

9% LIHTC public input

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Date Thu 7/31/2025 4:58 PM

To QAP, OHFA <QAP@ohiohome.org>

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 1 attachment (364 KB)

General Affordability - New Construction - 2016 - 2025.xlsx;

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Hello,

I'm writing to reiterate the concerns which I expressed in the public hearing on July 29. I re-ran the numbers which I had previously calculated using 2025 data and noticed that I had included 4% LIHTC projects in my earlier numbers.

Looking only at 9% LIHTC new construction from 2016-2025:

- Athens received LIHTC funding for 351 units, a rate which was at 626% of the level which it would have received if LIHTC units were allocated evenly across counties on the basis of population.
- Fayette County received 415%
- The largest three counties - Cuyahoga, Franklin, and Hamilton - received 131%, 174%, and 133%, respectively. Controls are being established by OHFA to limit these allocations. Putting this in perspective, Franklin County received about 6x as many units as Athens over the past ten years, but has 20x the population.
- Thirty-five Ohio counties have not received a single 9% new construction LIHTC project in the past 10 years.

Within Southeast Ohio, the disparity is even worse. A total of 17 projects were funded in the past ten years. Of these:

- Athens received 7 projects
- Lawrence received 2 projects
- Ross received 2 projects
- Belmont, Jackson, Muskingum, Pike, Scioto, and Washington counties each received 1 project
- The remaining ten counties in Southeast Ohio haven't received a single 9% LIHTC new construction project in the past ten years.

I appreciate that OHFA is attempting to provide a level playing field and am hopeful that OHFA will establish guard rails around allocations which will prevent one or two counties from receiving a vastly

disproportionate share of all projects within a region. I have attached a copy of the data used in this analysis for reference.

Kind regards,

Aaron Leatherwood