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## Comments on 2026 9% QAP (first draft)

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To QAP, OHFA <QAP@ohiohome.org>

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The requirements for Building, Unit, and Lifestyle amenity items, which offering multiple choices for each, can be especially challenging for scattered site projects, urban preservation projects, and historic projects.

Preservation projects, especially in historic buildings, are often very limited in the amount of space that can be attributed to amenities, both common spaces and within units. Many of the Building Amenities require a significant amount of space that may not be easily available, due to building and/or site constraints.

The following all require a significant dedication of square footage

Business Center/Computer Room

Community Kitchen and Multipurpose Room

Outdoor patio

Outdoor playground

Interior Bike Storage lockers

Dog park

Fitness room

Even the options for dishwashers, pantry, and washer and dryer in-unit take up a good amount of space, adding square footage new construction buildings (coming at a cost) and creating often tight squeezes in existing buildings.

The option for "24/7 secured entrance front desk and security cameras" is unclear, notably the "front desk" portion. Most buildings have secured entrances and security cameras, but the front desk requirement does not carry weight. Is the intention that the desk be staffed 24/7? That is an exceptionally expensive endeavor that very few projects can support within their operating budget. At \$15/hour, that would be \$131,000 annually plus benefits.

I would urge OHFA to review the list of options, especially considering the space and cost requirements, and to possibly allow for a waiver for amenities – perhaps a project is located right next to a public park with walking paths, a playground, dog park, and/or fitness equipment.

Thanks for your consideration.

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