

Cahill, Jennifer

From: Samantha Makoski <SMakoski@nrpgroup.com>
Sent: Monday, June 29, 2026 4:36 PM
To: OHFA Design and Architectural Standards
Subject: NRP Group DAS Comments

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Dear Ms. Cahill,

The NRP Group thanks the Ohio Housing Finance Agency for the opportunity to comment on the draft Design and Architectural Standards. The NRP Group has over 30 years of affordable housing development experience and property manages nearly 30,000 affordable LIHTC units across the country. We would like to support the comments made in the Ohio Housing Council's comment letter and echo our agreement with the requests.

Additionally, The NRP Group would like to vehemently suggest revisions to the following:

1. Reconsider the menu of additional accessibility features required on pg. 11. Requiring items beyond what is mandated by Section 504 adds additional cost to developments. By our estimation achieving these requirements will add at least \$250,000 to the TDC. Additionally, providing a menu provides developers with a false perception of choice. Under each category there is a "most feasible option," and all developments are going to choose the same items. Additionally, many items in this list are going to create maintenance issues and may not be desired by tenants.
2. Eliminate the requirement of solid core doors. Ohio is the only state NRP operates in that has this requirement. This requirement adds significant cost to the development and is well beyond what is installed in market rate multifamily and single-family homes. The requirement is built on the perception of who lives in LIHTC units and is not evidence based.

We look forward to the Second Draft late this summer, and thanks OHFA for the opportunity to provide constructive feedback, many agencies do not allow deliberative feedback in the process and OHFA's willingness to accept comments on the DAS does not go unnoticed or unappreciated.

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