



DATE: May 4, 2026

To: All Interested Parties

From: Ohio Housing Finance Agency (OHFA)

Re: **Ohio LIHTC –State Fiscal Year 2027 Guidelines Frequently Asked Questions (FAQ) as of May 4, 2026**

FAQ Background

The following is a summary of questions received regarding the Ohio LIHTC – State Fiscal Year 2027 Guidelines (the “Guidelines”). Questions were edited for style, to remove identifying details, and combined with similar questions from various individuals. The answers posted herein clarify and modify the Guidelines and will be considered during the program round. The answers posted herein clarify and modify the Guidelines and will be considered during the program round.

General

- Q: Will OHFA allow an exception to the DAS requirement that single-family homes must contain three or more bedrooms? Alternatively, will OHFA allow an exception to the DAS requirement that senior developments may not contain more than two bedrooms in order for senior projects to compete in the Single-Family set-aside?**
- A: OHFA is not able to grant exceptions beyond those specifically identified in the guidelines. Applicants seeking an allowable exception may refer to the Exception Request Form for additional requirements and instructions. *Added April 8, 2026.*
- Q: What are the rent restrictions and requirements for rural projects seeking Ohio Housing Trust Funds?**
- A: Ohio Housing Trust Funds (OHTF) serve as the state’s HOME match and follow the same rent restrictions and per-unit subsidy limits. The limits and maximum request are in the guidelines. Projects must stay within these limits and show a need for OHTF assistance. *Added April 8, 2026.*
- Q: What are the terms for Ohio Housing Trust Funds?**
- A: Standard terms are as follows: 2% simple interest will be charged. The Loan will mature at the end of the 30-year affordability period. Collateral will be a subordinate mortgage. OHFA must

be in second lien position. Payments will be based on percentage of available cash flow as defined by OHFA. Any remaining balance on the loan is due as a balloon payment at the end of the term or sale, whichever is first. Loan interest will accrue, and repayment obligations will start following the closeout of the project, regardless of the Placed-in-Service date. Loans will be made to the development's ownership entity. *Added April 8, 2026.*

Q. How should applicants determine if Ohio Housing Trust Funds (OHTF) trigger Ohio Prevailing Wage? Does OHTF trigger Davis-Bacon wage rates?

A. The Ohio Department of Commerce decides when projects must pay Ohio Prevailing Wage under ORC Chapter 4115. You can direct questions about eligibility or thresholds to their [Bureau of Wage & Hour Administration](#).

OHTF funding alone does not trigger Davis-Bacon requirements. However, if your project includes federal funding or assistance (e.g., HOME, CDBG, HUD), those sources could impose Davis-Bacon wage rates.

OHFA recommends reviewing all funding sources and any rental subsidies to determine applicable wage rules and ensure adequate budgeting. *Added April 23, 2026.*

Q: When will the SFY2027 AHFA and application forms be posted?

A: The AHFA and application forms will be posted on or before May 7, 2026. *Added April 8, 2026.*

Q: What types of buildings are permitted for Single-Family Lease Purchase?

A: As outlined in Appendix C: Single Family Lease Purchase, eligible units may include single-family homes or townhomes and must contain at least three bedrooms. Development teams considering townhomes in a Lease Purchase proposal are strongly encouraged to consult with legal counsel, the architect, and the general contractor early in the process, as these building types are more complex and must be structured appropriately to allow for sale in Year 15. In addition, developers may seek clarification from OHFA by contacting us at StateTaxCredits@ohiohome.org by 5:00 p.m. ET on Friday May 1, 2026. *Added April 17, 2026. Correction, May 4, 2026.*

Q: Would a project that has units outside of Appalachia qualify for the Appalachian Set-Aside?

- A: No. To qualify for the Appalachian Set-Aside all units must be located in an Ohio Appalachian County. *Added April 17, 2026.*
- Q. What happens if an applicant invited to submit a final application has significant changes to their project, such as marketability issues, project cost increases, financing gaps, etc.?**
- A. While OHFA does not require an exhaustive list of items in the Proposal Application, developers are expected to complete all necessary due diligence to submit an accurate Proposal Application package. This includes preparing accurate budgets, confirming marketability, and ensuring they can certify the application. Significant changes identified after invitation may affect the application’s competitiveness or eligibility. *Added April 23, 2026.*
- Q. If a project is located in a rural county, and located in a Participating Jurisdiction, is that project still eligible to request OHTF? If so, does reduce the likelihood of the project being invited to submit a final application?**
- A. Applicants of a project located in a rural county may request Ohio Housing Trust Funds, regardless of Participating Jurisdiction status. As outlined in the guidelines, there are additional statutory and regulatory restrictions on the OHTF. If a project scores competitively but inviting the project to submit a final application would prevent the state from meeting requirements, the project will not be invited to submit a final application. *Added May 1, 2026.*
- Q. Is there a more recent HUD Participating Jurisdiction list or map available? The latest one I can find is from 2024.**
- A. The most recent Participating Jurisdictions list and map available on HUD’s website are dated 2024. *Added May 1, 2026.*
- Q. At proposal application, is it OK for the LIHTC ownership entity and managing member/GP entity to be listed as “to be formed” or “to be determined” on the Organizational Chart submission item?**
- A. The Organizational Chart must match the Development Team tab of the AHFA. While the LIHTC Ownership Entity may be noted as “To Be Determined” or “To Be Formed” at Proposal, the developer, co-developer, and general partner/managing member parent entities must be disclosed. *Added May 4, 2026.*

Competitive Scoring

Q: Does OHFA maintain a database or reference material that identifies the number of New Affordability LIHTC units generated by county over the past five years to determine a projects ranking for Tiebreaker 2?

A: Data for tiebreakers can be found here: [SFY27-OLIHTC-Tiebreakers](#) *Added April 8, 2026.*

Q. What is the required length of the outdoor walking path to qualify as a Senior Amenity?

A. The required minimum length of a walking path to qualify as a Senior Amenity is 400 meters. *Added May 4, 2026.*