



WODA COOPER COMPANIES

July 31, 2026

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

RE: Addendum to the 2026-2027 9% LIHTC Qualified Allocation Plan (QAP)
2026 Additional Credits Policy – Draft

Dear Dr. Price,

On behalf of Woda Cooper Development, Inc., (Woda Cooper) we are pleased to submit the following comments regarding the 2026 Additional Credits Policy – Draft. We hope these comments will assist the Ohio Housing Finance Agency (OHFA) in furthering its mission of facilitating the development, rehabilitation, and financing of low- to moderate-income housing for all Ohioans. These comments are provided in chronological order:

1. Ramifications for the 2027 9% LIHTC Round (page 3):

We appreciate OHFA's willingness in taking a collaborative approach to work with the development community in addressing financing needs. As currently structured, the penalty is a reduction in the maximum amount of proposal applications a developer can submit in the 2027 round. The issue is that no matter whether a developer and co-developer request \$50,000 9% credits or \$110,000 9% credits, the developer and co-developer lose an application slot either way. Thus, developers are incentivized to request the max. We suggest OHFA take a tiered approach to make requests more efficient with only the amount of 9% credits needed to move the development forward.

Please contact me at (614) 377-1750 if you have any questions. Again, we greatly value this opportunity to provide feedback as we find it important to creating good public policy to better serve Ohio's low-income housing needs.

Respectfully Submitted,

Jonathan McKay, Vice President
Woda Cooper Development, Inc.

Cc: Jeffrey J. Woda, Chief Executive Officer, Woda Cooper Companies, Inc.
David Cooper, Jr., President, Woda Cooper Companies, Inc.