



August 29, 2025

Mr. Bill Beagle, Executive Director
Ohio Housing Finance Agency
2600 Corporate Exchange Drive
Suite 300
Columbus, OH 43231

RE: CSH's Comments on Second Draft of 2026 QAP

Dear Mr. Beagle:

CSH is grateful to OHFA for the thoughtful work involved in drafting the QAP and providing an avenue for stakeholder feedback. CSH respectfully submits the following comments for your consideration as you embark on finalizing the QAP.

CSH remains committed to previous comments regarding expanding populations in the Service Enriched Pool including the proposed renaming change to *Tenant Populations with Special Needs*. While homelessness is on the rise across every continuum, expanding the pool to include new populations undermines the original intent and impact on the pool. We urge OHFA to consider the historical funding trends of the Service Enriched Pool.

Five Year History of Service Enriched Pool:

2020: 5 projects funded (\$4,224,000)

2021: 5 projects awarded (\$4,650,000)

2022: 4 projects awarded (\$4,000,000)

2023: 4 Projects awarded (\$3,800,000)

2024: 3 projects awarded (\$5,030,000)

Based on the funding history outlined above, CSH recommends the following actions.

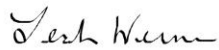
1. Increase Credit Allocation to the Pool:
Allocate 22% of OHFA's total credit to the Service Enriched Pool to support up to five projects annually. This increase will help mitigate potential negative impacts resulting from the expansion of eligible populations.
2. Restrict the Balance of State Set-Aside:
Limit the set-aside to projects serving populations defined within PSH Policy Framework.
3. Add a Community Need Tie-Breaker:
Incorporate a tie-breaker criterion based on documented community need for the proposed

housing. When two projects receive equivalent scores, priority should be given to the project that best addresses local housing demand for the target population.

CSH welcomes a conversation about the impacts of the changes to the Service Enriched pool to ensure that the path to create supportive housing through the 9% LIHTC program is deeply connected to the unique set of circumstances and challenges that supportive housing developers face.

Thank you in advance for your consideration.

Sincerely,



Leah Werner
Director
CSH, Ohio Office

Supportive Housing Stakeholder Sign On

Corporation for Ohio Appalachian Development
Megan Riddlebarger
Executive Director

Coalition for Homelessness and Housing in Ohio
Amy Riegel
Executive Director

Community Housing Network
Ryan Cassel
Chief Real Estate Development Officer

Extended Housing, Inc.
Karen McLeod
Executive Director

ICAN Housing
Julie Sparks
Executive Director

HIT Foundation
Clayton Genth
Executive Director

Model Group
Jennifer Walke
VP Development

YWCA Hamilton
Wendy Waters-Connell
Executive Director