

August 29, 2025

Cody Price  
Ohio Housing Finance Agency  
2600 Corporate Exchange Dr., Suite 300  
Columbus, OH 43231

RE: Comments on Second Draft of the 2026–2027 Qualified Allocation Plan

Dear OHFA Staff,

Thank you for the opportunity to provide comments on the second draft of the 2026–2027 Qualified Allocation Plan. Neighborhood Development Services has been providing affordable rental housing for over 30 years, and we value our long-standing partnership with OHFA. We appreciate the Agency's continued efforts to support the development and preservation of affordable housing across Ohio.

We respectfully request that OHFA continue to consider separating rehabilitation projects from new construction within the competitive scoring framework. While we understand and appreciate OHFA's goal of ensuring a level playing field by distributing allocations across various regions of the state, we remain concerned that the proposed mapping and scoring structures place rehabilitation projects at a disadvantage when compared to new construction.

In particular, the maps and associated metrics in the current draft do not appear to offer tangible benefits for rehabilitation projects, which face distinct challenges and serve a different, yet equally critical housing need. We believe this imbalance could lead to fewer preservation efforts in communities where rehabilitating existing affordable housing stock is the most viable and cost-effective option.

Given these concerns, we respectfully request that OHFA consider adopting this Qualified Allocation Plan as a one-year plan, rather than a two-year plan. A shorter-term commitment would allow for meaningful evaluation of the new framework and offer all stakeholders the opportunity to reconvene in 2026 to refine the 2027 QAP based on data, feedback, and outcomes.

We appreciate your consideration of our comments and your continued commitment to strengthening affordable housing across Ohio. We look forward to ongoing collaboration with OHFA in the months and years ahead.

Sincerely,

Theresa Capitoni

Senior Development Manager

Neighborhood Development Services

[tgambatese@ndsohio.org](mailto:tgambatese@ndsohio.org)

440-554-6759