRESERVED AFFORDABILITY (MAX 1 PER REGION)

Preserved Affordability – Rental Assistance

- Highest scoring eligible project
- Project-based rental assistance or project-based operating subsidies on at least 50% of units
- Projects do not need to have a prior LIHTC award

Preserved Affordability – LIHTC Resyndication

- Highest scoring eligible project
- Seeking new allocation of credits
- Have less than 50% of units encumbered by project-based rental assistance or operating subsidy
- Must meet federal LIHTC resyndication requirements

Remaining Set Aside Allocation

- Reserve resources for the next highest scoring project that can be fully funded
- Remaining resources will be reallocated to the regional distribution

PRESERVED AFFORDABILITY

Funding Order	Project Name	City (County)	Region	Sub Pool	Lead Developer	Funding Result	Total Score	Total Units
1	Fairview Magnolia	Cincinnati (Hamilton)	SW	RA	Preservation of Affordable Housing	Preserved Affordability	79.66	56
	West End Commons	Cincinnati (Hamilton)	SW	RA	Cincinnati Metropolitan Housing Authority	Not Funded – Maxed Out Region	76.6	65
	Colman Court	Cleveland (Cuyahoga)	NE	RA	National Church Residences	Not Funded – Maxed Out Region	75.05	33
3	Oakwood Apartments	Columbus (Franklin)	C	RA	Model Property Development	Preserved Affordability	74.68	53
	Beckley Townhomes	Columbus (Franklin)	C	RA	Wallick Development	Not Funded – Maxed Out Region	71.38	50
5	NWC II Apts	Lima (Allen)	NW	RA	Buckeye Community Hope Foundation	Preserved Affordability	70.08	12
2	Annunciation Terrace	Akron (Summit)	NE	RESYN	Testa Enterprises	Preserved Affordability	65.86	50
	Greenway Sr. Housing	Ashtabula (Ashtabula)	NE	RESYN	Buckeye Community Hope Foundation	Not Funded – Maxed Out Region	65.51	51
4	Norwood Greene	Marietta (Washington)	SE	RESYN	Provident Management	Preserved Affordability	64.63	40
	Heritage Village	Steubenville (Jefferson)	NE	RESYN	Woda Cooper Development	Not Funded – Maxed Out Region	64.36	76
	NWC Apts	Lima (Allen)	NW	RA	Buckeye Community Hope Foundation	Not Funded – Maxed Out Region	64.03	20
	Southern Heights Pres.	Lorain (Lorain)	NE	RESYN	CHN Housing Partners	Not Funded – Maxed Out Region	56.27	63
	Wellston Manor	Wellston (Jackson)	SE	RA	Fairfield Homes	Not Funded – Maxed Out Region	50.76	34

STATEWIDE REGIONAL ALLOCATION



Projects Funded:

- New Affordability – General Occupancy
- New Affordability - Senior

Regional Allocation:

- American Community Survey data to determine population
- Five regions (Central, Northeast, Northwest, Southeast, and Southwest)
- Individual counties are Metropolitan (M) or Rural (R)

STATEWIDE REGIONAL ALLOCATION BY POPULATION



Regional Allocation

- Subdivided into Metropolitan or Rural based on percentage of the population residing in either Metropolitan or Rural counties

Award Sequence

- All projects ranked by score
- Highest scoring Rural project (General Occupancy or Senior)
- Highest scoring project of the opposite funding pool
- Start with the region with the smallest population

STATEWIDE REGIONAL ALLOCATION – AWARD SEQUENCE

1. Starts with General Occupancy

- 2.Senior
- 3.General Occupancy
- 4.Senior
- 5.General Occupancy
- 6.Senior
- 7.General Occupancy
- 8.Senior
- 9.General Occupancy
- 10.General Occupancy

1. Starts with Senior

- 2.General Occupancy
- 3.General Occupancy
- 4.Senior
- 5.General Occupancy
- 6.Senior
- 7.General Occupancy
- 8.Senior
- 9.General Occupancy
- 10.General Occupancy

STATEWIDE REGIONAL ALLOCATION BY POPULATION

2026 LIHTC Ceiling - \$40,652,142

Funding Pool Allocations	~Available	Reserved
CHDO (2 projects)		\$3,600,000
TPSHN (22%)	\$8,943,471	\$1,330,000
Preserved Affordability (13%)	\$5,284,778	\$5,024,117
	Total Reserved	\$9,954,117

Remaining Amount for
Regional Distribution Amount **\$30,698,025**

	Sum of Population	Percent	Available
Southeast	783,786	6.65%	\$2,041,419
Rural	783,786	100.00%	
Northwest	1,482,013	12.58%	\$3,861,812
Metro	602,977	40.69%	
Rural	879,036	59.31%	
Central	2,262,608	19.21%	\$5,897,091
Metro	2,099,361	92.79%	
Rural	163,247	7.21%	
Southwest	2,939,813	24.96%	\$7,662,227
Metro	2,623,067	89.23%	
Rural	316,746	10.77%	
Northeast	4,311,826	36.60%	\$11,235,477
Metro	3,576,337	82.94%	
Rural	735,489	17.06%	
Grand Total	11,780,046	100.00%	\$30,698,025





NEW AFFORDABILITY - SOUTHEAST

Funding Order	Project Name	City (County)	Pop	Sub Pool	Lead Developer	Funding Result	Total Score	Total Units
1	Silvertide Apts	Marietta (Washington)	S	Rural	Fairfield Homes	New Affordability – Southeast	69.58	65
	Seney Landing	Chillicothe (Ross)	GO	Rural	South Creek Development	Not Funded	68.88	65
	Seton Square Portsmouth II	West Portsmouth (Scioto)	S	Rural	Seton Development	Not Funded	57.51	55

NEW AFFORDABILITY - SOUTHEAST



2026 9% LIHTC New Affordability Funding Pools

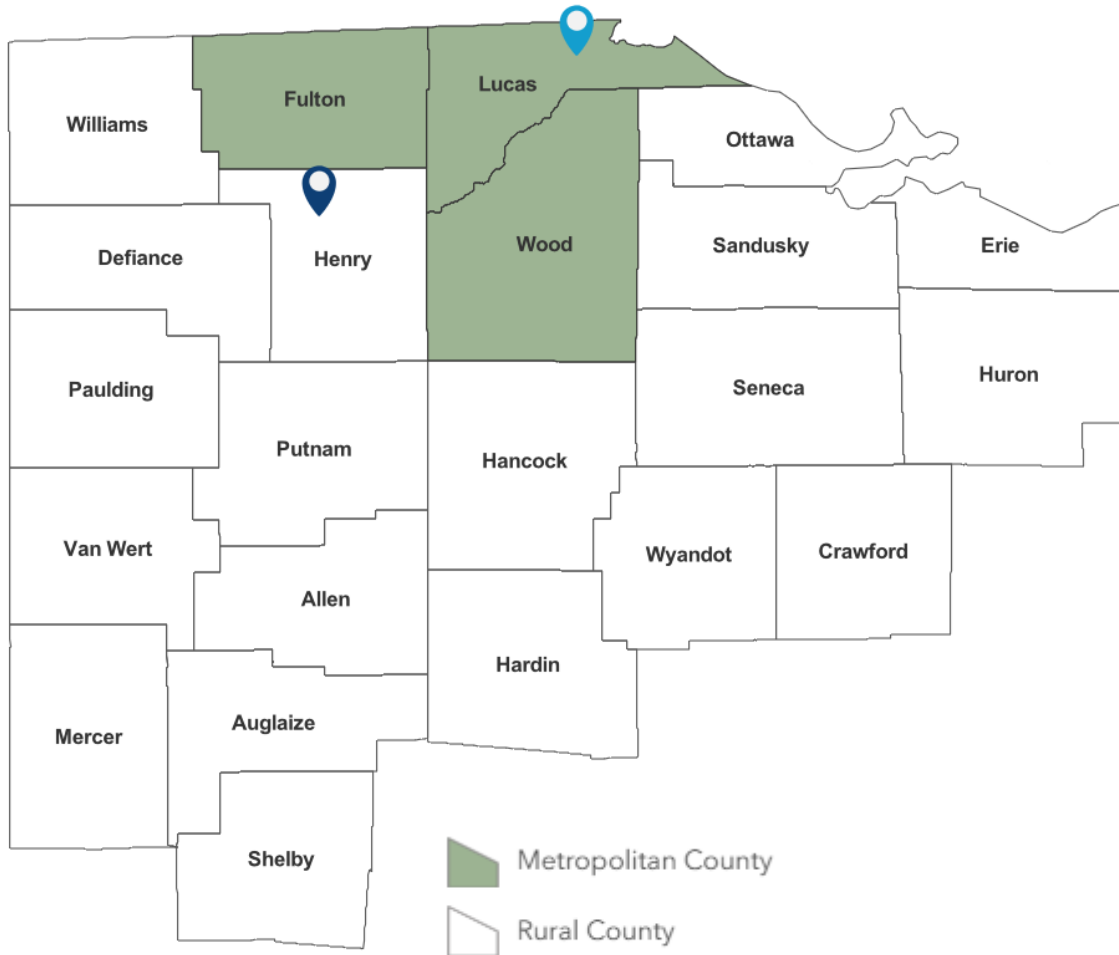
-  New Affordability - General Occupancy
-  New Affordability - Senior

65 new units across
1 development



NEW AFFORDABILITY - NORTHWEST

Funding Order	Project Name	City (County)	Pop	Sub Pool	Lead Developer	Funding Result	Total Score	Total Units
2	Addie Joss Village	Toledo (Lucas)	S	Metro	Woda Cooper Development	New Affordability – Northwest	78.44	65
	The Pointe at Arrowhead	Maumee (Lucas)	GO	Metro	Pivotal Development	Not Funded	71.57	55
	North Shore Manor	Lima (Allen)	S	Rural	Fairfield Homes	Not Funded – Census Tract Limiter	70.08	82
	Monclova Manor	Maumee (Lucas)	GO	Metro	TWG Development	Not Funded	65.03	70
1	Oakwood Village II	Napoleon (Henry)	GO	Rural	Provident Management	New Affordability – Northwest	63.62	66
	Independence Lofts	Napoleon (Henry)	S	Rural	TWG Development	Not Funded – Census Tract Limiter	62.47	70
	Blanchard Ridge	Marion Twp (Hancock)	S	Rural	Commonwealth Development Corporation of America	Not Funded	57.82	64
	Lenox Gardens	Sidney (Shelby)	GO	Rural	St. Mary Development Corporation	Not Funded	54.03	60

NEW AFFORDABILITY - NORTHWEST



2026 9% LIHTC New Affordability Funding Pools

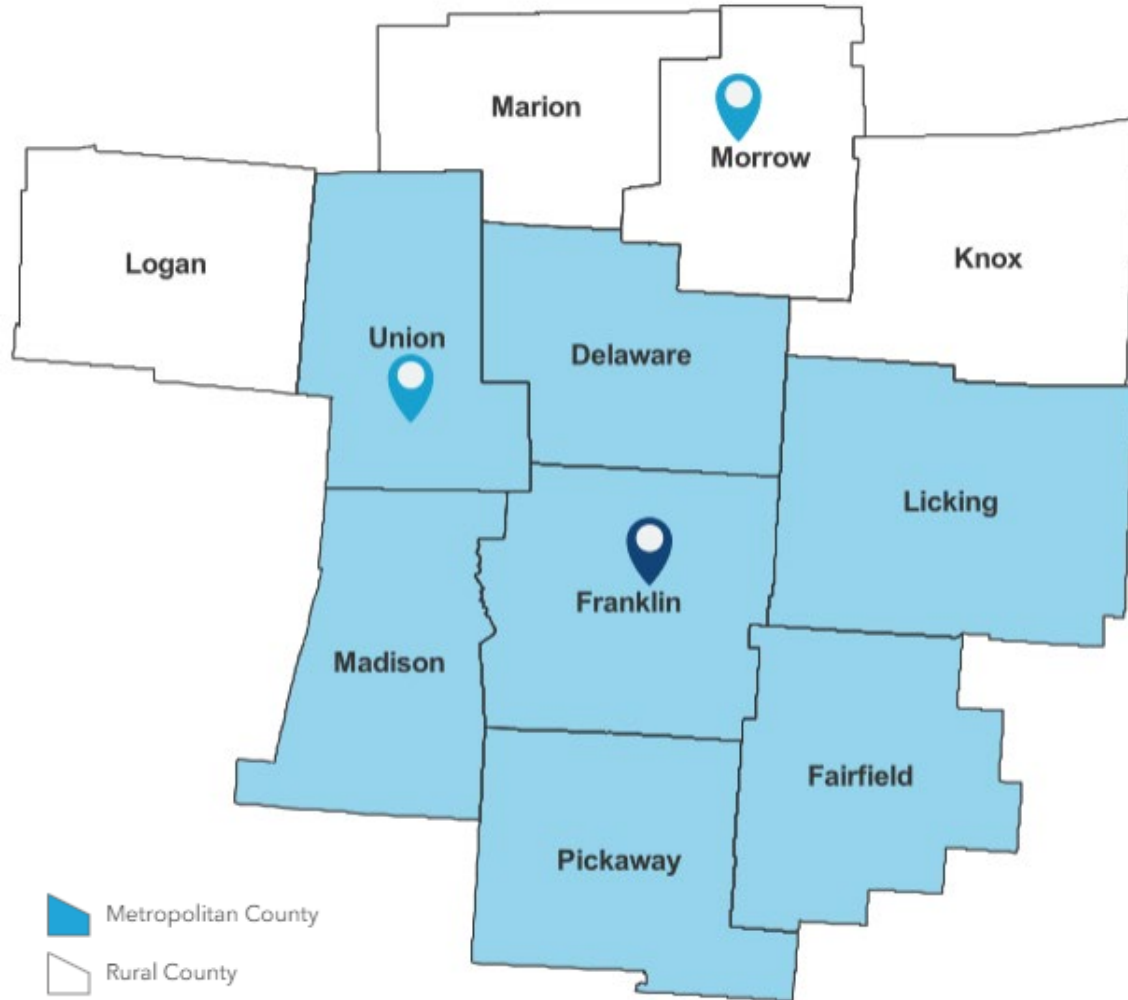
-  New Affordability - General Occupancy
-  New Affordability - Senior

131 new units across
2 developments



NEW AFFORDABILITY - CENTRAL

Funding Order	Project Name	City (County)	Pop	Sub Pool	Lead Developer	Funding Result	Total Score	Total Units
	Kenilworth Crossing	Columbus (Franklin)	S	Metro	PLAT Communities	Not Funded – Developer Cap	82.06	72
	Shumaker Greene	Whitehall (Franklin)	GO	Metro	Woda Cooper Development	Not Funded – Developer Cap	75.47	65
	Discovery Lofts	Columbus (Franklin)	GO	Metro	PLAT Communities	Not Funded – Developer Cap	75.22	65
2	Mercy on Main	Columbus (Franklin)	GO	Metro	Kingsley Consulting LLC dba Kingsley + Co	New Affordability – Central	74.11	65
3	Marysville Creekside	Marysville (Union)	S	Metro	Connect Realty	New Affordability – Central	71.27	54
1	Riverbend Manor	Mt. Gilead (Morrow)	S	Rural	Spire Development	New Affordability – Central	66.67	78
	Mt. Gilead Senior Housing	Mt. Gilead (Morrow)	S	Rural	National Church Residences	Not Funded – Census Tract Limiter	66.67	67
	Fairground Senior Lofts	Marion (Marion)	S	Rural	Pivotal Development	Not Funded	66.13	65
	Marion GO Housing	Marion (Marion)	GO	Rural	Stock Development	Not Funded	63.82	43

NEW AFFORDABILITY - CENTRAL



2026 9% LIHTC New Affordability Funding Pools

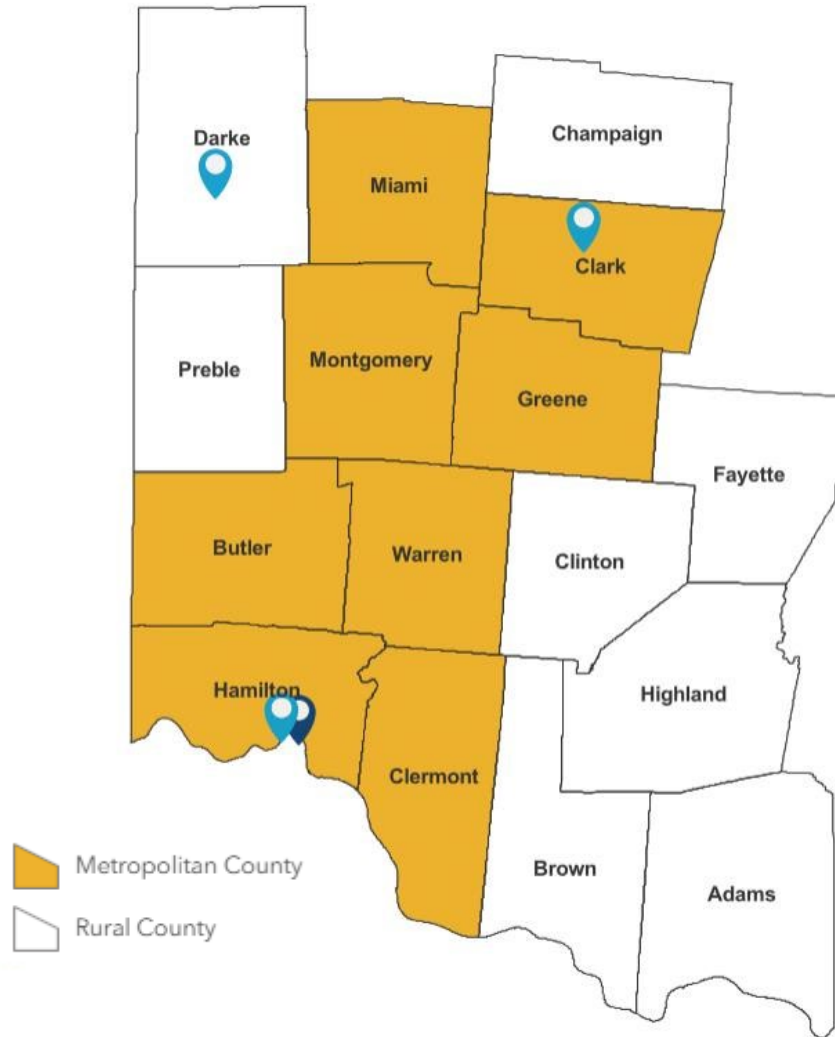
-  New Affordability - General Occupancy
-  New Affordability - Senior

197 new units across
3 developments



NEW AFFORDABILITY - SOUTHWEST

Funding Order	Project Name	City (County)	Pop	Sub Pool	Lead Developer	Funding Result	Total Score	Total Units
3	550 Reading	Cincinnati (Hamilton)	S	Metro	National Church Residences	New Affordability – Southwest	79.59	60
4	Sunflower Grove	Springfield (Clark)	S	Metro	Wabuck Development Company	New Affordability – Southwest	75.29	60
2	2828 May Street II	Cincinnati (Hamilton)	GO	Metro	SOCAYR	New Affordability – Southwest	70.32	70
1	Bridge Creek Manor	Greenville (Darke)	S	Rural	Spire Development	New Affordability – Southwest	62.65	65
	Friendly Center	Wilmington (Clinton)	S	Rural	Episcopal Retirement Services Affordable Living	Not Funded	62.06	57
	St. Ann Place	Wilmington (Clinton)	S	Rural	National Church Residences	Not Funded	62.02	65

NEW AFFORDABILITY - SOUTHWEST



2026 9% LIHTC New Affordability Funding Pools

-  New Affordability - General Occupancy
-  New Affordability - Senior

255 new units across
4 developments



NEW AFFORDABILITY - NORTHEAST

Funding Order	Project Name	City (County)	Pop	Sub Pool	Lead Developer	Funding Result	Total Score	Total Units
4	Living at 55	Cleveland (Cuyahoga)	S	Metro	Famicos Foundation	New Affordability – Northeast	83.25	63
	Lorain Ave Redevelopment Senior	Cleveland (Cuyahoga)	S	Metro	Penrose	Not Funded – Census Tract Limiter	80.28	72
2	Lorain Ave Redevelopment Family	Cleveland (Cuyahoga)	GO	Metro	Penrose	New Affordability – Northeast	78.38	62
	Lorain West	Cleveland (Cuyahoga)	GO	Metro	Volker Development Inc	Not Funded – Developer Cap	78.38	65
	Wick Senior Lofts	Youngstown (Mahoning)	S	Metro	St. Mary Development Corporation	Not Funded – Census Tract Limiter	77.87	62
	Cloverfield Commons	Youngstown (Mahoning)	GO	Metro	Spire Development	Not Funded – Developer Cap	75.06	65
3	Wick Lofts	Youngstown (Mahoning)	GO	Metro	Pivotal Development	New Affordability – Northeast	75.06	63
	The Claribel	Richmond Heights (Cuyahoga)	S	Metro	South Creek Development	Not Funded – County Cap	74.8	64
1	Cottages on West	Ashtabula (Ashtabula)	S	Rural	Volker Development Inc	New Affordability – Northeast	74.58	80
	Waypoint Villas	Ashtabula (Ashtabula)	S	Rural	Sullivan Development of Indiana (Sullivan Development)	Not Funded – Census Tract Limiter	74.58	67
	Lakeshore Villas	Ashtabula (Ashtabula)	S	Rural	Neighborhood Development Services	Not Funded – Census Tract Limiter	74.58	64
5	South Collingwood SFLP Homes	Cleveland (Cuyahoga)	GO	Metro	CHN Housing Partners	New Affordability – Northeast	71.71	40
6	Mosaic Senior Apartments	Mansfield (Richland)	S	Rural	CHN Housing Partners	New Affordability – Northeast	65.82	65
	MLK Plaza Phase 1A	Cleveland (Cuyahoga)	GO	Metro	Northern Real Estate Urban Ventures	Not Funded – County Cap	62.26	53
	Ocie Hill	Mansfield (Richland)	S	Rural	Volker Development Inc	Not Funded – Developer Cap	40.81	50
	Woodhill Center South	Cleveland (Cuyahoga)	GO	Metro	The Community Builders	Not Funded – County Cap	37.16	55

NEW AFFORDABILITY - NORTHEAST



2026 9% LIHTC New Affordability Funding Pools

-  New Affordability - General Occupancy
-  New Affordability - Senior

373 new units across
6 developments

STATEWIDE REDISTRIBUTION OF UNUSED REGIONAL CREDITS

2026 LIHTC Ceiling - \$40,652,142

Funding Pool Allocations	~Available	Reserved
CHDO (2 projects)		\$3,600,000
TPSHN (22%)	\$8,943,471	\$1,330,000
Preserved Affordability (13%)	\$5,284,778	\$5,024,117
	Total Reserved	\$9,954,117
Remaining Amount for Regional Distribution Amount		\$30,698,025

	~Available	Reserved	Unused
Southeast	\$2,041,419	\$1,800,000	\$241,419
Northwest	\$3,861,812	\$3,600,000	\$261,812
Central	\$5,897,091	\$5,105,740	\$791,351
Southwest	\$7,662,227	\$6,952,200	\$710,027
Northeast	\$11,235,477	\$10,085,780	\$1,149,697
	Total Remaining		\$3,154,305



REDISTRIBUTION OF UNUSED REGIONAL CREDITS

QCT with Concerted Community Revitalization Plan

- Two projects
- Submitted a Community Revitalization Plan
- Community impact statement
- Include letters support from local municipal corporation or township

Community Impact Strategic Initiatives

- At least one project
- Application must include:
 - Community impact
 - Connection to workforce demand
 - Addresses a documented need
- Letter of support from municipal corporations and county

COMMUNITY IMPACT STRATEGIC INITIATIVE

Project Name	City (County)	Pop	Sub Pool	Region	Lead Developer	Staff Recommendation	Total Score	Total Units
Fairground Senior Lofts	Marion (Marion)	S	Rural	Central	Pivotal Development		66.13	65
St. Ann Place	Wilmington (Clinton)	S	Rural	Southwest	National Church Residences		62.02	65
Lenox Gardens	Sidney (Shelby)	GO	Rural	Northwest	St. Mary Development Corporation		54.03	60



LENOX GARDENS
sidney, ohio

02.26.26
elevations - building A | 18

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“Shelby County is a regional job center, boasting the highest number of manufacturing jobs per capita in the State of Ohio. Approximately 3,000 to 5,000 workers commute into the County, mostly to Sidney, on a daily basis.”

FORWARD ALLOCATION

Any remaining credits from the regional distribution that cannot fully fund a Community Impact Strategic Initiative project will be used to reduce OHFA's forward allocation.

2026 LIHTC Ceiling:	\$40,652,142
Funded:	\$39,201,872
Remaining Balance:	\$1,450,270

25 Projects - 1,468 Units Constructed or Preserved

17 Cities | 17 Counties

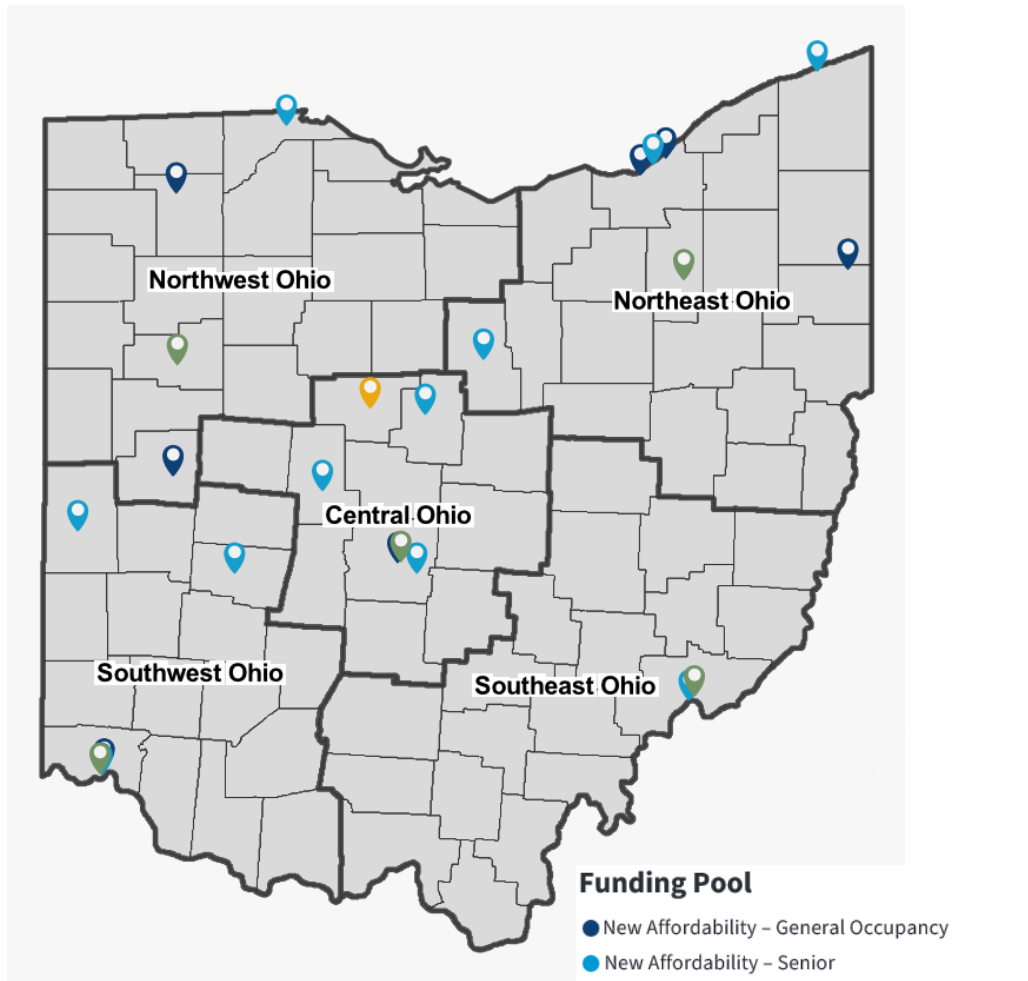
7 in NE | 6 in SW | 6 in C | 4 in NW | 2 in SE

19 New Affordability | 5 Preserved | 1 TPSHN

64 Average New Affordability Project Size (total units)

	<u>Requested</u>	<u>Reserved</u>
9% LIHTC	\$98,449,146	\$39,173,937
HDAP- HOME	\$5,000,000	\$3,500,000*
Housing Development Loan	\$109,850,000	\$44,350,000

2026 9% LIHTC



Recommendation

Staff recommends the following approval(s) by the OHFA Board:

- Approval of the 2026 9% LIHTC results presented today and to allow the projects to move forward to a final application.



Housing Finance Agency

We Open the Doors to an Affordable Place to Call Home

OHIOHOME.ORG