



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: 9% QAP Program Years 2026-2027 with 2027 Technical Amendments 1st Draft Comments

Dear Dr. Price,

On behalf of Woda Cooper Development, Inc., (Woda Cooper) we are pleased to submit the following comments regarding the 9% QAP Program Years 2026-2027 with 2027 Technical Amendments 1st 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. Competitive Scoring (page 49):

We appreciate OHFA's willingness to minimize the amount of changes between the 9% QAP 2026 and 2027 Program Years. This allows developers to plan better regarding specific sites. Generally speaking, we would caution OHFA about taking a very data focused approach in the rural areas as developers may chase sites in a tract that is ultimately not developable. If the appropriate amount of due diligence is not done, such a site may get submitted to OHFA and this may lead to a developer requesting more resources from OHFA and units not coming online in a timely fashion. Thus, OHFA should consider a less data focused approach in the rural areas and instead focus on where the population is.

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.