

July 8, 2026

Cody Price
9% Tax Credit Section Chief
Ohio Housing Finance Agency
2600 Corporate Exchange Drive, Suite 300
Columbus, OH 43231



Dear Dr. Price,

Thank you for the opportunity to comment on the draft 9% Additional Credits Policy. OHC's Policy Committee reviewed the document this morning, and the discussion converged on one recommendation.

The current draft caps a project's additional credit request at a flat \$110,000. We'd suggest OHFA consider changing that to the greater of \$110,000 or \$3,000 per unit. A flat cap works fine for projects sized around where OHFA's deal limits already point developments, but it treats a 20-unit deal and a 90-unit deal identically. A per-unit floor keeps the existing protection in place for smaller projects while giving larger developments room to request what they actually need to get a deal across the finish line.

The Committee did not reach consensus on adjusting the trade-off for future-year credits or application counts, so we're not offering a position on that piece. We're happy to discuss further if that would be useful.

Sincerely,

A handwritten signature in blue ink that reads "Ryan Gleason".

Ryan Gleason
Executive Director

cc: Bill Beagle, Executive Director, Ohio Housing Finance Agency
Matt Sutter, Senior Director of Housing Programs, Ohio Housing Finance Agency
Barbara Richards, Director of Multifamily Housing, Ohio Housing Finance Agency