



Ohio Recovery Housing

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Via Email; cprice@ohiohome.org and QAP@ohiohome.org

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Dear Mr. Price,

On behalf of Ohio Recovery Housing (ORH), thank you for the opportunity to provide comments on the FY 2026–2027 Qualified Allocation Plan (QAP) for the 9% Low-Income Housing Tax Credit (LIHTC) program. While recovery residences in Ohio do not currently utilize the 9% LIHTC program, many individuals exiting recovery housing seek affordable rental housing, often within LIHTC-funded developments. As such, we believe it is essential that the QAP consider the unique needs of this population.

Supporting Residents with Extremely Low Incomes

Individuals entering recovery housing often do so during a period of significant instability, and financial hardship is a common reality. Recovery housing resident data collected by ORH from 2022 to the present shows that the majority of residents arrive with annual incomes below \$11,700, and a substantial portion report having no income at all. Although some residents experience modest income gains during their stay, most still exit recovery housing with incomes under \$25,000 per year. These figures reflect a population that remains economically vulnerable even after completing a recovery program.

Given this context, it is critical that LIHTC-funded housing be truly affordable to those with the lowest incomes. Units priced at 60% of Area Median Income (AMI) are often out of reach for individuals in recovery. We encourage OHFA to prioritize the development of units affordable at 30% and 50% AMI to better serve this population. Additionally, we recommend implementing a cap on annual rent increases to protect tenants from being priced out of their homes after move-in.

Facilitating Successful Transitions from Recovery Housing

The transition from recovery housing to permanent housing is a pivotal moment in a person's recovery journey. Unfortunately, our data shows that many residents move from recovery housing into informal or unstable living arrangements, such as staying with friends or family, returning to transitional housing, or re-entering institutional settings like treatment centers or shelters. Only a small portion are able to secure independent rental housing, and even fewer do so with the support of a housing subsidy.

This pattern reveals a significant gap in the housing continuum. Without access to stable, affordable housing, individuals in recovery face increased risks of relapse, homelessness, and continued instability. We encourage OHFA to consider scoring incentives or set-asides for LIHTC developments that partner with recovery housing providers or offer supportive services tailored to individuals in recovery. These partnerships can create a more seamless transition and improve long-term housing outcomes.

Danielle Gray

Executive Director

Ohio Recovery Housing
