



## **Housing Finance Agency**

*We Open the Doors to an Affordable Place to Call Home*

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# 2026 Housing Development Gap Financing (HDGF) Guidelines





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# PROGRAM OVERVIEW & FUNDING

Provides gap financing for smaller-sized affordable housing projects

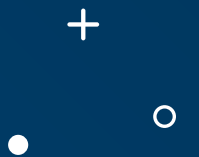
- Non-LIHTC
- Four to 24 units
- OHFA will finance no more than 50% of Total Development Costs

Program Funding (Approx \$10M)

- R-TCAP and/or HDAP (OHTF, NHTF, HOME)
  - 2% interest rate; 30-year loan/affordability period
  - Payments based on 50% of cash flow



# THE GUIDELINES FOUNDATION: THRESHOLDS REQUIREMENTS



# NEW/UPDATED POLICY DOCUMENTS

- 2026 HDGF Guidelines – Approved 11/18/25
- 2026 Experience & Capacity Standards – 10/16/25
- 2026 Multifamily Rental Underwriting Guidelines
  - Final Draft Seeking Approval 12/18/25
- Design & Architectural Standards – Effective 1/1/24
  - Updated 2026 FAQ Forthcoming



# RENT AND INCOME RESTRICTIONS

- State Required Restricted Units
  - Project is in a HUD PJ
    - Min 40% of affordable units must be at or below 50% AMI
  - Project is outside of a HUD PJ
    - Min 35% of affordable units must be at or below 50% AMI
- Federally Required Assisted Units
  - HOME/OHTF/R-TCAP Assisted Units
    - Fewer than 5 Assisted: Assisted units must be restricted at the lower of (1) 65% AMI or (2) FMR (Low HOME)
    - Greater than or equal to 5: At least 20% of the Assisted Units must be restricted at the lower of (1) 50% AMI or (2) FMR (Low HOME). The remaining 80% may meet the High HOME requirements
  - NHTF-Assisted Units
    - All NHTF-Assisted Units must be restricted at or below 30% AMI

Please Note: State required Restricted Units can overlap with federally required Assisted Units, but such units must be underwritten to the most restrictive of the two standards



# MAXIMUM HDGF REQUESTS

Project Type	Maximum HDGF Request	Est. Total Funds Available
Projects located in a Non-Participating Jurisdiction (Non-PJ)	\$2,000,000	\$7,000,000
Projects located in a Participating Jurisdiction	\$1,500,000	\$3,000,000



# TENANT POPULATIONS WITH SPECIAL HOUSING NEEDS (60%)

- At least 25% of total units serve a target population at or below 30% AMI
  - Populations at or below 30% AMI with a disability, outlined in PSH Policy Framework
  - Transitioned-Aged Youth, without a qualifying disability
  - Expectant mothers experiencing housing instability; aimed at reducing infant mortality
  - Parenting students (e.g., Scholar House Model)
  - Refugees
- All units serving the target population must have project-based assistance
- GP/MM must be a non-profit with experience developing, owning, or managing housing for the target population
- Supportive services must be available and appropriate
- Project must comply with the general public use requirement

# TENANT POPULATIONS WITH SPECIAL HOUSING NEEDS

- Expert Recommendation:
  - Primary or secondary priority recommendation from applicable CoC or public entity which has no affiliation with the Development Team, unless an Exception Request is submitted
- Local Partners/Tenant Referral System:
  - MOU with a referral agency
- Experienced Service Coordinator:
  - On-site or remote services at least 15-min per unit per week for the affordability period
  - GP/MM or Service Entity must obtain a service designation

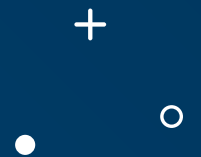


# GENERAL HOUSING (40%)

- Occupancy Type:
  - May serve general occupancy or senior populations.
- Affordability:
  - Must comply with all rent and income restrictions applicable to HDGF/OHTF resources, but are not required to provide project-based rental assistance or supportive services. Projects may target households up to 80% AMI, as long as it is supported by the supplied market study.
- Ownership/Management:
  - May be sponsored by nonprofit or for-profit developers and are not subject to the nonprofit experience requirements established under the TPSHN pool.



# THE COMPETITION SCORING DEEP DIVE: WHERE TO EARN POINTS



# SCORING CRITERIA



## Placed-Based Impact (40%)

- Neighborhood Opportunity Index (15%)
- Housing Needs Index (15%)
- Neighborhood Change Index (10%)



## Affordability (30%)

- Percent of 60% AMI Units to Total Units (30%)



## Resource Leveraging (30%)

- Percent of non-OHFA Gap Funds committed (30%)

Census Tract	County	General Occupancy Index	Housing Need Index	Neighborhood Change	Combined Score	Appalachian County
39061001000	Hamilton	84.04	79.25	56.18	30.11	No
39061002300	Hamilton	75.15	62.78	87.41	29.43	No
39061026900	Hamilton	49.29	91.12	77.60	28.82	No
39061001600	Hamilton	56.53	91.57	61.14	28.33	No
39035103500	Cuyahoga	80.87	60.10	65.94	27.74	No
39035116900	Cuyahoga	41.89	95.84	65.26	27.19	No
39035150300	Cuyahoga	42.80	87.77	73.82	26.97	No
39061003200	Hamilton	77.96	61.93	52.70	26.25	No
39035104800	Cuyahoga	64.07	74.88	52.71	26.11	No
39035141000				52.44	26.03	No

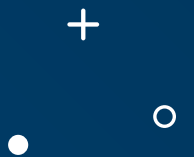
## SCORING STRATEGY: WHERE POINTS ACTUALLY MOVE

- Highest scoring census tract:  $(30.11 / 40) = 75\%$  of the 40 points
- Affordability = 30 points
- Resource Leveraging = 30 points





# **AWARD SEQUENCE: HOW THE FUNDS FLOW**



# AWARD SEQUENCE

	Project Type	Funding Pool	PJ/Non-PJ	Approx \$	Approx % of HDGF Round
Project 1	Appalachian TPSHN	TPSHN	Non-PJ	\$4M	40%
Project 2	Appalachian TPSHN	TPSHN	Non-PJ		
Project 3	TPSHN in PJ	TPSHN	PJ	\$1.5M	15%
Project 4	General Housing in Non-PJ	Gen Housing	Non-PJ	\$2M	20%
Project 5	General Housing in PJ	Gen Housing	PJ	\$1.5M	15%
Project 6?	Remaining Funds	N/A	N/A	\$1M	10%

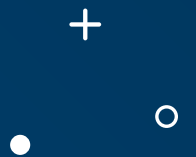


# TIE BREAKERS

- Lowest HDGF Request per Unit
- Highest number of total units
- Highest Housing Need Index raw score
- Highest Neighborhood Opportunity General Occupancy Index raw score
- OHFA Discretion



# THE APPLICATION TIMELINE & REQUIREMENTS



# 2026 PROGRAM CALENDAR

<u>Date</u>	Programmatic Benchmark
<b>November 18, 2025</b>	2026 HDGF Guidelines, Board Approved
<b>December 2, 2025 thru January 8, 2026</b>	Experience and Capacity Submission Window.
<b>December 19, 2025</b>	Deadline to submit Frequently Asked Questions (FAQ)
<b>February 5, 2026</b>	Deadline to submit Proposal Applications
<b>April 2026 Board Meeting</b>	Results of 2026 HDGF Round
<b>July 30, 2026</b>	Deadline to submit Final Applications

← You are here



# HOW TO SUBMIT

- All application materials must be submitted to the Multifamily Development File Transfer Site (FTS) by the stated deadline
  - Email: [MultifamilyFTP@ohiohome.org](mailto:MultifamilyFTP@ohiohome.org) to gain access
  - Materials must be submitted in a .ZIP format and numbered that correspond to Appendix A: Submission Requirements
  - Hard Copy 11x17 Architectural Plans are still required and must be received by the application deadline



# REQUIRED DOCUMENTS (APPENDIX A)

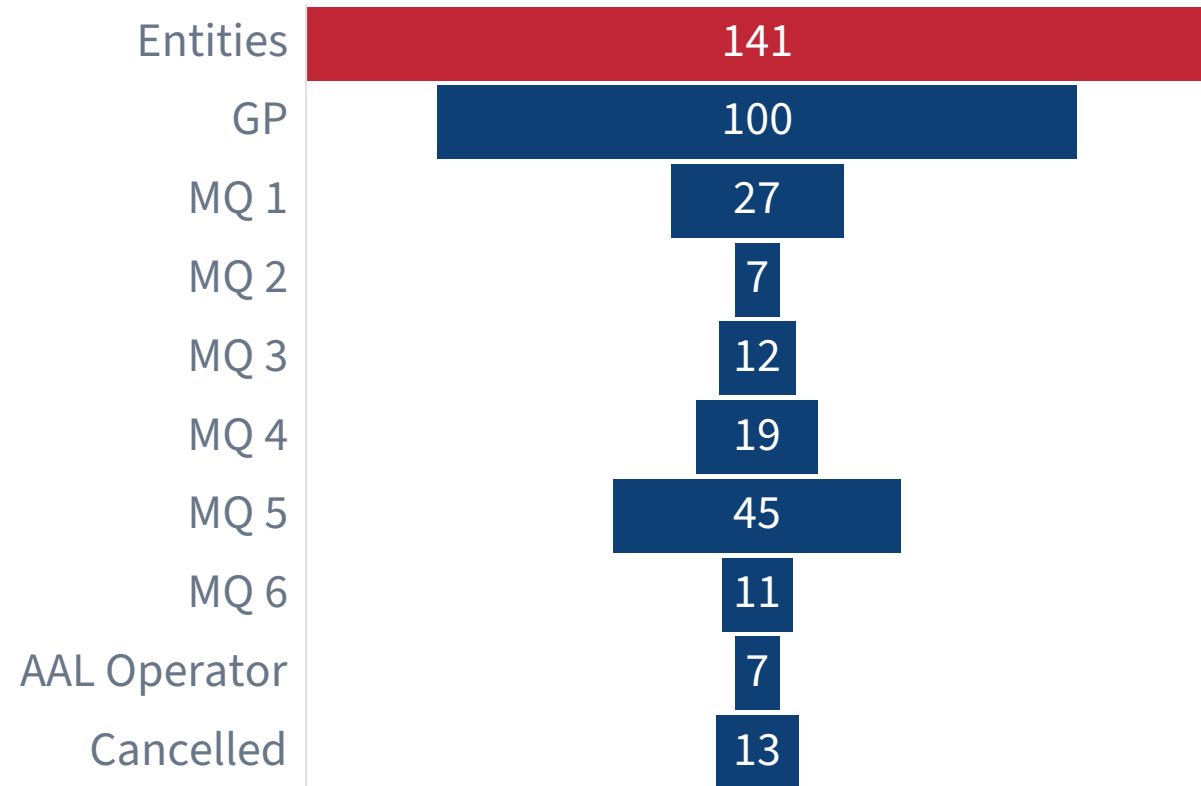
- Materials will be due at:
  - Experience & Capacity (E/C) – 2 items
    - Development Team Experience & Capacity Review
  - Proposal Application – 22 items
    - AHFA, Preliminary Arch Plans, Evidence of Site Control, Phase I ESA, Market Study, Competitive Support Documents, Conditional Financial Commitments, Zoning, etc.
  - Final Application – 22 items
    - AHFA, 80% Arch Plans, Appraisal, Board Resolution, Legal Description, Competitive Support Documents, Lien and Litigation, List of changes from Proposal Application, etc.
  - Final Performance Report– 4 items
    - Green Certification, Scope of Work, Ohio Housing Locator, Supportive Services Plan



# EXPERIENCE & CAPACITY

Entity Type	IRS Form(s) 8609 Experience	
	Issued in Ohio in the last 10 years	Issued in another State in the last 10 years
Non-Capacity Building Track		
1. An entity without IRS Form(s) 8609; non-capacity building	None	None
Capacity Building Track		
2. New Entities without IRS Form(s) 8609; Capacity Building	None	None
3. New to OHFA Entities with 8609s in Other States (1-3)	None	1-3
4. New to OHFA Entities with 8609s in Other States (4+)	None	4+
5. OHFA Experienced Entity	1+	N/A
6. OHFA Experienced Mentor Developer	2+	N/A

## 2025 4% LIHTC Experience and Capacity



Experience and Capacity Certifications must be submitted between **December 2** and **January 8**



# EXPERIENCE & CAPACITY - HDGF

HDGF Entity Type	Experience with HDAP Resources	Outcome		
		Application Reservations	Additional Requirements	Experience & Capacity Review Cycle
Non-Capacity Building Track				
1. An entity without affordable housing experience; non-capacity building	None	May act as a co-developer only with entity meeting minimum requirements.	None	Annual Review
Capacity Building Track				
2. New Entities without HDAP or LIHTC Experience	None	1 with an OHFA Experienced HDAP or LIHTC Developer	See Item #2 below for additional information.	Annual Review
3. LIHTC Experience in Ohio	N/A	See Section C: LIHTC Minimum Requirements above for #5-6.		
4. OHFA Experienced HDAP Entity	Yes	See Guidelines*	N/A	Two-Year Review <sup>1</sup>

# QUESTIONS?

- Questions pertaining to the Guidelines: [QAP@ohiohome.org](mailto:QAP@ohiohome.org)
- Access to our FTS: [MultifamilyFTP@ohiohome.org](mailto:MultifamilyFTP@ohiohome.org)
- Questions pertaining to the data/maps: [research@ohiohome.org](mailto:research@ohiohome.org)
- Public Records requests: [publicrecords@ohiohome.org](mailto:publicrecords@ohiohome.org)



# THANK YOU

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