

Methodologies for the 2009 QAP
Updates to the Statewide Rental Housing Analysis:

A list of the census tracts contained in each area is posted on OHFA website:
<http://www.ohiohome.org/lihtc/download.htm>.

Population and household income by household size estimates for 2008 and 2013 were provided by Ribbon Demographics (www.ribbondata.com) from the company's HISTA database.

OHFA used a method similar to the one used in the original analysis to calculate the number of income-qualified households. OHFA made the assumption that a two-person household would live in a one-bedroom unit, a three- or four- person household would live in a two-bedroom unit, and a five- or more person household would live in a three-bedroom unit.

Vacant Unit Data

OHFA used information reported by owners on the 2007 Operating Surveys for existing Housing Tax Credit Properties (both competitive and 4% bond credits). Rates were calculated for Single Family Homes, Senior, Multifamily.

The vacant unit count in December, 2007 was used to calculate the vacancy rates.

All units were used in the count including units with rental subsidy.

Only data for projects with more than 10 units and that received an allocation of housing tax credits from 1991 through 2004 were included in the calculations. Data was not available for some projects that met these criteria. In addition, projects with current compliance issues or were no longer part of the program were not used in the update.

If there was data for only 25 or less units in an area for a specific project type, the vacancy rate for that area and project type was reported as "insufficient data".

For preference, the average vacancy rate as determined in OHFA's analysis must be equal to or less than the statewide average of 4.2% for single family, 8.4% for multi family projects and 4.7% for senior projects.

Penetration Rates (40% to 60% AMGI)

The penetration rate equals the number of households with incomes between 40% and 60% of the AMGI divided by the number of existing housing tax credit units in the area.

Projects with 10 or more units that received an allocation of housing tax credits from 1991 through 2008 were included (both competitive and 4% bond credits) All units were

used in the count including units with rental subsidy. Projects with current compliance issues or were no longer part of the program were not used in the update.

For preference, the average penetration rate as determined in OHFA's analysis must be equal to or less than the statewide average of 25.8% for family projects and 20.8% for senior projects.

Market Vacancy Rates

A representative sampling of market rate units conducted in September and October 2006 provided the vacancy rates for this category.

For preference, the average market rent vacancy rate as determined by the sampling must be equal to or less than the statewide average of 5.4% for all project types.

Growth Rates (0% to 60% AMGI)

Qualified-income household income ranges were established for 2013 by taking the average annual household median income change for 2008 through 2013 and applying the growth rate to the 2008 estimates. This income figure was compounded annually.

If the increase of households was 25 or less or decrease in households was -25 or higher, the growth rate was reported as 0%.

Data tables and submarket definitions are located on OHFA's website:
<http://www.ohiohome.org/lihtc/download.htm> .