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August 1, 2025

Ohio Housing Finance Agency
Ms. Barbara Richards
Director of Multifamily Housing
2600 Corporate Exchange Drive
Suite 300
Columbus, Ohio 43231

RE: 2026 - 2027 9% QAP Comments

Dear Ms. Richards,

PLAT Communities LLC submits the following comments to the 2026-2027 QAP Draft:

Experience and Capacity Standards

The minimum requirements (page 5, C. Minimum Requirements) in the Experience and Capacity Standards states that the lead developer or co-developer has successfully placed at least one LIHTC project in service, as evidenced by IRS Form 8609*, in Ohio within the last 10 years. Placed in service is triggered to the date of the certificate of occupancy, whether temporary (TCO) or final (CO).

A lead developer or co-developer can meet the requirement of “placed in service” while still waiting for the final 8609(s) to be processed pending OHFA’s review and issuance. We would request that OHFA consider adding language to include the submission of a TCO or CO as evidence for the placed in service requirement or evidence that the 8609 request package has been sent to OHFA in place of just having an 8609.

We appreciate the opportunity to comment. If you have any questions, please feel free to contact Thomas S. Simons at tom@plat93.com or by calling 614-406-0562.

Sincerely,

PLAT COMMUNITIES LLC



Thomas S. Simons
Managing Member