

August 1, 2025

Cody Price
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300

RE: Comments to the 2026-2027 Draft 9% QAP

Mr. Price,

CHN Housing Partners (CHN) is writing to provide comments on the draft 2026-2027 Qualified Allocation Plan (QAP). CHN is appreciative of the difficult work that OHFA undertakes, and specifically appreciative of the new leadership at OHFA, which has given many in the industry the hope that positive change is in the works for our industry. The last several years have been difficult and unpredictable, so it is refreshing to see positive changes under this leadership.

In general, CHN supports and agrees with comments with regard to the 9% draft QAP submitted on behalf of both the Ohio Housing Council and the collective of place-based development advocates.

The following are additional comments CHN would like to highlight:

Guideline Comment Period

CHN is thankful to OHFA staff for providing adequate time to review this draft. This was a comment made several times over the last two years and we appreciate that OHFA has responded.

Single Family Lease-Purchase

Recently, CHN's CEO, Kevin Nowak, was invited to present the Lease-Purchase model to OHFA board members, underscoring the agency's interest in this unique and impactful approach. Lease-Purchase is one of the few mechanisms available for investing in infill, single-family housing in urban areas undergoing revitalization. It is also a primary producer of 3+ bedroom homes that address the needs of working families.

CHN would welcome a more active dialogue with OHFA staff on how the model functions in practice and how it can be strengthened. To date, CHN has transitioned over 1,800 low-income families into homeownership - families who would not otherwise have had the opportunity. Properly executed, Lease-Purchase is a powerful tool for building generational wealth and promoting equity through housing. It was also prioritized by a set-aside or competitive pool up until the 2024 QAP.

Because OHFA does not directly oversee implementation or long-term outcomes, CHN is eager to share lessons learned, operational insights, and resident outcomes to help ensure continued and expanded success of the model within the QAP framework.

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Thank you for your continued partnership and we look forward to the second draft of the QAP.

A handwritten signature in black ink, appearing to read 'Andrew Bailey'.

Andrew Bailey
Vice President of Real Estate Development
CHN Housing Partners

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