

## 2026 9% Low Income Housing Tax Credit Support Application

City of Cincinnati, in partnership with Cincinnati Development Fund (CDF), seeks to support local affordable housing development projects in the City of Cincinnati applying to the Ohio Housing Finance Agency (OHFA) for 2026 Federal 9% Low-Income Housing Tax Credits. The purpose of this application is to solicit requests for Conditional Financial Commitments that can potentially support such applications. All applications will be jointly reviewed and analyzed by the City of Cincinnati and CDF.

Conditional Funding Commitments may be in the form of soft or hard debt that **will be sourced by funds managed by the City of Cincinnati and/or CDF**. Actual commitments will be contingent on receipt of a LIHTC reservation from OHFA. Commitments to projects not awarded a reservation in the 2026 9% LIHTC round will immediately expire. Commitments will also be subject to the requirements of the original funding source, including the per unit subsidy caps for City of Cincinnati Affordable Housing Trust Fund funding (\$50,000/unit at 60% AMI or below, \$25,000/unit between 61-80% AMI).

Conditional Funding Commitments are intended to maximize the competitiveness of applications to OHFA and shall prioritize the most competitive scores. Applicants should demonstrate how they have pursued and reasonably exhausted additional funding sources outside of the requested funds. Applications will also be considered relative to the status of previously awarded City, County, CDF, OHFA and other similar funding commitments and the demonstrated capacity of developers to complete future projects based on performance of past and present projects.

**DEADLINE TO SUBMIT: 1/7/2026 @ 12:00 PM**

### SECTION I – Applicant/Project Information

#### Applicant Information:

Legal Name of Entity Applying for LIHTC: \_\_\_\_\_

Form of business enterprise: \_\_\_\_\_ (corporation, partnership, proprietorship, LLC, non-profit, or other)

Applicant's Parent Company or Development Entity (if applicable) \_\_\_\_\_

Legal Address of Applicant: \_\_\_\_\_

Federal Tax ID #(s): \_\_\_\_\_

Applicant Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Phone: \_\_\_\_\_ Main contact email address: \_\_\_\_\_

Address of project property \_\_\_\_\_ Zip: \_\_\_\_\_

Hamilton County Auditor Parcel ID#: \_\_\_\_ - \_\_\_\_ - \_\_\_\_

City of Cincinnati Neighborhood: \_\_\_\_\_

Have you previously discussed your request for assistance with the City or CDF?      Yes      No

If yes, please indicate the City or CDF staff member with whom you are working:

\_\_\_\_\_

#### Space/Units to be constructed/renovated:

<b>Project Allocation Pool:</b> <input type="checkbox"/> New Affordability – General Occupancy <input type="checkbox"/> New Affordability – Seniors <input type="checkbox"/> Preserved Affordability <input type="checkbox"/> Tenant Populations with Special Housing Needs	<b>Assistance Type Requested (Select All that Apply)</b> <input type="checkbox"/> Direct Funding (City Capital) <input type="checkbox"/> Direct Funding (Federal) <input type="checkbox"/> Tax Increment Financing (TIF) <input type="checkbox"/> Affordable Housing Trust Fund <input type="checkbox"/> Other <i>(please describe below)</i> :
<b>Project Type:</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Renovation	<b>Land Use:</b> <input type="checkbox"/> Mixed-Use (Residential & Commercial) <input type="checkbox"/> Multi-Unit Residential (4 or more units)

Number of income restricted housing units created and/or preserved by the project? \_\_\_\_\_

Size of building to be constructed/renovated: \_\_\_\_\_ square feet

What percentage of the existing structure is currently occupied? \_\_\_\_\_%

**General Project Information:**

Project Name: \_\_\_\_\_

Description of the project: *(include # of units, # of bedrooms/unit, affordability/AMI targets, rent levels, and target population (i.e. senior, family, etc.))*

Please provide a brief description of the applicant's development experience:

Please detail the project's planned community engagement ([link for community council boundaries](#)):

Please describe how the City and/or CDF's Conditional Financial Commitment will strengthen the Project's OHFA application, including how the Project's self-score may improve with a Conditional Financial Commitment from the City and/or CDF. Please also describe how the project is leveraging other financial sources to make the most efficient use of the requested funds.

Please explain how the project currently self-scores against OHFA's Competitive Scoring guidelines.

## SECTION II – Project Investment

### **Real Estate Investment:**

Indicate the estimated cost of the construction or remodeling: \$ \_\_\_\_\_

Estimated total cost of the project (including soft costs & acquisition): \$ \_\_\_\_\_

Estimated Project start date: \_\_\_\_\_ Estimated Project completion date: \_\_\_\_\_

## SECTION III – Loan Request

***The City of Cincinnati and CDF will jointly review all applications and funding requests. The financial request input below should be the TOTAL dollar amount that applicant requests for the project from BOTH the City of Cincinnati and CDF funding sources.***

How much funding is the project requesting in the form of a conditional financial commitment?  
\$ \_\_\_\_\_

### **Additional Certifications by Applicant:**

- The Applicant acknowledges that to be eligible for assistance from the City of Cincinnati, the subject property must be located within the City of Cincinnati.
- The Applicant acknowledges that no offer of City of Cincinnati or CDF assistance is binding until the execution of a funding agreement by both parties.
- The Applicant agrees to supply additional information upon request if need as part of the evaluation process.
- The applicant acknowledges that by filling out this form the project is not guaranteed to receive a Conditional Financial Commitment AND that if a Conditional Financial Commitment is granted to the project, it will expire should the project not receive a 2026 9% LIHTC reservation from OHFA

Please initial that you have read the above. X \_\_\_\_\_

***I declare under the penalties of falsification that this application, including all enclosed documents and statements, has been examined by me, and to the best of my knowledge and belief is true, correct, and complete.***

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date Submitted

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title (if signed as officer)

## SECTION V – Required Application Attachments

Please provide the following required items as a corresponding attachment. *If you believe a particular item is not applicable to your project, please address the item by including an explanation of why you believe it is not applicable.* Please ensure that all sections of the application are complete and that **ALL REQUIRED ATTACHMENTS LISTED BELOW ARE SUBMITTED/ ADDRESSED WITH YOUR APPLICATION.** Please check all items that are included. If an item is left unaddressed by the Applicant, the reviewing departments cannot complete their review of the application

Attachment Number	Attached (Y/N)	Attachment Description
#1	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b><u>Project Narrative:</u></b> <ul style="list-style-type: none"> <li>- Comprehensive description of project location(s) number of units, number of bedrooms per unit, projected affordability/AMI targets, projected rents, and target population (i.e. senior, family, etc.)</li> </ul>
#2	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b><u>Financial Information:</u></b> <ul style="list-style-type: none"> <li>- Provide 15-year project proforma and list all project assumptions (rent rates, revenue &amp; expense growth, etc.). Provide project budget that details total project investment (reference Section III of application).</li> <li>- Budget MUST include acquisition cost, predevelopment cost, Hard Construction (inclusive of Site Prep) Cost, All Other Soft Cost (except Developer Fee), Developer Fee, and percent of Developer Fee Deferred, as proposed.</li> </ul>
#3	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b><u>Sources of Funds:</u></b> <ul style="list-style-type: none"> <li>- For all sources included in the sources and uses provided in #4 above, please attach documentation:             <ol style="list-style-type: none"> <li>a) Conditional bank commitment and/or term sheet</li> <li>b) List of any additional funding requests pending or committed</li> <li>c) Tax credits allocated or being applied for, including a breakdown or calculation showing how the project arrived at it's tax credit request</li> <li>d) Financing Projections</li> <li>e) Other</li> </ol> </li> </ul>

### Submission Instructions:

All application submissions must be delivered via email to [morgan.rahe@cincinnati-oh.gov](mailto:morgan.rahe@cincinnati-oh.gov) at the Department of Community & Economic Development with the subject line: "Attention: 2026 9% LIHTC Support Request – Project Name" by 12pm (noon) on January 7, 2026. Please send all documents in a zip (compressed format). A complete application includes the following:

- The 2026 9% LIHTC Support Request Form.
- All necessary attachments outlined in Section V.

**Please remember the application submission deadline is January 7<sup>th</sup> at 12pm (noon) ET.**