



Housing Tax Credit Application

Instructions and Document/Narrative Requirements

Submission Guidelines and General Instructions for the Application

Applications must be received no later than 4:00 p.m. on the respective dates listed in the program calendar.

Applicants must provide all information to OHFA in electronic format on a CD or DVD.

The only paper documents that will be accepted are those that require an original signature, material in the site visit folder and architectural plans and specifications.

They are noted in the chart below.

DRAFT - FOR PARTNER

All applicants must submit the following:

TESTING

1. All documents in their required electronic format (on a CD or DVD) in a standard jewel case, with the project name written on the disk. (Please do not use stickers on the disks as this may cause the disk to lodge in the drive.) A list of required documents follows these instructions.
2. A standard size pocket folder with the documents that require original signatures. All documents must be on white standard sized (8.5x11) paper. Please do not bind, staple or hole punch any of this documentation.
3. A standard size report folder with documents for OHFA's site visit:
 - a) Two contacts, their cell phone numbers, a list of the members of the development team and CHDO status;
 - b) A copy of the narrative description of the project;
 - c) One MapQuest-type map showing the location and address or crossroads
 - d) A site plan and all building elevations
4. Half size architectural drawings and specifications.
5. A check or money order made payable to the Ohio Housing Finance Agency, and the project name indicated on the check or money order.

Mail, courier or hand deliver to:

Ohio Housing Finance Agency

Office of Planning, Preservation & Development

Instructions on using this Application

Worksheets with Blue Tabs must be completed by applicants, worksheets with Green Tabs are auto filled using links and/or formulas.

All information should be entered into the blue and red outlined cells. Enter words or numbers into the **BLUE** cells. **RED** outline checked cells are restricted to the dropdown menu attached to the cell. The **GREEN** outlined cells contain the spreadsheet formulas; they are locked.

This application may be completed Microsoft Excel for Windows 2007 and above. Do not use this application under Microsoft Vista. For an unknown reason, Vista tends to corrupt the file. Data you supply will be read directly into our database. If you override protection or copy and paste information into the application you may cause formulas to error out, which will cause inaccurate information in our databases.

*If you have questions about the application or have problems entering data into the application, please contact Kathy Berry at kberry@ohiohome.org or (614) 995-1208.

Reference Documents

Please refer to the following documents, for specific qualification, procedure, and submission information for each program:

Document Submission Procedures (formatting directions for all programs)

Housing Credit: Housing Credit Qualified Allocation Plan (QAP)

HDAP: Housing Development Assistance Program Guidelines

HDLP: Housing Development Loan Program Guidelines

MFBP: Multifamily Bond Program Guidelines

These documents can be found on the OHFA website at www.ohiohome.org

If you have any questions regarding the above programs, you may contact the Office of Planning, Preservation & Development at (614) 466-0400 or through our web site at www.ohiohome.org.

Proposal Items

Final Application Items

Checklist	Notes	Item Number	Document/Narrative	Format(s)	File Name
		1	Application_development name	EXCEL file	1 Application_development name
	for 4% Applications, 9% Applications will be invoiced	2	Application Fee	PDF of copy of check and actual check with Project Name in Originals Folder	2 Application Fee
	In the Application	3	Program Certifications (in this Application)	PDF, Original Signed Copy	3 Program Certifications (in this Application)
	In the Application	4	Architect Certification	PDF, Original Signed Copy	4 Architect Certification
	See Development Team Tab	5	Organizational Chart(s)	PDF	5 Organizational Chart(s)
	In the Application - will be posted to the website	6	Proposal Summary	PDF	6 Proposal Summary
		7	Site Control	PDF	7 Site Control
		8	Zoning	PDF	8 Zoning
		9	Market Study	PDF	9 Market Study
		10	Supportive Services Plan	PDF	10 Supportive Services Plan
	if applicable	11	Lease Purchase Homeownership Strategy	PDF	11 Lease Purchase Homeownership Strategy
	See pg. 54	12	Preliminary Architectural Plans	11x17 Drawings, PDF & DXF	12 Preliminary Architectural Plans
		13	Universal Design Narrative	PDF	13 Universal Design Narrative
	pg. 54-55 QAP: Ownership, Management, related party, previous local state or federal resources & capital expenditures history	14	Project History Narrative		14 Project History Narrative
		15	Statewide Accessibility Organization Notification	PDF	15 Statewide Accessibility Organization Notification
	Phase I ESA or MP-1 as appropriate	16	Environmental	PDF	16 Environmental
	Enterprise Green Communities or LEED Documentation	17	Energy and Environmental Certification	PDF	17 Energy and Environmental Certification
	Rehabilitation only	18	Capital Needs Assessment	PDF	18 Capital Needs Assessment

		19	Scope of Work	PDF	19 Scope of Work
		20	Public Notification	PDF	20 Public Notification
		21	Utility Allowance Information	PDF	21 Utility Allowance Information
		22	Communication with Local CHDO	PDF	22 Communication with Local CHDO
	approved requests and underwriting requests	23	Exception Documentation	PDF	23 Exception Documentation
		24	Equity Commitment	PDF	24 Equity Commitment
		25	Conditional Financial Commitments	PDF	25 Conditional Financial Commitments
		26	Developer Contributions	PDF	26 Developer Contributions
	if applicable	27	Reserve Calculation Documentation	PDF	27 Reserve Calculation Documentation
		28	Management Company Information	PDF	28 Management Company Information
		29	Local Collaboration	PDF	29 Local Collaboration
		30	Project Characteristics	PDF	30 Project Characteristics
		31	Economic Characteristics	PDF	31 Economic Characteristics
		32	Market Characteristics if applicable	PDF	32 Market Characteristics if applicable
		33	Rehabilitation Characteristics, if applicable	PDF	33 Rehabilitation Characteristics, if applicable
		34	Affirmative Fair Housing Marketing Plan (Form PC-E45)	PDF	34 Affirmative Fair Housing Marketing Plan (Form PC-E45)
	Pg. 54-55	35	80% Architectural Plans and Specifications	11x17 Drawings, PDF & (DXF or DWG AutoCAD R-14), Construction Narrative in PDF (if applicable)	35 80% Architectural Plans and Specifications
		36	Final Application	EXCEL file	36 Final Application
	In the Application	37	Program Certifications	PDF, Original Signed Copy	37 Program Certifications
	In the Application	38	Architect Certification	PDF, Original Signed Copy	38 Architect Certification
		39	Summary of Project Changes	PDF	39 Summary of Project Changes
		40	Appraisal	PDF	40 Appraisal
		41	Related Party Transaction Questionnaire	PDF, Original Signed Copy	41 Related Party Transaction Questionnaire
	if not submitted with Proposal	42	Phase I Environmental Site Assessment	PDF	42 Phase I Environmental Site Assessment
		43	Evidence of Federal Tax Identification Number	PDF	43 Evidence of Federal Tax Identification Number
		44	Legal Descriptions	Word	44 Legal Descriptions
		45	Conditional Financial Commitments		45 Conditional Financial Commitments

Transmittal Page

Application Number:

Date Application Submitted:

Housing Tax Credit Request:

Applicant Information:

Project Name:
Project Type:
City or Township:
County:

Majority Owner:
Owner Type:
% of Ownership:

Allocation Pool:
Geographic Designation:

Number of Total Units

Number of Special Needs Units:

Senior
Persons w/ Mobility or Sensory Impairment
Persons w/ Severe/Persistent Mental Illness
Persons w/ Developmental Disability
Extremely Low Income (\geq 35% AMGI)
Formerly Homeless Persons

Scattered Site Development?

Transmittal Page

Funding Requested:

Housing Credit Program (annual): \$

Housing Development Assistance Program

Multifamily Bond Program: \$

Application Status:

Please check all that apply. Abbreviations are as follows: HC = Housing Credit; MFBP = Multifamily Bond Program; HDLP = Housing Development Loan Program; HDAP = Housing Development Assistance Program)

	HC	MFBP	HDLP	HDAP
Initial Application:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Request for Additional Funding:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Revised Application:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Application Fees:

	HC	MFBP	HDAP
Amount Enclosed:	<input type="text"/>	<input type="text"/>	<input type="text"/>

Additional Information (for revised applications only):

Please mark yes for all information that has changed since last submission.

Number of Units:

Type of Units:

Bedroom Mix:

Special Needs:

Rent Elections:

Minimum Set-Aside:

Ownership Information:

Other (describe below):

Project Information

PROJECT INFORMATION

Project Name:

Address *(be specific)*:

City or Township: *(Enter the political jurisdiction where the project is located)*

Zip Code + 4:

County:

Latitude: *To find the latitude and longitude of a point, click here: [Latitude and Longitude](#)*

Longitude:

State Senate District:

State House District:

US Congressional District:

Census Tract(s):

enter one census tract per cell

Located in a Qualified Census Tract? No Yes/No

Lease-purchase development? No Yes/No

Scattered Site? No Yes/No *See QAP for details.*

OWNERSHIP INFORMATION

Owner Entity Name:

Address:

City: County:

State:

Zip Code + 4:

Organization Type: Limited Partner Percentage of Ownership:

Federal Tax ID #:

Contact Person

Last Name: First Name:

Title: Salutation:

Organization:

Telephone #: (ext) E-mail:

Fax #: Web Page Address:

The Contact Person must be able to answer all general questions concerning this application.

Project Manager

Last Name: First Name:

Telephone #: (ext) E-mail:

The Project Manager must be able to answer all questions in detail concerning this application.

Authorized Signer

Last Name: First Name:

Title: Salutation:

Organization:

Telephone #: (ext) E-mail:

Fax #: Web Page Address:

The Authorized Signer must have the authority to act on behalf of the project ownership.

PARTICIPATION OF NON-PROFIT ORGANIZATION(S) if applicable

Primary Non-Profit Organization

Non-Profit Name:

Address:

City:

State:

Zip Code + 4:

State Senate District:

State House District:

Federal Tax ID #:

Contact Person

Last Name:

First Name:

Title:

Telephone #: (ext)

Fax #:

E-mail:

Web Page Address:

501 (c) (3) Organization

501 (c) (4) Organization

Exempt purposes include fostering of Low-Income Housing

Filed in accordance with ORC Section 1702

Other:

Is this non-profit organization located in or committed to serve the county in which the project is located? Yes/No

How many years has this non-profit organization continually served the county in which the project is located?

What percentage of the general partner interest will be owned or controlled by this non-profit organization?

Is this organization eligible for and will this organization participate in the non-profit set-aside referenced in Section 42(h)(5) of the Internal Revenue Code? Yes/No

Is this non-profit organization certified as a Community Housing Development Organization (CHDO) by the State of Ohio? Yes/No

Secondary Non-Profit Organization

Non-Profit Name:

Address:

City:

State:

Zip Code + 4:

State Senate District:

State House District:

Federal Tax ID #:

Contact Person

Last Name:

First Name:

Title:

Telephone #: (ext)

Fax #:

E-mail:

Web Page Address:

501 (c) (3) Organization

501 (c) (4) Organization

Exempt purposes include fostering of Low-Income Housing

Filed in accordance with ORC Section 1702

Other:

(Please select all that apply)

Is this non-profit organization located in or committed to serve the county in which the project is located? Yes/No

How many years has this non-profit organization continually served the county in which the project is located?

What percentage of the general partner interest will be owned or controlled by this non-profit organization?

Is this organization eligible for and will this organization participate in the non-profit set-aside referenced in Section 42(h)(5) of the Internal Revenue Code? Yes/No

Is this non-profit organization certified as a Community Housing Development Organization (CHDO) by the State of Ohio? Yes/No

PARTICIPATING MEMBERS

Majority Member

Name:	<input type="text"/>	NP or FP?:	<input type="text"/>
Parent Organization:	<input type="text"/>	NP or FP?:	<input type="text"/>
Address:	<input type="text"/>	Contact Last Name:	<input type="text"/>
City:	<input type="text"/>	Contact First Name:	<input type="text"/>
State:	<input type="text"/>	Contact Title:	<input type="text"/>
Zip Code + 4:	<input type="text"/>	Telephone #:	<input type="text"/> (ext)
Parent Federal Tax ID #:	<input type="text"/>	Fax #:	<input type="text"/>
Web Page Address:	<input type="text"/>	E-mail:	<input type="text"/>
% of Ownership:	<input type="text"/>		

Minority Member

(if applicable)

Name:	<input type="text"/>	NP or FP?:	<input type="text"/>
Parent Organization:	<input type="text"/>	NP or FP?:	<input type="text"/>
Address:	<input type="text"/>	Contact Last Name:	<input type="text"/>
City:	<input type="text"/>	Contact First Name:	<input type="text"/>
State:	<input type="text"/>	Contact Title:	<input type="text"/>
Zip Code + 4:	<input type="text"/>	Telephone #:	<input type="text"/> (ext)
Federal Tax ID #:	<input type="text"/>	Fax #:	<input type="text"/>
Web Page Address:	<input type="text"/>	E-mail:	<input type="text"/>
% of Ownership:	<input type="text"/>		

Minority Member 2

(if applicable)

Name:	<input type="text"/>	NP or FP?:	<input type="text"/>
Parent Organization:	<input type="text"/>	NP or FP?:	<input type="text"/>
Address:	<input type="text"/>	Contact Last Name:	<input type="text"/>
City:	<input type="text"/>	Contact First Name:	<input type="text"/>
State:	<input type="text"/>	Contact Title:	<input type="text"/>
Zip Code + 4:	<input type="text"/>	Telephone #:	<input type="text"/> (ext)
Federal Tax ID #:	<input type="text"/>	Fax #:	<input type="text"/>
Web Page Address:	<input type="text"/>	E-mail:	<input type="text"/>
% of Ownership:	<input type="text"/>		

DEVELOPMENT TEAM INFORMATION

Developer: Federal Tax ID #:
 Address:
 City:
 State:
 Zip Code + 4:

of Residential Projects Placed-in-Service:
 # of Residential Units Placed-in-Service:
 # of Years Developing Housing:

Contact Last Name:
 Contact First Name:
 Contact Title:
 Telephone #: (ext)
 Fax #:
 E-mail:
 Web Page Address:

General Contractor: Federal Tax ID #:
 Address:
 City:
 State:
 Zip Code + 4:

of Residential Projects Constructed:
 # of Residential Units Constructed:
 # of Years Constructing Housing:

Contact Last Name:
 Contact First Name:
 Contact Title:
 Telephone #: (ext)
 Fax #:
 E-mail:
 Web Page Address:

	Firm	Contact	Phone #	Email
Engineer				
Consultant				
Legal				
Tax Attorney				

MANAGEMENT COMPANY

Name: Contact Last Name:
 Address: Contact First Name:
 City: Title:
 State: Telephone #: (ext)
 Zip Code + 4: Fax #:
 Federal Tax ID #: E-mail:
 Web Page Address:

Summary of Affordable Housing Management Experience

Please indicate the number of affordable housing projects currently under management, and any Housing Credit projects previously managed for at least one year.

Program:	Housing Credit	USDA RD	HUD Section 8	hdap	hdlp	202	TOTAL
# of Projects:							0
# of Units:							0

POPULATIONS SERVED

POPULATION(S) SERVED

% OF UNITS TO BE OCCUPIED BY THIS POPULATION	SUPPORTIVE SERVICES PROVIDED?
--	-------------------------------

Families/Individuals (seniors may reside there, but not exclusively a senior development)
 Exclusively Senior (at least 1 in household is 55 or older) ---->

-	
-	

SPECIAL NEEDS POPULATION SET-ASIDES

Choose YES if the development specifically sets aside units for this population. Otherwise, choose NO

Persons with Mobility or Sensory Impairment ----->
 Persons with Severe/Persistent Mental Illness ----->
 Persons with Developmental Disability ----->
 Extremely Low Income (>= 35% AMGI) ----->
 Formerly Homeless ----->

Service Coordinator:

Address:

City:

State:

Zip Code + 4:

Web Page Address:

Telephone #:

(ext)

Fax #:

E-mail:

For projects seeking Housing Credits and serving a special needs population, service coordinators and a supportive service plan containing specified services are required. Please attach the supportive service plan with the application.

# of Sites Under Control:	<u>new construction</u> 0	<u>rehabilitation</u> 0	# of Units:	<u>new construction</u> 0
# of Sites Proposed to Acquire:				<u>rehabilitation</u> 0
% of Sites Under Control:	0.00%	0.00%		

Site Acquisition Information

site address	last placed-in-service date	seller name	seller address	is the seller a related party?
0				
0				
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Will this project consist of scattered sites? See QAP for details.

Will the site be subdivided? Yes, No

Area of Site (Acres):

OCCUPANCY INFORMATION if applicable

Are any of the units currently occupied?

Yes, No
% of units occupied

Does this project involve the relocation of any commercial or residential tenants, or will any occupied portion of the project be made vacant?

Yes, No

If Yes, please attach a Relocation Plan and URA Form with the application. This plan must include a budget.

SCHEDULE OF DEVELOPMENT

Table with columns: Activity, Performance Date (Goal, Actual). Rows include: 1. Formation of Limited Partnership, 2. Land or Building acquired, 3. Phase I Environmental Review, 4. Zoning permit obtained, 5. 10% completion, 6. Appraisal completed, 7. Building permits obtained, 8. Construction loan committed, 9. Permanent financing committed, 10. Construction contract executed, 11. Construction loan closing, 12. Equity closing, 14. Start of construction, contractor's commencement notice, 15. 50% completion, 16. Occupancy approval, 17. Permanent loan closing, 18. Construction completion.

Estimated placed-in-service date:

First building: []

Last building: []

Architect Certification

ARCHITECT OF RECORD

Name:	<input type="text"/>	Contact Last Name:	<input type="text"/>
Address:	<input type="text"/>	Contact First Name:	<input type="text"/>
City:	<input type="text"/>	Title:	<input type="text"/>
State:	<input type="text"/>	Telephone #:	<input type="text"/> (ext)
Zip Code + 4:	<input type="text"/>	Fax #:	<input type="text"/>
Federal Tax ID #:	<input type="text"/>	E-mail:	<input type="text"/>
		Web Page Address:	<input type="text"/>

PHYSICAL STRUCTURE INFORMATION

Project Type

<input type="checkbox"/>	New Construction
<input type="checkbox"/>	Acquisition and Substantial Rehabilitation
<input type="checkbox"/>	Substantial Rehabilitation

Project Characteristics

	rehabilitation	new construction
# of Residential Buildings:	<input type="text"/>	<input type="text"/>
# of Stories of Tallest Building:	<input type="text"/>	<input type="text"/>
Total # of Units:	<input type="text"/>	<input type="text"/>
# of Parking Spaces:	<input type="text"/>	<input type="text"/>

Elevator in any buildings? Please Complete Yes/No

Number of Units by Rental Type

	NUMBER	% OF TOTAL UNITS
Low-Income Units:	<input type="text"/>	#DIV/0!
Market-Rate Units:	<input type="text"/>	#DIV/0!
Employee Units:	<input type="text"/>	#DIV/0!
TOTAL:	0	#DIV/0!

Number of BUILDINGS by Building Type

	# of buildings that are 1 Floor	# of buildings that are 2 Floors	# of buildings that are 3 Floors	# of buildings that are 4+ Floors	ELEVATOR in any of the buildings?	ENTER # OF UNITS IN EACH BUILDING TYPE
Single-Family Detached:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Single-Family Townhouse:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Duplex:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Triplex:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Multi-Family (4 or more units):	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Other:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
TOTAL:	0	0	0	0	<input type="text"/>	0

Number of Units by Bedroom Number

	SRO	EFFICIENCY	1BR	2BR	3BR	4BR+
Low-Income Units:	<input type="text"/>	<input type="text"/>	1	<input type="text"/>	<input type="text"/>	<input type="text"/>
Market Rate Units:	<input type="text"/>	<input type="text"/>	1	<input type="text"/>	<input type="text"/>	<input type="text"/>
TOTAL:	0	0	2	0	0	0

Detached Non-Residential Community Space

	NUMBER	TOTAL SQUARE FEET
Accessory Buildings:	<input type="text"/>	<input type="text"/>
Recreation Facilities:	<input type="text"/>	<input type="text"/>
Commercial Facilities:	<input type="text"/>	<input type="text"/>

Type of Commercial Facilities (if applicable):

FLOOR AREA

Enter the total square footage in each category below for all buildings in the project.

For multifamily projects, use BOMA (Building Owner Management Association) Multifamily Standards using the gross method. For single-family free standing units, use BOMA Gross Area Measurement Standards. All square footages shall be calculated and certified by the Architect of Record.

Gross Square Footage of all Buildings:		
Commercial Space Condominium Areas:		
Commercial Areas:		
Market Rate Unit Area		
Low Income Unit Area:		
Managers Unit Area:		
Common Area (Public):		
Common Area (Circulation):		
Common Area (Social Work/Programmatic)		
Limited Common Area (Private):		
Support:		
Tenant Storage:		
Major Vertical Penetrations:		
Structured Parking / Garage:		
Basement:		
Non-Low-Income floor area:	0	<i>Commercial Space Condo Area + Commercial Areas + Market Rate Unit Area</i>
Low Income Floor Area:	0	<i>Low Income Unit + Tenant Storage + Common Area Circulation</i>
% of Common Area:	#DIV/0!	<i>(Common Area Public + Common Area Circulation)/Net Rentable Square Footage</i>
Net Rentable Square Footage:	0	<i>Gross Square Footage - Non-Low Income floor area</i>
Average Net Rentable Square Footage per Low Income Unit:	#DIV/0!	<i>Net Rentable Square Footage/ Total number of Low Income Units</i>
<i>If all categories do not equal the Gross, "ERROR" will appear</i>		

I certify that I have reviewed and concur with the square footage as presented on the Architect Certification.

this _____ day of _____

Architect of Record

Print Name

Title

Organization

OPERATING BUDGET

Total Number of Units:
 Net Rentable Square Footage:

ANNUAL INCOME

	TOTAL PROJECT	PER UNIT
Rental Income		
Rent	\$ -	#DIV/0!
Annual Residential Fee Income:	\$ -	#DIV/0!
Annual Other Income:	\$ -	#DIV/0!
Annual Commercial Income:	\$ -	#DIV/0!
Other		#DIV/0!
Annual Vacancy Allowance	\$ -	#DIV/0!
TOTAL RENTAL INCOME	\$ -	#DIV/0!
Financial Income		
Interest Income		#DIV/0!
Interest from Reserve Accounts		#DIV/0!
Other	\$ -	#DIV/0!
TOTAL FINANCIAL INCOME	\$ -	#DIV/0!
Service Income		
Laundry Revenue		#DIV/0!
Tenant Charges/Fees		#DIV/0!
Elderly Care/Service Delivery		#DIV/0!
Other 1		#DIV/0!
Other 2		#DIV/0!
Other 3		#DIV/0!
TOTAL SERVICE INCOME	\$ -	#DIV/0!
EFFECTIVE GROSS INCOME	\$ -	#DIV/0!

ANNUAL EXPENSES

Administrative Expenses

Advertising and Marketing		#DIV/0!
Office Expenses		#DIV/0!
Administrative Salaries		#DIV/0!
Telephone		#DIV/0!
Management Fee		#DIV/0!
Management Salary		#DIV/0!
Legal Expense		#DIV/0!
Audit Expense		#DIV/0!
Accounting Fees		#DIV/0!
Bad Debts		#DIV/0!
Tenant Relations		#DIV/0!
Misc. Administrative Expenses		#DIV/0!
Other 1 (type over cell to specify)		#DIV/0!
Other 2 (type over cell to specify)		#DIV/0!
Other 3 (type over cell to specify)		#DIV/0!
TOTAL ADMIN EXPENSES	\$ -	#DIV/0!

Owner Paid Utilities for Common Areas and Units

Electricity		#DIV/0!
Water		#DIV/0!
Gas		#DIV/0!
Sewer		#DIV/0!
Cable/Internet		#DIV/0!
Other 1 (type over cell to specify)		#DIV/0!
Other 2 (type over cell to specify)		#DIV/0!
TOTAL UTILITY EXPENSES	\$ -	#DIV/0!

Operating/Maintenance

Operating/maintenance Contracts		#DIV/0!
Elevator		#DIV/0!
Garbage/Trash Removal		#DIV/0!
Van Driver Payroll		#DIV/0!
Janitor Payroll	\$ -	#DIV/0!
Maintenance Payroll		#DIV/0!
Maintenance Supplies		#DIV/0!
Painting and Decorating		#DIV/0!
HVAC Maintenance		#DIV/0!
Snow Removal/Landscaping		#DIV/0!
Vehicle Operation and Repairs		#DIV/0!
Rent Concessions/Incentives		#DIV/0!
Extermination		#DIV/0!
Other 1 (type over cell to specify)		#DIV/0!
Other 2 (type over cell to specify)		#DIV/0!
Other 3 (type over cell to specify)		#DIV/0!
Other 4 (type over cell to specify)		#DIV/0!
TOTAL OPER/MAINT EXPENSES	\$ -	#DIV/0!

Taxes and Insurance

Real Estate Taxes		#DIV/0!
Payroll Taxes		#DIV/0!
Property/Liability Insurance		#DIV/0!
Fidelity Bond Insurance		#DIV/0!
Workers Compensation		#DIV/0!
Health Insurance/Benefits		#DIV/0!
Misc Taxes/Insurance/License		#DIV/0!
Other 1 (type over cell to specify)		#DIV/0!
Other 2 (type over cell to specify)		#DIV/0!
Other 3 (type over cell to specify)		#DIV/0!
TOTAL TAXES & INSURANCE	\$ -	#DIV/0!

Other Financial Expenses (including replacement reserves)

Replacement Reserves		#DIV/0!
Other 1 (type over cell to specify)		#DIV/0!
Other 2 (type over cell to specify)		#DIV/0!
TOTAL OTHER FINANCIAL EXPENSES	\$ -	#DIV/0!

TOTAL EXPENSES	\$ -	#DIV/0!
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NET OPERATING INCOME	\$ -	#DIV/0!
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TOTAL ADMIN EXPENSES	\$ -	
TOTAL UTILITY EXPENSES	\$ -	
TOTAL OPER/MAINT EXPENSES	\$ -	
TOTAL TAXES & INSURANCE	\$ -	
TOTAL OTHER FINANCING EXPENSES	\$ -	(includes replacement reserves)
TOTAL ANNUAL OPERATING EXPENSES	\$ -	

If the total annual operating expenses do not meet OHFA requirements as stated in the Qualified Allocation Plan, please explain why.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

Describe any specific line items in the operating budget worksheet that may need further explanation.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

Source of monthly utility expense information:

Tenant-paid Utilities

BR Type:	SRO	0 BR	1BR	2BR	3BR	4BR
Heat:						
Electric:						
Water:						
Sewer:						
Trash:						
Other: <input type="text"/> specify						
TOTALS:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Owner-paid Utilities

BR Type:	SRO	0 BR	1BR	2BR	3BR	4BR
Heat:						
Electric:						
Water:						
Sewer:						
Trash:						
Other: <input type="text"/> specify						
TOTALS:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CONSTRUCTION FINANCING AND EQUITY SOURCES

All blanks pertaining to a source must be completed.

	SOURCE NAME	AMOUNT	ANNUAL INTEREST PAYMENT	INTEREST RATE	LOAN TERM (MONTHS)	AMORTIZATION TERM (MONTHS)
CONSTRUCTION LOAN			\$0.00			
TAX CREDIT EQUITY						
HISTORIC TAX CREDIT EQUITY						
DEFERRED DEVELOPER FEE			\$0.00			
HDAP			\$0.00			
OTHER FINANCING			\$0.00			
OTHER FINANCING			\$0.00			
TOTALS:		\$ -	\$ -	\$ -		

All blanks pertaining to a source must be completed.

PERMANENT FINANCING AND EQUITY SOURCES

The Ohio Housing Finance Agency requires that all non-OHFA permanent source(s) be committed or conditionally committed at the time of application. If the project has Historic Tax Credits, do not combine the Historic Tax Credit and Housing Credit equity.

Enter the interest rate, loan term, and amortization term for all debt sources (including deferred fees) in the appropriate spaces. For loans with variable rates, enter the present rate at which the variable rate would be computed. For loans (example: cash flow loans) without an amortization schedule, enter the loan term as the amortization. OHFA will underwrite loans without an amortization schedule as if they possess an amortization term equal to the loan term.

	SOURCE NAME	AMOUNT	ANNUAL DEBT SERVICE	INTEREST RATE	LOAN TERM (YEARS)	AMORTIZATION TERM (YEARS)
PERMANENT LOAN (1st)			\$0.00			
PERMANENT LOAN (2nd)			\$0.00			
TAX CREDIT EQUITY						
HISTORIC TAX CREDIT EQUITY						
DEFERRED DEVELOPER FEE			\$0.00			
HDAP			\$0.00			
SOFT FINANCING 1 (SPECIFY)			\$0.00			
SOFT FINANCING 2 (SPECIFY)			\$0.00			
OTHER FINANCING 1 (SPECIFY)			\$0.00			
OTHER FINANCING 2 (SPECIFY)			\$0.00			
TOTALS:		\$ -	\$0			

All blanks pertaining to a source must be completed.

If this project is participating in the HUD Portfolio Reengineering Program ("Mark-to-Market"), enter the amount of soft subordinate debt to be restructured by HUD under this program:

Discuss any pre-development funding that is being provided to the project, including whether funds are in the form of a loan or a grant and the expenses and activities covered by the pre-development funding.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

If the financial structure is anticipated to change during the life of the project, explain when and how this will occur.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

ITEMIZATION OF PROJECT COSTS AND ELIGIBLE BASIS

All costs projected to be incurred by the project (eligible and ineligible) are to be listed under total costs. Those costs to be included in eligible basis are to be broken out by acquisition, rehabilitation, and new construction. For projects containing a mix of rehabilitation and new construction, eligible costs not directly attributable to the type of construction (e.g. - most soft costs) will be classified into rehabilitation, new construction, or both, at the applicant's discretion.

Soft Costs Hard Construction Costs

	HOUSING CREDIT ELIGIBLE BASIS		
	ACQUISITION	REHABILITATION	NEW CONSTRUCTION
TOTAL COSTS			
Acquisition Costs			
Land:			
Land Broker Fees:			
Building Acquisition:			
Other Acquisition:			
Predevelopment Costs			
Survey(s) Costs:			
Architectural Fees:			
Engineering Fees:			
Appraisal:			
Market Study:			
Environmental Report:			
Title & Recording:			
Other Predevelopment:			
Site Development Costs			
Demolition:			
Off-Site Improvements:			
On-Site Improvements:			
Other Site Development/On Site Relocation:			
Hard Construction			
General Requirements:			
Permit:			
Site Security:			
Commercial Costs (Not Hard Construction):			
Hard Construction (Residential New Const.):			
Hard Construction (Residential Rehab.):			
Hard Construction (Commercial):			
Hard Construction (Amenity Fee Items*):			
Construction Contingency:			
Furniture, Fixtures & Equipment:			
Contractor Overhead:			
Contractor Profit:			
Other Hard Construction:			
Interim Costs/Finance			
Construction Insurance:			
Construction Interest:			
Construction Loan(s) Fees:			
Permanent Loan(s) Fees:			
Costs of TE-Bond Issuance:			
Impact Fees/Tap Fees/Taxes:			
Rent-up Costs/Marketing:			
Other Interim Costs/Finance:			
Professional Fees			
Legal Fees (not syndication related):			
Accounting Fees:			
Developer's Fee & Overhead:			
Consultant Fees:			
**Organizational Fees:			
**Syndication Expenses:			
Asset Management Fee:			
Other Professional Fees:			
Compliance Costs			
Housing Credit Application Fee:			
Housing Credit Reservation Fee:			
Compliance Monitoring Fee:			
Other Compliance Costs/Off Site Relocation (URA)			
Reserves			
**Operating Reserves:			
**Replacement Reserves:			
Other Reserves:			
TOTALS:	\$ -	\$ -	\$ -

* - Amenity Fee items include things that tenants must pay a fee to use, such as garages, carports, pools, and recreation rooms.

** - Lower-tier (project) costs ONLY.

SOURCES AND USES BREAKDOWN (STANDARD)

USES	Total Line Item from TOTAL COSTS above	SOURCES									
		0	0	0	0	0	0	0	0	0	0
Acquisition Costs											
Land:	\$ -										
Land Broker Fees:	\$ -										
Building Acquisition:	\$ -										
Other Acquisition:	\$ -										
Predevelopment Costs											
Survey(s) Costs:	\$ -										
Architectural Fees:	\$ -										
Engineering Fees:	\$ -										
Appraisal:	\$ -										
Market Study:	\$ -										
Environmental Report:	\$ -										
Title & Recording:	\$ -										
Other Predevelopment:	\$ -										
Site Development											
Demolition:	\$ -										
Off-Site Improvements:	\$ -										
On-Site Improvements:	\$ -										
Other Predevelopment:	\$ -										
Hard Construction											
General Requirements:	\$ -										
Permit:	\$ -										
Site Security:	\$ -										
Commercial Costs (Not Hard Construction):	\$ -										
Hard Construction (Res. New Const.):	\$ -										
Hard Construction (Res. Rehab.):	\$ -										
Hard Construction (Commercial):	\$ -										
Hard Construction (Amenity Fee Items*):	\$ -										
Construction Contingency:	\$ -										
Furniture, Fixtures & Equipment:	\$ -										
Contractor Overhead:	\$ -										
Contractor Profit:	\$ -										
Other Hard Construction:	\$ -										
Interim/Finance Costs											
Construction Insurance:	\$ -										
Construction Interest:	\$ -										
Construction Loan(s) Fees:	\$ -										
Permanent Loan(s) Fees:	\$ -										
Costs of TE-Bond Issuance:	\$ -										
Impact Fees/Tap Fees/Taxes:	\$ -										
Rent-up Costs/Marketing:	\$ -										
Other Interim/Finance Costs:	\$ -										
Professional Fees											
Legal Fees (not syndication related):	\$ -										
Accounting Fees:	\$ -										
Developer's Fee & Overhead:	\$ -										
Consultant Fees:	\$ -										
**Organizational Fees:	\$ -										
**Syndication Expenses:	\$ -										
Asset Management Fee:	\$ -										
Other Professional Fees:	\$ -										
Compliance Costs											
Housing Credit Application Fee:	\$ -										
Housing Credit Reservation Fee:	\$ -										
Compliance Monitoring Fee:	\$ -										
Other Compliance Costs/Relocation (URA):	\$ -										
Reserves											
**Operating Reserves:	\$ -										
**Replacement Reserves:	\$ -										
**Other Reserves:	\$ -										
SOURCE TOTALS:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT COST NARRATIVES

Describe the provisions made for project reserves, including operating reserve, replacement reserve, lease-up reserve, and any lender reserve. Provide the assumptions used to estimate the reserve needs.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

Describe any specific line items in the Itemization of Project Cost proforma that needs further explanation.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

PROJECT COST CALCULATIONS

Total Project Cost per Unit

Dev. Fees and Overhead + Consultant Fees \$ - Not to exceed 15% of Rehabilitation and New Construction Eligible Basis plus
Maximum Allowed \$ - 5% of Acquisition Eligible Basis.

General Requirements % General Requirements / Hard Construction Costs

Contractor Overhead % Contractor Overhead / Hard Construction Costs

Contractor Profit % Contractor Profit / Hard Construction Costs

Total Professional Soft Cost % Total Professional Soft Costs (defined in the QAP)/Total Project Cost

Hard Construction Costs Per Unit for Rehab: \$ - Sum of rehabilitation costs for residential hard construction, on-site improvements, construction contingency, furnishings and appliances divided by the number of rehabilitated units.

Construction Cost Detail

Project Name: Contractor Name:

Owner Name: Project Location:

All amounts shown below have been reduced to give effect to the amount(s) of any rebates, adjustments, discounts (except as allowed in the Cost Certification Guidelines), or any other devices which, if included, would have the effect of overstating the actual costs.

Please review the descriptions of line items below as needed.

Trade Item				Total	Proposal Application	Final Application			
	New Construction	Rehabilitation	Commercial		Cost / gross sq. ft.	Cost per unit	Cost / gross sq. ft.	Cost per unit	
On Site Improvements:									
Earth Work				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Site Utilities				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Roads, Walks and Paving				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Site Improvements				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Lawns and Planting				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Demolition/Asbestos Abatement				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Retaining Walls				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Unusual Site Conditions				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other on site cost here				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other on site cost here				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total On Site Improvements	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Offsite Improvements:

Earth Work				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Site Utilities				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Roads, Walks and Paving				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Site Improvements				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Lawns and Planting				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Unusual Site Conditions				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other offsite improvement here				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other offsite improvement here				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Offsite Improvements	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Hard Construction/Building:

Concrete				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Masonry				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Pest Control				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Metals				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Rough Carpentry				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Finish Carpentry				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Waterproofing				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Insulation				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Roofing				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Siding/Soffit/Fascia/Ext. Sheathing				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Gutters and Downspouts				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Doors				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Windows				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Glass				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Drywall				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Tile Work and Wood Flooring				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Acoustical				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Resilient Flooring				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Painting and Decorating				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Specialties				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Trash Chute				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Special Equipment				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Cabinets and Countertops				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Special Construction				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Elevators				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Plumbing and Hot Water				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Heat, Ventilation				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
& Air Conditioning				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Fire Suppression				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Electrical				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Miscellaneous Labor & Materials				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other building cost here				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other building cost here				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Building	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Furniture, Fixtures & Equipment

Appliances				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Blinds and Shades, Artwork				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Carpets				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other furnishing/appliance cost				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other furnishing/appliance cost				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total FF and E	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Other Fees Paid by the General Contractor:

Building Permits				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Tap Fees and Impact Fees				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Construction Insurance				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Bond Premium				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Site Security				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other GC paid cost				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
list other GC paid cost				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Other Fees	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Contractor Fee:

Contractor General Requirements				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Contractor Overhead				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Contractor Profit				\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total Contractor Fees	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Total Construction Costs***	\$0	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
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*** - Total must match total of amounts listed as On-Site Improvements, Off-Site Improvements, Construction (Res. N.C.), Construction (Res. N.C.), Construction (Res. Rehab.), Construction (Commercial), Construction (Fee Items), and FF and E

Trade Item Description of line item

Earth Work	Site preparation (clearing and grubbing), top soil stripping and piling; rough site grading with cuts and fills; structure excavation and backfill; finish grading; footer trenching; soil testing; related field staking; site equipment rental fees.
Demolition and Asbestos Abatement	Labor and material related to demolition, asbestos abatement and any other environmental related tasks.
Site Utilities	Labor and material and all pertinent costs related to installation of water, sewer, storm, electric, gas, telephone, cable, etc. Includes site staking/engineering for each, excavation of each, standby inspection fees for each, utility provider charges for
Roads, Walks and Paving	Includes labor and material related to the installation of all concrete and asphalt, including all areas outside the building including, but not limited to, roads, streets, alleys, parking areas, side walks, stoops, porches, and any other site hard surface
Site Improvements	Labor and material related to the installation of equipment for playground and other special areas; fences; handrails; permanent exterior signs; dumpsters; trash enclosures; mailboxes; flagpoles; gazebos; and non-framing canopies; swimming pools and all p
Lawns and Planting	Labor and material related to final grading of top soil, the planting of trees; tree walls; flowers; flower beds; shrubs; grass and other ground covers; irrigation systems; edging, sprinkler systems, and any other work related to the exterior finish product
Retaining Walls	Labor and material related to wood or stone retaining walls, bracing, etc.
Unusual Site Conditions	Labor and material related to any unusual site conditions. Contractor to provide description of such work.
Concrete	Labor and material related to footer concrete, cast-in-place or precast concrete work within a structure, including foundations, piers, floors, walls, etc.; formwork; reinforcement; cementations decks and toppings; gypcrete; related concrete testing; etc.
Masonry	Labor and material related to concrete block within a structure, including elevator shaft, mortar; reinforcement; wall ties; masonry window sill; grouting; cleaning; brick or stone work within a structure; mortar; grouting and cleaning; lintels, etc.
Pest Control	Termite protection on the site, foundations and any other type of pest control.

Metals	Labor and material related to the installation of any type metals.
Rough Carpentry	Labor and material related to wood framing; sheathing; sub flooring; wood decking; wood trusses; glued-laminated construction; stairs; framing steel; house wrap.
Finish Carpentry	Labor and material related to interior and exterior trim and millwork; shelving; counter tops; prefinished paneling; exterior shutters; custom casework; ornamental items; wood window sills; handrails; interior doors, hardware, wire shelving; and any other
Waterproofing	Labor and material related to sheet or panel waterproofing; bituminous or cementitious damp proofing; building paper; foundation drain tile; sealants and caulking; and any other type of waterproofing or damp proofing.
Insulation	Labor and material related to the installation of perimeter, floor, wall and ceiling insulation; vapor barriers; fireproofing; and any other type of insulation.
Roofing	Labor and material related to the installation of roofing felt; shingles; roofing tile; membrane roofing; attic/roof ventilators; drip edge; flashing; and any other types of roofing.
Siding, Soffit, Fascia, and Exterior Sheathing	Labor and material related to the installation of vinyl, aluminum, wood, or concrete/cement siding; soffit, fascia, shutters, columns, handrails, gable vents; fasteners and adhesives. All items related to the exterior finish of the buildings not included
Gutters and Downspouts	Labor and material related to the installation of gutters; downspouts; fasteners, etc.
Doors	Labor (unless included elsewhere) and material related to the installation of exterior doors; frames; garage doors; garage door openers; sliding doors; screen/storm doors; hardware; thresholds; weather-stripping.
Windows	Labor (unless included elsewhere) and material related to the installation of vinyl, wood, steel, aluminum, clad or any other type of windows; screens; storm windows; glazing; weather-stripping; hardware.
Glass	Labor and material related to the installation of store front glass; glass; glazing; special glazing; and any other type of glass not included in doors or windows.
Drywall	Labor and material related to gypsum board systems for walls and ceiling, taped and finished; resilient channels and clips; wall texture; and any other types of interior wall finishes prior to painting.
Tile Work and Wood Flooring	Labor and material related to the installation of any type of flooring tile or hardwood. Any type of flooring not included in Resilient Flooring or Carpeting.

Acoustical	Labor and material related to the installation of ceiling tiles; ceiling tile grids; sound absorbing panels in walls or floors; grid bracing and wiring; etc.
Resilient Flooring	Labor and material related to the installation of floor underlayment; all types of resilient tile or sheet good flooring; cove base; adhesives; stair treads and risers; edging; etc.
Painting and Decorating	Labor and material related to the priming and painting of exterior and interior walls, ceilings, doors, windows, trim, lintels, and other surfaces; caulking; decorations; etc.
Specialties	Labor (unless included elsewhere) and material related to the installation of toilet and shower compartments; bathroom accessories including but not limited to grab bars, towel bars, toilet paper holders, soap dishes, medicine cabinets, bathroom mirrors,
Trash Chute	Labor and material related to the installation of the trash chute.
Special Equipment	Labor and material related to the installation of washers, clothes dryers, laundry equipment, furnishings, equipment for offices, and any other type of equipment.
Cabinets and Countertops	Labor and material related to the installation of kitchen wall and base cabinets; bath vanities; hardware; special cabinets; laminate, granite or any other type of tops; and any other cabinetry and tops included.
Appliances	Labor and material related to the installation of refrigerators, ranges/stoves, range hoods, disposals, dishwashers, trash compactors, and any other appliances.
Blinds and Shades, Artwork	Labor and material related to the installation of window blinds; shades; draperies; drapery rods; attached artwork.
Carpeting	Labor and material related to the installation of carpet; carpet tile; padding adhesives; edging; etc.
Special Construction	Labor and material related to the installation of fire places, safety and life safety inspections, LEED, HERS or GREEN related costs not covered elsewhere.
Elevators	Labor and material related to the installation of elevators.
Plumbing and Hot Water	Labor and material related to the installation of all water and gas piping and fittings within five feet of structures; pipe insulation; bathtubs; water closets; sinks; lavatories; laundry trays; water heaters; pumps; and any other items related to the plumbing

	Labor and materials related to installation of sprinkler system, fire extinguishers and cabinets, fire stop canisters, knox box, etc.
Heating, Ventilation and Air Conditioning	Labor and material related to the installation of warm air heating systems, including boilers, furnaces and ducts; electric resistance heating systems; heat pumps systems; kitchen, bath, and laundry ventilation systems; duct insulation; individual room air
Electrical	Labor and material related to the installation of service equipment; raceways; conductors; wiring devices; lighting; fire and smoke alarm systems; communications systems; telephone service; television systems, including signal reception devices; all finis
Miscellaneous (Labor and Materials)**	Contractor to describe costs included in this Trade Item.

OTHER FEES PAID BY GENERAL CONTRACTOR

Building Permit, Tap Fees and Impact Fees	Amounts paid for any type of permits, tap fees, and impact fees.
Construction Insurance	Amounts paid for insurance during the construction period.
Bond Premium	Amounts paid for performance, payment and any other types of bonds.
Site Security	Amounts paid for site security.

CONSTRUCTION COSTS

General Requirements	Includes project management, superintendent, temporary construction sign, expense, storage trailers, portable restrooms, temporary utilities, dumpsters, etc. to describe costs included in this Trade Item. Cannot exceed 6% of CONSTRUCTION COSTS. Amounts not audited.
Contractor Overhead	Cannot exceed 2% OF CONSTRUCTION COSTS. Amounts not audited.
Contractor Profit	Cannot exceed 6% OF CONSTRUCTION COSTS. Amounts not audited.

F. 30-Year Proforma (stabilized vacancy rate)

	Stable Year	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	YR 11	YR 12	YR 13
Annual Net Rents:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Res. Fee Income:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Res. Income:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Financial Income:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Service Income:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Vacancy Allowance):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Tenant Contributions):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Operating Expenses):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Replacement. Reserves):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Operating Income:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Debt Service (1st)):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mortgage Insurance Premium													
(Debt Service (2nd)):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Deferred Dev. Fee):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Debt Service (HDAP)):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Debt Service (5th)):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(Debt Service (6th)):	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow*:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard DCR*:	0	0	0	0	0	0	0	0	0	0	0	0	0
<i>(minimum 1.20 first stable year)</i>													
<i>* - excludes soft debt service</i>													
Cash Flow:	\$ -	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Overall DCR:	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

No Debt DCR (>1.20): 0 0 0 0 0 0 0 0 0 0 0 0 0 0

HUD Subsidy Layering Test

15 year Debt / No Debt Coverage Ratio Test:

DCR Between 1.10 - 1.45 no no no no no no no no no no no no no no

Cash Flow Return Ratio Test:

Expense Ratio <=1.10 n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a

With Debt - - - - - - - - - - - - - -

Without Debt - - - - - - - - - - - - - -

Cash Flow Test:

Compliance Period Average: n/a This test evaluates the average over the 15 year term.

Safe Harbor Percentage Allowance		Fee as % of total project cost	OHFA QAP Safe Harbor	Dev. FEE as % of Eligible Basis	HUD Safe Harbor Standard*	Ceiling Standard**
Standard 1	Contractor General Conditions	#DIV/0!	6%		6%	6%
Standard 2	Contractor Overhead	#DIV/0!	2%		2%	2%
Standard 3	Contractor / Builder Profit	#DIV/0!	6%		6%	6%
Standard 4	Developers Fee	#DIV/0!	15%	n/a	12%	15%**

* OHFA Safe Harbor Developer Fee is calculated based off projects total eligible basis
** HUD's Safe Harbor Developer Fee is calculated based off total project cost

G. OHFA Eligible Basis Adjustment Calculation

Source			Amount	% of Sources	Credit Applied For:		
					Acquisition	Rehabilitation	New Construction
					#DIV/0!	#DIV/0!	#DIV/0!
1.			\$0	#DIV/0!			
2.			\$0	#DIV/0!			
3.			\$0	#DIV/0!			
4.			\$0	#DIV/0!			
5.			\$0	#DIV/0!			
6.			\$0	#DIV/0!			
7.	LIHTC Equity:		#DIV/0!	#DIV/0!			
8.	Historic Equity:		\$0	#DIV/0!			
9.			\$0	#DIV/0!			
10.			\$0	#DIV/0!			
11.	Total Sources:		#DIV/0!				
	Total Project Cost:		\$0				
	Sources as % of T.P.C.:		#DIV/0!				
	% Difference:		#DIV/0!				
	LIHTC Equity Needed:		\$0				
	Excess LIHTC Equity:		#DIV/0!				
	New LIHTC Equity Total:		#DIV/0!				
	Gap:		#DIV/0!				
	Gap % (<10%):		#DIV/0!				

	Acquisition	Rehabilitation	New Construction
Total Eligible Basis:	\$ -	\$ -	\$ -
(Ineligible Federal Grants and Loans):	\$ -	\$ -	\$ -
(Non-Qualifying Units of Higher Quality):	\$ -	\$ -	\$ -
(Historic Tax Credit - Residential Portion only):	\$ -	\$ -	\$ -
Net Eligible Basis:	\$ -	\$ -	\$ -
Percentage of sites in a QCT:		0.00%	0.00%
Adjusted Eligible Basis:	\$ -	\$ -	\$ -
Additional Basis Requested:	\$ -	\$ -	\$ -
Total Adjusted Eligible Basis:	\$ -	\$ -	\$ -
(Underwrite Adjustment - See OHFA Proforma):			
Net OHFA Adjustments - Adjusted Basis:	\$ -	\$ -	\$ -
Applicable Fraction:	0.00%	0.00%	0.00%
Applicable Tax Credit Percentage:	0.00%	0.00%	0.00%
Housing Credit Amount:	\$ -	\$ -	\$ -
(Previous Years Allocation):	\$ -	\$ -	\$ -
Adjusted Housing Credit Amount:	\$ -	\$ -	\$ -
Total Housing Credit Amount:	\$ -	\$ -	\$ -
10-Year Housing Credit Amount:	\$ -	\$ -	\$ -
Credit Reduction/Increase from Application:		#DIV/0!	

Requested

Year Total:	#DIV/0!
LP Total:	#DIV/0!
Ownership:	0.00%

Eligibility

Year Total:	\$ -
LP Total:	\$0
Ownership:	0.00%

Affordable (% AMGI)	Maximum Rent
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!
0%	#VALUE!

0
No
0
Yes

Housing Credit Program

PREVIOUS ALLOCATION OF HOUSING CREDIT

Has this project previously received an allocation of Housing Credits? Yes/No

If Yes, complete the following:

Allocation Year:

BIN #(s):

Placed In Service Date

Original Application #:

Names of previous owners or management who are parties in this new development

ANNUAL HOUSING CREDIT CALCULATION

	total acquisition basis	total rehabilitation basis	total new construction basis
Total Eligible Basis:	\$ -	\$ -	\$ -

Portion of Grants & Low-Interest
Federal Loans used to Finance

Qualifying Development Costs: \$ - \$ - \$ - *Subtract from Total Eligible Basis.*

Non-Qualifying

Units of Higher Quality: \$ - \$ - \$ - *Subtract from Total Eligible Basis.*

Historic Tax Credit:

(Residential Portion only)

\$ - \$ - *Subtract from Total Eligible Basis.*

Net Eligible Basis \$ - \$ - \$ -

Percentage of sites in a QCT (enter up to 100%)

0% 0%

See Exhibit K of the QAP

Adjusted Eligible Basis for QCT \$ - \$ - \$ -

*Multiply Net Eligible Basis by 130% for Sites
Located in a QCT.*

Maximum Additional Basis Available

\$ - \$ -

Housing Credit Program

Additional Basis Requested: \$ *Refer to the Credit Calculation standards in the Minimum Financial Evaluation section of QAP for details.*

Total Adjusted Eligible Basis: \$ - \$ - \$ -

Applicable Fraction: *Lesser of Low-Income Unit Fraction or Low-Income Floor Space Fraction.*

Total Qualified Basis: *Multiply Adjusted Eligible Basis by Applicable Fraction.*

Applicable Tax Credit Percentage: *Refer to the Credit Calculation standards in the Minimum Financial Evaluation section of QAP for details.*

Annual Amount of Housing Credit: *Multiply Total Qualified Basis by Applicable Tax Credit Percentage.*

Previous Allocation or Reduction of Request: \$ - \$ - \$ *Subtract from Amount of HC Requested.*

Housing Credit Allowable: *Add Acquisition, Rehabilitation, & New Construction Housing Credit amounts.*

Housing Credit Requested:

Ten Year Housing Credit Total: \$ *Multiply Total Housing Credit Request by 10.*

Housing Credit Program

SYNDICATOR OR INVESTOR INFORMATION

Syndicator or Investor:

Type of Offering:

Public Offering
 Self-Syndicated
 Private Offering
 No Syndication

Contact Person: Name:

Phone #: (ext) Fax #:

HOUSING CREDIT EQUITY PROCEEDS CALCULATION

Calculation of Net Equity:

Gross Equity:

less: upper tier Bridge Loan interest:

less: lower tier OHFA Bridge Loan interest:

less: lower tier other Bridge Loan interest:

less other deductions:

Net Equity: \$ - *Should equal the Housing Credit Net Equity amount listed in the conditional equity commitment letter*

Housing Credit Net Equity Factor: #DIV/0! *4 decimals*

Less all upper tier costs and bridge loan interest, and including OHFA Equity Bridge Loan (if applicable).

Housing Credit Program

DESIGNATION OF HOUSING CREDIT ALLOCATION POOL

Applications for the competitive funding round will be assigned by OHFA to one allocation pool based on the characteristics of the proposed project. Mark Yes or No in each applicable space below to determine the allocation pool for your project.

Does this project meet the criteria of Permanent Supportive Housing according to the ICHAH PSH Policy Framework and have a commitment for rental subsidy for at least 50% of the units that is specifically committed to the project?

Yes/No

Indicate whether all of the residential buildings in this project will meet one of the following definitions of preservation housing:

- Projects receiving project-based rental subsidy through a Section 8 HAP contract or equivalent
- Troubled project that has received assistance from the USDA Rural Development office.
- Approved to participate in the HUD Portfolio Reengineering Program. (aka Mark to Market)
- HUD Section 202 or Section 811.
- Existing HUD Section 236 project with decoupling of Interest Reduction Payment (IRP).
- New construction projects that preserve existing subsidies such as HOPE VI, Choice Neighborhoods, or the use of Section 8 portability.

This project will compete in the following allocation pool:

Use Drop Down

Housing Credit Program

OTHER TAX CREDITS

Will this project use Federal Historic Rehabilitation Tax Credits in its financing structure?

Yes/No

(If yes, answer all questions in this section)

Are there buildings in this project listed on National Register of Historic Places?

Yes/No

Have the buildings in this project received an approved Part I application from the Ohio Historic Preservation Office?

Yes/No

% of the total units in this project contained in historic buildings

Approval Date

Have one of the member's of the ownership structure or the general contractor successfully completed and placed-in-service at least one other historic project?

Yes/No

Will this project use the Ohio Historic Preservation Tax Credit in its financing structure?

Yes/No

RENT ELECTIONS and INCOME TARGETING

Rent elections for the low-income units in the project: (use number of units)

of the low-income units at of Area Median Gross Income (AMGI).

of the low-income units at of AMGI.

of the low-income units at of AMGI.

Select one of the elections below

At least 20% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 50% or less of Area Median Income.

At least 40% of the rental residential units in this development are rent restricted and to be occupied by individuals whose income is 60% or less of Area Median Income.

Housing Credit Program

Housing Credit Program

HDAP OCCUPANCY & AFFORDABILITY REQUIREMENTS (if applicable)

If applying for HDAP in addition to Housing Credits, please mark one box below:

FOR PROJECTS LOCATED IN NON-PARTICIPATING JURISDICTIONS

- At least 35% of the rental residential units in this development will be occupied by and affordable to individuals at or below 50% of Area Median Income
- 5% of the units occupied and affordable to households with incomes at or below 35% AMGI

FOR PROJECTS LOCATED IN PARTICIPATING JURISDICTIONS

- At least 40% of the rental residential units in this development will be occupied by and affordable to individuals at or below 50% of Area Median Income
- 10% of the units occupied and affordable to households with incomes at or below 35% AMGI

HOUSING CREDIT APPLICATION FEE

Application Fee:

Please make checks or money orders payable to: Ohio Housing Finance Agency
Please write the project name on the check.

ESTIMATED RESERVATION FEE

Reservation Fee (estimate): \$ -

ESTIMATED MONITORING FEE

Monitoring Fee (estimate): \$ -

Gap Financing - Housing Development Assistance Program

HDAP FINANCING AWARD INFORMATION

HDAP Recipient:

Full Legal Name of Organization:

Mailing Address:

City:

State:

Zip Code + 4:

State Senate District:

State House District:

Federal Tax ID #:

Executive Director, CEO or President Contact Information:

Last Name:

First Name:

Title:

Telephone #: (ext)

Fax #:

E-mail:

Web Page Address:

ODMH ID #:

(Note: Funds cannot be encumbered without a Federal Tax ID #)

Is the recipient a For-Profit or Non-Profit Organization?

For-Profit

Non-Profit

Authorized Signer

Name:

Title:

CHDO SET - ASIDE ELIGIBILITY

Is the recipient a State-Designated Community Housing Development Organization (CHDO) and eligible for the HOME CHDO Set-Aside?

Yes

No

Is the recipient willing to be awarded funds under the CHDO Set-Aside requirements?

Yes

No

NOTE: OHFA reserves the right to award HOME funds to CHDOs to meet the Agency's set-aside requirements, if necessary.

Gap Financing - Housing Development Assistance Program

GENERAL INFORMATION

If this project previously received an allocation of Credits, the original Housing Credit Tracking # will appear below.

Type of award being requested (select one) :

 Grant

NOTE: The project must meet the eligibility requirements for a grant, if requested.

 Loan

PROFILE OF COMMITTED/POTENTIAL FEDERAL FUNDING

Federal Funding Anticipated and/or Awarded

*MUST INCLUDE ALL SOURCES OF HOME/FEDERAL DOLLARS
Amounts*

Source	HOME	CDBG	(Other 1)	(Other 2)
HDAP	\$ -	/	/	/
Totals:	\$ -	\$ -	\$ -	\$ -

Calculation of Assisted Units - Estimate

HDAP Assisted Units: HDAP Amount Requested divided by Total Project Cost multiplied by Total Number of Units.

HOME Assisted Units: Total HOME Requested divided by Total Project Cost multiplied by Total Number of Units.

221(d)(3) Limit Calculation: (Rounded Up)

Total Development Cost per Unit: Total Project Costs (less land, commercial hard construction, compliance monitoring fee, operating reserves, replacement reserves, & residential historic rehabilitation tax credit amount) divided by total number of units.

Gap Financing - Housing Development Assistance Program

Estimated Assisted Unit Distribution:

	Total Affordable	Estimated
SRO	0	0.00
EFF	0	0.00
1 BR	1	0.00
2 BR	0	0.00
3 BR	0	0.00
4+ BR	0	0.00
TOTAL		0

Applicability of High and Low HOME Rents - Estimate

Total Number of HOME or Assisted Units

Low HOME Rents - Applicable? *If HOME-Assisted Units equal 5 or more, Low HOME Rents apply.*

	Total Units	Assisted Units	Low HOME Units	High HOME Units	Low HOME Rents	High HOME
SRO	0	0.00	#DIV/0!	#DIV/0!		
EFF	0	0.00	#DIV/0!	#DIV/0!		
1 BR	1	0.00	#DIV/0!	#DIV/0!		
2 BR	0	0.00	#DIV/0!	#DIV/0!		
3 BR	0	0.00	#DIV/0!	#DIV/0!		
4+ BR	0	0.00	#DIV/0!	#DIV/0!		

Gap Financing - Housing Development Assistance Program

APPLICABLE WAGE RATES

Federal Wage Rates

HOME Assisted =

If the HOME Assisted Units are 12 or more AND/OR the project has received CDBG funds and has eight or more units, then Federal Davis-Bacon Wage Rates must be paid by the project. If 811, 202 or 221(d)(4) financing is part of the project, Davis-Bacon wage rates apply, no matter how many units are proposed

Were Davis-Bacon Wage Rates used to estimate construction costs for the project?

Yes No

State Prevailing Wage Rates

Applicant / majority owner is a for-profit Yes No

* If Yes, does the project contain 5 or more units (total affordable units, not HOME assisted units)?

Yes No Not Applicable

If the applicant/majority owner is a for-profit and is proposing to construct 5 or more units, State of Ohio Prevailing Wage Rates must be paid by the project.

Were State of Ohio Prevailing Wage Rates used to estimate construction costs for the project?

Yes No

Applicant/majority owner is a not-for-profit Yes No

* If Yes, does the project contain more than 24 units (total units, not assisted units)?

Yes No Not Applicable

* If there are 25 or more units, are 12% or more of project sources federal sources?

Yes No Not Applicable

If the applicant/majority owner is a not-for-profit, is proposing to construct more than 24 units AND less than 12% of the project's financing sources are from the federal government, State of Ohio Prevailing Wage Rates must be paid by the project.

Were State of Ohio Prevailing Wage Rates used to estimate construction costs for the project?

Yes No

Gap Financing - Housing Development Assistance Program

Gap Financing - Housing Development Assistance Program

ACQUISITION/RELOCATION

Does the project involve the acquisition of existing buildings?

 Yes No

If yes, include evidence of Acquisition/Relocation Documentation.

Does the Project Involve the Temporary or Permanent Relocation of Residents?

 Yes No

If yes, include a Relocation Plan, including a detailed budget, describing how relocation will be achieved and how much it will cost.

0

2014 Low Income Housing Tax Credit Proposal

City: 0

County: 0

Photograph or Rendering

Project Narrative

Project Information

Pool:
Construction Type:
Population:
Building Type:
Address:
City, State Zip:

Ownership Information

Ownership Entity:
Majority Member:
Minority Member:
Syndicator or Investor:
Non-Profit:

Development Team

Developer:
Phone:
Street Address:
City, State, Zip:
General Contractor:
Management:
Syndicator:
Architect:

DATA ANALYSIS

Project Name 0
 Tracking Number 0

OPERATING EXPENSES

	Annual			Per Unit/Per Month			
	PROJECT	FINAL APPLICATION		PROJECT	FINAL APPLICATION		
	PROPOSAL AHFA	AHFA	VARIANCE	PROPOSAL AHFA	AHFA	VARIANCE	
Administrative Expenses	Advertising and Marketing	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Office Expenses	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Administrative Salaries	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Telephone	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Management Fee	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Management Salary	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Legal Expense	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Audit Expense	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Accounting Fees	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Bad Debts	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Tenant Relations	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Misc. Administrative Expenses	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Other 1 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Other 2 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other 3 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!	
Utilities	Electricity	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Water	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Gas	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Sewer	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Cable/Internet	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Other 1 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Operating / Maintenance	Other 2 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Operating/maintenance Contracts	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Elevator	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Garbage/Trash Removal	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Van Driver Payroll	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Janitor Payroll	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Maintenance Payroll	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Maintenance Supplies	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Painting and Decorating	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	HVAC Maintenance	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Snow Removal/Landscaping	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Vehicle Operation and Repairs	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Rent Concessions/Incentives	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Extermination	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Other 1 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Other 2 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Other 3 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
	Taxes and Insurance	Other 4 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!
REAL ESTATE TAXES		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
PAYROLL TAXES		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
PROPERTY/LIABILITY INSURANCE		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
FIDELITY BOND INSURANCE		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
WORKERS COMPENSATION		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
HEALTH INS/EMP BENEFITS		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
MISC TAXES/INSUR/LICENSE		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other 1 (type over cell to specify)		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other 2 (type over cell to specify)		\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other 3 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!	
	Replacement Reserves	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!

Oth

Other 1 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other 2 (type over cell to specify)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
TOTAL:	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!
Annual per Unit Costs	#DIV/0!	#DIV/0!	#DIV/0!			

Operating Expense

Subcategory Totals

	Annual			Per Unit		
	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE
Administrative Expenses	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Utilities	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Operating Maintenance	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Taxes and Insurance	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Totals	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!

CONSTRUCTION FINANCING

	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE
0	\$0		\$0
0	\$0		\$0
0	\$0		\$0
0	\$0		\$0
0	\$0		\$0
0	\$0		\$0
0	\$0		\$0
0	\$0		\$0
Totals:	\$0	\$0	\$0

PERMANENT FINANCING & EQUITY SOURCES

	Project Totals			Per unit totals		
	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
0	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
TOTALS	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!

ITEMIZATION OF PROJECT COSTS

	Project Totals			Per unit totals		
	PROJECT	FINAL	VARIANCE	PROJECT	FINAL	VARIANCE
	PROPOSAL AHFA	APPLICATION AHFA		PROPOSAL AHFA	APPLICATION AHFA	
Land:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Land Broker Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Building Acquisition:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Acquisition:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Survey(s) Costs:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Architectural Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Engineering Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Appraisal:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Market Study:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Environmental Report:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Title & Recording:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Predevelopment:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Demolition:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Off-Site Improvements:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
On-Site Improvements:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Site Development/On Site Relocation:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
General Requirements:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Permit:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Site Security:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Commercial Costs (Not Hard Construction):	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Hard Construction (Residential New Const.):	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Hard Construction (Residential Rehab.):	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Hard Construction (Commercial):	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Hard Construction (Amenity Fee Items*):	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Construction Contingency:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Furniture, Fixtures & Equipment:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Contractor Overhead:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Contractor Profit:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Hard Construction:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Construction Insurance:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Construction Interest:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Construction Loan(s) Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Permanent Loan(s) Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Costs of TE-Bond Issuance:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Impact Fees/Tap Fees/Taxes:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Rent-up Costs/Marketing:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Interim Costs/Finance:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Legal Fees (not syndication related):	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Accounting Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Developer's Fee & Overhead:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Consultant Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
**Organizational Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
**Syndication Expenses:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Asset Management Fee:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Professional Fees:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Housing Credit Application Fee:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Housing Credit Reservation Fee:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Compliance Monitoring Fee:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Compliance Costs/Off Site Relocation (URA)	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!

**Operating Reserves:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
**Replacement Reserves:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Other Reserves:	\$0		\$0	#DIV/0!	#DIV/0!	#DIV/0!
Total	\$0	\$0	\$0	#DIV/0!	#DIV/0!	#DIV/0!

COMPARABILITY RATIOS

Data Points

	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE
Total Housing Credit Amount:	\$0		\$0
Total Units:	0		0.00
Total Bedrooms:	0		0.00

SRO units are calculated as 1BR

Calculations

	PROJECT PROPOSAL AHFA	FINAL APPLICATION AHFA	VARIANCE
Gross Square Footage of all Buildings:	0		0
Commercial Space Condominium Areas:	0		0
Commercial Areas:	0		0
Market Rate Unit Area	0		0
Low Income Unit Area:	0		0
Managers Unit Area:	0		0
Common Area (Public):	0		0
Common Area (Circulation):	0		0
Common Area (Social Work/Programmatic)	0		0
Limited Common Area (Private):	0		0
Support:	0		0
Tenant Storage:	0		0
Major Vertical Penetrations:	0		0
Structured Parking / Garage:	0		0
Basement:	0		0
Non-Low-Income floor area:	0		0
Low Income Floor Area:	0		0
% of Common Area:	#DIV/0!		#DIV/0!
Net Rentable Square Footage:	0		0
Net Rentable Square Footage per Low Income Unit:	#DIV/0!		#DIV/0!
Net Rentable Square Footage per Low Income Unit does not equal the Gross, "ERROR" will appear			

Test Data

	Budgeted Amount
Construction Interest Test:	\$0.00
Operating Reserve Test:	\$0.00

2014 Scoring Workbook

PROJECT DETAIL

Proposal Name	0
Competitive Pool	
Tracking Number	

A. Local Collaboration (ALL project types)

1. Community Outreach (ALL Project Types)

OHFA will award points at its sole discretion based on the Community Outreach Plan. Community outreach is the applicant's method of notifying the community of an upcoming development before an application is submitted to OHFA.

The Community Outreach Plan must address the characteristics of the development, its location, its design and how the residents, businesses, local governments, and other community stakeholders have been notified prior to the submission of the application. The plan may include involving local elected officials, Community Development Corporations, Community Housing Development Organizations and community groups, and posting notices in libraries or other public places where residents may congregate. Social media, design charettes, or traditional notices in local papers are examples of methods to target your message. The plan will be evaluated on the comprehensiveness of the applicant's approach and whether it is appropriate considering the type of housing and location of your proposal.

Developments competing in the Existing Units pool do not need to initiate the community outreach at proposal. Instead, they must provide documentation and evidence that the outreach plan has been completed at final application. Additionally, the community outreach plan for existing units must be comprehensive and include opportunities for input and collaboration.

Developments that competed in the 2013 LIHTC Round and received the full points available may choose to resubmit their Community Outreach Plan and receive the full points for 2014. Developments that choose this option must conduct an additional meeting with the local government and general public between proposal and final application and provide evidence that this meeting has occurred.

Instructions/Additional Guidance: Submit a detailed narrative with supporting documentation describing the outreach efforts that have occurred to date. Examples of supporting documentation could include: timeline of outreach efforts; letters from government officials and community leaders confirming that outreach meetings have occurred; copies of public meeting agendas and/or pictures of presentations from those meetings; copies of newspaper notices; copies of outreach materials/flyers/posters and photographic evidence of where they were placed; copy of public meeting sign-in sheets; copies of comments/input/surveys from meeting /charrette attendees.

NOTE: All developments competing in the Existing Units pool should select a Self Score of 10 points, as opportunities for input and collaboration will be expected with the Community Outreach submission at Final Application.

Ten (10) points will be awarded for a plan that, in the opinion of OHFA, comprises a comprehensive outreach strategy that includes opportunities for input and collaboration.

Seven (7) points will be awarded for a plan that, in the opinion of OHFA, effectively communicates the housing

	Self Score	OHFA Score
Community Outreach	0	0

2. Legislator Support (ALL Project Types)

OHFA will award points for a letter of support for the proposed development from a State Representative or State Senator. The proposed development must be located in that legislator's district. The letter of support must be dated no later than January of 2014.

Instructions/Additional Guidance: Submit a letter of support, dated no later than January 31, 2014, from a State Representative or State Senator whose district includes the location of the site(s) to be developed. The letter must demonstrate clear, unambiguous support for the proposed development. Also include a map/additional documentation that demonstrates that the development site(s) is/are located in the Representative/Senator's district.

Five (5) points will be awarded for a letter from either a State Representative or State Senator.

	Self Score	OHFA Score
Legislator Support	0	0

3. Local Support (ALL Project Types)

OHFA will award points for a letter or resolution supporting the proposed development from a Mayor, City Manager, a majority of Township Trustees, a majority of City or Village Council, or a majority of County Commissioners. The proposed development must be located in the official's jurisdiction. The letter of support must be dated between January 2013 and February 2014.

Instructions/Additional Guidance: Submit a letter or resolution of support, dated between January 2013 and February 2014, from either a Mayor, a majority of Township Trustees, a majority of City or Village Council, or a majority of County Commissioners. If you submitted the same development in the 2013 competitive LIHTC round, and the development is fundamentally unchanged, you may submit the same letter you received last year, provided that it is not dated prior to January 2013.

A letter from the representative of an elected body must indicate that a majority of support exists. The letter must demonstrate clear, unambiguous support for the proposed development. Also include a map/additional documentation that demonstrates that the site(s) is/are located within the jurisdiction of the local official(s). If members of an elected body will be providing individual letters of support, submit evidence that they comprise a majority of the elected body (i.e. if you have four letters from individual council members, provide evidence that there are seven total council members).

Ten (10) points will be awarded for a letter or resolution from a Mayor, City Manager, a majority of Township Trustees, a majority of City or Village Council, or a majority of County Commissioners. Letters must indicate that a majority of support exists.

	Self Score	OHFA Score
Local Support	0	0

4. CHDO/MHA/Local Service Provider (ALL Project Types)

OHFA will award points for one of the following:

4a. A state-certified Community Housing Development Organization (CHDO) has at least 51% general partnership interest in the ownership of the proposed development. The proposed development must be in the CHDO’s service area.

Instructions/Additional Guidance: 4a. Provide evidence that the proposed development is located within the CHDO’s service area. The ownership structure shown on the Project Information tab of the AHFA must indicate that the state-certified CHDO has at least 51% general partnership interest in the ownership of the proposed development.

4b. A Metropolitan Housing Authority (MHA) has at least 51% general partnership interest in the ownership of the proposed development.

Instructions/Additional Guidance: 4b. If an MHA-controlled single purpose entity, created specifically for the development, controls a majority general partnership interest, provide a chart that shows the ownership structure. The ownership structure shown on the Project Information tab of the AHFA must indicate that the MHA (or MHA-controlled single purpose entity) has at least 51% general partnership interest in the ownership of the proposed development.

4c. A commitment by a local service provider(s) to provide comprehensive services to the residents of the proposed development has been made. All local service providers must have a history of serving the area. The applicant must provide a contractual agreement or Memorandum of Understanding with each local service provider that outlines the specific services, service delivery, and must be in place for at least 15 years. Service coordination does not apply under this competitive selection criterion. Agencies must be direct providers of the services offered.

Instructions/Additional Guidance: 4c. Provide a contractual agreement or Memorandum of Understanding with each local service provider that outlines the specific services to be provided and details regarding service delivery. The specific services to be provided must meet or exceed the Supportive Service Plan requirements shown under the Threshold Review section of the 2014 QAP. Contracts/MOUs must be in place for at least 15 years. If the contracts/MOUs do not meet these specific requirements, then no points will be awarded.

Five (5) points will be awarded to proposals that obtain one of the above options.

Choose an Option:

	Self Score	OHFA Score
CHDO/MSA/Local Service Provider	0	0

5. Local Development Priority (ALL Project Types)

OHFA will award points to each proposal that is identified by the Mayor, City Manager, or the Township Administrator, as a priority development.

For Council/Manager forms of local government, the City Manager must sign the Local Development Priority Letter. For Mayor/Council forms of local government, the Mayor must sign the Local Development Priority Letter. For proposals located in townships, the township administrator must sign the Local Development Priority Letter. If a township administrator is not appointed, the chair of the trustees may sign the Local Development Priority Letter. Priority letters that are signed by the incorrect chief administrative officer will not receive any points under this criterion.

OHFA will provide a Local Development Priority Letter on its website that developers may present to the city, village, or township in which they plan to develop and obtain priority designation.

The cities of Cincinnati, Cleveland, and Columbus may select up to three (3) priority designations. The cities of Akron, Dayton, and Toledo may select up to two (2) priority designations. All other locations may select only one (1) priority designation. Locations may also choose up to two alternates in the case that a priority project is removed from consideration during the competitive round.

Instructions/Additional Guidance: Download the Local Development Priority Letter from OHFA’s website and submit the Letter to the Mayor, Township Trustees, or the City/Village Manager. Submit the fully executed Local Development Priority Letter with the application materials.

Five (5) points will be awarded to those developments that receive a priority designation.

	Self Score	OHFA Score
Local Development Priority	0	0

6. Highest Priority of Continuum of Care (PSH Pool only)

OHFA will award points to a PSH proposal that is identified as the highest priority of the applicable Continuum of Care (COC) for the location of the development. The Ohio Balance of State Continuum of Care (BOSCO) is the applicable COC for the 80 county areas that it oversees. The local COC is applicable for all other areas.

Instructions/Additional Guidance: Provide evidence that the proposed development is the highest priority of the applicable Continuum of Care for the location of the development.

Fifteen (15) points will be awarded to PSH proposals identified as the highest priority of the applicable COC.

	Self Score	OHFA Score
Highest Priority of Continuum of Care		0

B. Development Characteristics (ALL project types)

1. Extremely Low-Income Units (ALL Project Types)

Five (5) points will be awarded to those proposals that demonstrate the set-aside of extremely low- income units in their AHFA.

Is the project located in a HUD Participating Jurisdiction?
 How many total units are in the development?
 How many units will be reserved for households at/below 30% AMI?
% of units at/below 30% AMI

#DIV/0!

PJ requirement: 10% of units at/below 30% AMI
Non-PJ requirement: 5% of units at/below 30% AMI

Self Score	OHFA Score

2. Location Based Characteristics (New Units and PSH pools only)

OHFA will award points to proposed developments that meet one of the following location based characteristics:

2a. Developments located within a high income census tract. The median household income for each census tract will be divided by the median household income for the county in which it is located, resulting in an income ratio for the census tract. A list of qualifying high income census tracts will be posted to OHFA’s website.

Instructions/Additional Guidance: 2a. Provide evidence that the proposed development is located within a qualifying high income census tract.

2b. Family developments located in a non-QCT.

Instructions/Additional Guidance: 2b. Provide evidence that the family development is not located in a QCT.

2c. Developments located in a PMA where no development has taken place using OHFA housing tax credits 15 years prior to the housing credit application deadline for the population to be served.

Instructions/Additional Guidance: 2c. No further action is required. OHFA will research its database of LIHTC properties to verify that the development is located in a PMA where no development has taken place using OHFA housing tax credits 15 years prior to the housing credit application deadline for the population to be served.

2d. Developments located in one of the 32 Appalachian counties as designated in the Appalachian Regional Development Act of 1965. The development must also be in a rural area as defined in the allocation pools.

Instructions/Additional Guidance: 2d. No further action is required. OHFA will confirm that the development is one of the 32 Appalachian counties designated in the Appalachian Regional Development Act of 1965 and that the development is also located in a rural area as defined in the allocation pools.

2e. Developments located in areas that are also part of a revitalization plan. The municipal planning department must submit a letter that details the specific development, how it will further revitalization, and other investments in the area.

Instructions/Additional Guidance: 2e. Along with the letter from the municipal planning department that details the specific development, how it will further revitalization, and other investments in the area, please submit: a copy of the revitalization plan; a brief narrative that provides page references, addressing how the proposed development is aligned with the revitalization plan.

2f. Developments that will be a subsequent phase of a successful LIHTC development. The existing phase(s) of the development must be adjacent to the new phase and have maintained at least an average 96% occupancy over the last two years.

Instructions/Additional Guidance: 2f. Provide: a narrative describing the previous phase(s); a map showing that the proposed development is adjacent to the previous phase(s); evidence that the previous phase(s) have maintained an average 96% occupancy over the last two years (through financial statements/rent rolls, etc.).

2g. Developments located within ½ mile radius of significant economic investment of at least \$10,000,000, completed between 2012-2016. Investments may include retail, new infrastructure, or other development. All developments will be awarded points at the discretion of OHFA. OHFA may give consideration to developments that are within 500 feet of the required distance.

Instructions/Additional Guidance: 2g. Provide a map showing that the center of the site of the proposed development is located within 1/2 mile radius of the significant economic investment of at least \$10,000,000. Use the [Radius Tool How-To Guide](#) to create the map. Provide supporting documentation to evidence the amount of the expenditure (newspaper article, letter from ODOT, letter from City, letter from the developer of the retail project, etc.) and that the investment was/will be completed between 2012-2016.

Choose an Option:

N/A

	Self Score	OHFA Score
Location Based Characteristics	0	0

3. Development Characteristic Priorities (New Units and PSH pools only)

OHFA will award points to proposed developments that meet one of the following development characteristics.

Applicants may choose only one development characteristic. OHFA will only award funding to one development for each of the items below in each pool. Subsequent developments will be skipped in preference of other development characteristics. This process will continue until all credits have been allocated.

Points will be awarded based on the following choices:

3a. Developments in which 100% of the units in the proposed development include the redevelopment of completely vacant or foreclosed building(s). Buildings that are in the process of foreclosure or receivership will also be considered at OHFA's discretion for points in this category.

Instructions/Additional Guidance: 3a. Provide supporting documentation to evidence that the site's building(s) is/are either: completely vacant; foreclosed; in the process of foreclosure; or in receivership. If there are any additional considerations that would complicate/delay the transfer of the site(s), please provide a narrative to describe some of the potential issues and how they may be resolved.

3b. Developments in which 100% of the units will be lease-purchase and sold to qualifying residents at year 15. This includes single-family homes or developments applying under the multifamily lease-purchase pilot. To be eligible for points in this category, the proposal must be strategically located to promote neighborhood revitalization. The applicant must demonstrate a viable purchase strategy for the end of the 15 year compliance period. The proposal must also be located in the [New Units Urban](#) pool.

Instructions/Additional Guidance: 3b. Provide a map that clearly identifies all the parcels in the development. If it is a scattered site proposal, identify all the existing parcels under control and draw an outline on the map to confirm what the boundaries of the development will be. Also provide a viable purchase strategy to detail the process of disposition at the end of the 15-year compliance period.

3c. Developments that utilize the federal historic tax credit as permanent financing. All buildings in the proposal must qualify for the federal historic tax credit. The applicant must submit evidence in the form of a completed and approved Part I application or evidence of being listed on the National Register of Historic Places.

Instructions/Additional Guidance: 3c. Submit evidence in the form of a completed and approved Part I application or evidence of being listed on the National Register of Historic Places.

3d. Developments that include one of the following significant State or Federal Resources in their permanent financing. Eligible programs include USDA Section 538, State Historic Tax Credits, and Ohio Department of Mental Health (ODMH) capital funds. A commitment letter for the source must be submitted with the proposal application. Additionally, the funding must account for at least 10% of the total development costs.

Instructions/Additional Guidance: 3d. Provide a commitment letter for the source of funds.

3e. Developments that include one of the following significant State or Federal Resources in their permanent financing: HUD Choice Neighborhoods, HUD Rental Assistance Demonstration Program, or MHA capital funds. A commitment letter for the source must be submitted with the proposal application. Additionally, the funding must account for at least 15% of the total development costs.

Instructions/Additional Guidance: 3e. Provide a commitment letter for the source of funds.

3f. Local government funding or grants from a private organization unrelated to the development team, for example the Federal Home Loan Bank Affordable Housing Program. A commitment letter for the source or an official list of award announcements must be submitted with the application. Additionally, the funding must account for at least 10% of the total development cost.

Instructions/Additional Guidance: 3f. Provide a commitment letter for the source of funds.

3g. Local economic development in the form of a multi-phased Planned Units Development (PUD) or local economic development strategy. The proposed LIHTC development must not be the first phase of the PUD strategy. Applicants seeking points under this criterion must submit a letter from the municipality describing prior phases of the local PUD/economic development strategy, the amount of investment to date, and how the proposed development fits into the strategy. The other components of the development strategy cannot be comprised solely of affordable housing.

Instructions/Additional Guidance: 3g. Provide supporting documentation to evidence the PUD/local economy development strategy, such as site plans, council approval of the PUD, Powerpoint presentations, etc. Submit a letter from the municipality describing prior phases of the local PUD/economic development strategy, the amount of investment to date, and how the proposed development fits into the strategy.

3h. Senior developments that are built on an existing senior campus and include access to services and medical support, as well as other housing options aside from the proposed LIHTC development.

Instructions/Additional Guidance: 3h. Provide supporting documentation to evidence that the proposed housing will be developed on an existing senior campus and include access to services and/or healthcare options, as well as other housing options aside from the proposed LIHTC development.

Ten (10) points will be awarded for developments meeting one of the criteria.

Characteristic:

N/A

	Self Score	OHFA Score
Development Characteristic Priorities	0	0

C. Economic Characteristics (ALL project types)

1. Housing Credits per Unit (ALL Project Types)

Points	New Units	Existing Units	PSH	Single-Family Lease Purchase
20	<= \$19,000	<= \$11,000	<= \$15,000	<= \$23,000
19	\$19,001 - \$20,000	\$11,001 - \$13,000	\$15,001 - \$16,000	\$23,001 - \$24,000
18	\$20,001 - \$21,000	\$13,001 - \$15,000	\$16,001 - \$17,000	\$24,001 - \$25,000
17	>= \$21,001	>= \$15,001	>= \$17,001	>= \$25,001

Project Type

How many total units are in the development?

What is the annual housing credit request?

Housing Credit request per Unit

Select an Option:
Existing Units
50
\$450,000
\$9,000

	Self Score	OHFA Score
Housing Credits per Unit	0	0

D. Market Characteristics (New Units & PSH only)

1. Proximity to Positive Land Uses (New Units & PSH pools only)

Retail	Services	Community Facilities
Supermarket with produce	Bank	Adult or senior care (licensed)
Other food store with produce	Gym	Child care (licensed)
Farmers Market	Hair Care	Community or recreation center
Clothing Store or Department Store	Laundry/Dry Cleaner	Cultural arts facility
Pharmacy	Restaurant, café, or diner	Educational facility
		Entertainment venue
		Government office serving public on-site
		Place of worship
		Medical clinic or office
		Police or fire station
		Post office
		Public library
		Social services center

Points	Urban	Suburban	Rural
10	3 uses within .25 mile or 6 uses within .5 mile	4 uses within .5 mi or 7 uses within 1 mi	3 uses within 2 miles
9	2 uses within .25 mile or 4 uses within .5 mile	3 uses within .5 mi or 6 uses within 1 mi	2 uses within 2 miles
6	1 use within .25 mile or 3 uses within .5 mile	2 uses within .5 mi or 5 uses within 1 mi	1 use within 2 miles

Instructions/Additional Guidance: Please utilize the Proximity to Positive Land Uses How-To Guide, available on the OHFA website.

	Self Score	OHFA Score
Proximity to Positive Land Uses	0	0

2. Proximity to Detrimental Land Uses (New Units & PSH pools only)

OHFA will award points to those developments where there is no detrimental land use adjacent to the site of the proposed development. Detrimental land uses will be those deemed at OHFA’s sole discretion based on nuisance or otherwise adverse conditions such as high levels of noise, noxious odors, or incompatible uses.

Ten (10) points will be awarded to developments that do not have a detrimental land use adjacent to the site of the proposed development.

	Self Score	OHFA Score
Proximity to Detrimental Land Uses	0	0

E. Areas of Distinction

The Areas of Distinction category provides an incentive for unique and high-impact developments. Proposed developments may only apply for points under one of the following categories.

1. Innovative Housing (ALL project types)

OHFA will award points based on innovative attributes of the proposal. Concepts must be original ideas, have a minimal impact on development costs, able to serve as a model for future affordable housing developments, able to be replicated in similar areas of the state, and benefit the population to be served.

The applicant must submit a narrative that demonstrates how the proposal fits this category. Innovative narratives should be for one innovative idea only, and should not be included in multiple applications from the same development team. These points will be awarded to a maximum of 5% of the applications received.

OHFA will award five (5) points to developments that contain an innovation attribute.

	Self Score	OHFA Score
Innovative Housing	0	0

2. Exceptional Development Initiative (New Units only)

OHFA will award points at its discretion based on large scale economic development efforts in which the proposed development will play a role. Developments seeking these points must meet the following criteria:

1. The applicant must submit a narrative describing the large scale economic development effort, the target area, planned investments in the target area, and a timeline for development.
2. The proposed LIHTC development cannot be the first component of the development effort.
3. Receive points under Local Priority.
4. The proposed economic development must include housing for a mix of incomes, including market rate housing.
5. The proposed economic development must include an element of non-housing development.
6. OHFA will evaluate the proximity of the proposed LIHTC development to other economic development activities.

Instructions/Additional Guidance: Submit a narrative from the a municipal authority (Planning Department, Economic Development office, etc.) that addresses items 2, 4 and 5. The letter must be from the municipality in which the development site(s) is/are located.

OHFA will award five (5) points to developments that meet this criterion.

These points will be awarded to a maximum of one proposal per pool. Proposals will be chosen based on the quality of the proposed narrative, how far along the economic development effort has progress, and amount of funds that will be leveraged in the target area.

	Self Score	OHFA Score
Economic Development Initiative	0	0

3. Workforce Housing Initiative (New Units only)

OHFA will award points based on proposed developments that will provide workforce housing in conjunction with economic and employment growth in the proposed development's Primary Market Area.

Developments seeking these points must meet the following criteria:

1. Provide a narrative explaining how this development meets the intent of workforce housing.
2. Provide a clear and quantitative estimate of current employment in the area, as well as projected growth and the sustainability of employment opportunities in the area.
3. Provide a commitment to work with the development team from an employer in the area which will have workers that qualify for the proposed housing.

Developments that are awarded points in this criterion may have 100% of the LIHTC units at 60% AMI, but may not apply for HDAP funding. Developments awarded points in this criterion must also receive five (5) points for extremely low income units under the development characteristics section.

OHFA will award five (5) points to developments that meet this criterion.

These points will be awarded to a maximum of one proposal per pool. Proposals will be chosen based on recent job creation or a commitment to future job creation in the primary market area, with preference being given to primary market areas where there has been JobsOhio support.

	Self Score	OHFA Score
Workforce Housing Initiative	0	0

F. Preservation Characteristics (Existing Units only)

1. Preservation Characteristic Priorities (Existing Units only)

OHFA will award points at its sole discretion to proposed developments that meet one of the following development characteristics.

Applicants may choose only one preservation characteristic. OHFA will only award funding to one development for each of the items below in each pool. Subsequent developments will be skipped in preference of other preservation characteristics. This process will continue until all credits have been allocated.

1a. Family developments located in a non-QCT.

Instructions/Additional Guidance: Provide evidence that the family development is not located in a QCT.

1b. Developments that account for at least 30% of the total available affordable housing in the PMA. The applicant must submit information from their market analyst describing the available affordable housing in the area.

Instructions/Additional Guidance: Provide documentation outlining the affordable housing supply in the PMA.

1c. Developments in which a troubled asset will be acquired by an applicant who will serve as the owner/manager for the entire period of compliance. The applicant must submit documentation describing the troubled asset and those steps which will be taken to put the asset back into productive use. Additionally, the applicant must demonstrate at least a six year history of good ownership/management of Housing Tax Credit developments in Ohio.

Instructions/Additional Guidance: Provide a narrative explaining how your proposal meets this criteria.

1d. Developments that have been maintained through good management but contain major components that are past their effective useful life. The applicant must submit a narrative describing the management history, the components that need replacing, and a history of the use of the project's replacement reserves. OHFA will determine this score in part by a site visit to verify the overall condition of the proposed development as well as the effective useful life. The proposed development cannot have undergone substantial rehabilitation in the last 20 years.

Instructions/Additional Guidance: Provide a narrative outlining how your proposal meets this criteria.

1e. Developments that will utilize HUD's Rental Assistance Demonstration program.

Instructions/Additional Guidance: Provide evidence that the development will utilize HUD's Rental Assistance Demonstration (RAD) program.

1f. Developments which involve the conversion of obsolete unit configurations. The obsolete units must account for at least 50% of the existing structure(s). The applicant must submit evidence of the obsolete units and provide a narrative detailing the conversion.

Instructions/Additional Guidance: Provide a narrative outlining how your proposal meets this criteria.

1g. Developments which have a significant risk for market conversion. The applicant must submit a narrative detailing the risk for market conversion, including evidence that a risk is present. Points will be awarded based on the strength of the evidence submitted.

Instructions/Additional Guidance: Provide a narrative outlining how your proposal meets this criteria.

1h. Developments that contain a significant and urgent need for rehabilitation. Significant and urgent need for rehabilitation will be based upon a site visit by OHFA's Architect. The applicant must submit a narrative explaining the significant and urgent needs of the structure(s), including photographs of those areas in significant and urgent need for repair.

Instructions/Additional Guidance: Provide a narrative outlining how your proposal meets this criteria.

Ten (10) points will be awarded for developments meeting one of the criteria.

	Self Score	OHFA Score
Preservation Characteristic Priorities	0	0

2. Hard Construction per Unit (Existing Units only)

Points	
13	>= \$80,001
14	\$70,001 - \$80,000
15	\$40,001 - \$70,000
14	\$30,001 - \$40,000
13	<= \$30,000

What is the total hard construction cost?
 How many total units are in the development?
Total Hard Construction Cost per Unit

\$4,000,000
50
\$80,000

Self Score	OHFA Score
14	14

3. Other Preservation Priorities (Existing Units only)

OHFA will award points to Existing Unit proposals that preserve existing rental subsidies or prior tax credit deals. Developments with development based section 8 and USDA rental subsidy will receive points in this category.

- Ten (10) points will be awarded to developments with project based section 8 for at least 100% of the units or USDA rental subsidy for at least 60% of the units.
- Ten (10) points will be awarded to portfolio deals that include at least 3 previous LIHTC developments that have passed their initial 15 year period. These developments may not request acquisition credits or HDAP. The requested credit allocation may not be more than \$400,000.
- Ten (10) points will be awarded to existing units deals that receive local priority points.
- Nine (9) points will be awarded to developments with project based section 8 for at least 60% of the units or USDA rental subsidy for at least 40% of the units.
- Eight (8) points will be awarded to developments with project based section 8 for at least 30% of the units or USDA rental subsidy for at least 20% of the units.
- Seven (7) points will be awarded to all other proposed existing unit developments.

Instructions/Additional Guidance: For projects claiming points for Project-Based Section 8/USDA rental subsidy, provide a copy of the HAP/RD contract and show how the rental subsidy is applied to the requisite percentage of units. For LIHTC portfolio deals, provide information about the three previous LIHTC developments that have passed their initial 15-year compliance period (project history narratives, any changes in ownership, evidence of release from compliance period, etc.)

Choose an Option:

N/A

	Self Score	OHFA Score
Other Preservation Priorities	0	0

2014 Scoring Sheet

PROJECT DETAIL

Proposal Name	0
Competitive Pool	
Tracking Number	
Project Type	Existing Units

Local Collaboration

	Self Score	OHFA Score	Maximum	Scale	Project Type
Community Outreach	0	0	10	0,7,10	
Legislator Support	0	0	5	0,5	
Local Support	0	0	10	0,10	
CHDO/MHA/Local Service Provider	0	0	5	0,5	
Local Development Priority	0	0			
Subtotal	0	0	35	0-35	
Highest Priority Continuum of Care	0	0	15	0,15	PSH ONLY
Total	0	0	50	0-50	

Comments
(If Applicable):

Development Characteristics

	Self Score	OHFA Score	Maximum	Scale	Project Type
Extremely Low-Income Units	0	0	5	0,5	
Location Based Characteristics	0	0	5	0,5	New/PSH ONLY
Development Characteristic Priorities	0	0	10	0,10	New/PSH ONLY
Total	0	0	20		

Comments
(If Applicable):

Economic Characteristics

Housing Credits per Unit

Self Score	OHFA Score	Maximum	Scale	Project Type
0	0	20	17-20	New/Existing/PSH

Comments
(If Applicable):

Market Characteristics

	Self Score	OHFA Score	Maximum	Scale	Project Type
Proximity to Positive Land Uses	0	0	10	0,6,9,10	New/PSH ONLY
Proximity to Detrimental Land Uses	0	0	10	0,10	New/PSH ONLY
Total	0	0	20		

Comments
(If Applicable):

Areas of Distinction

	Self Score	OHFA Score	Maximum	Scale	Project Type
Innovative Housing	0	0	5	0,5	New/Existing/PSH
Economic Development Initiative	0	0	5	0,5	New Units ONLY
Workforce Housing Initiative	0	0	5	0,5	New Units ONLY
Total	0	0	5		

Comments
(If Applicable):

Preservation Characteristics

	Self Score	OHFA Score	Maximum	Scale	
Preservation Characteristics Priorities	0	0	10	0,10	Existing Units ONLY
Hard Construction per Unit	14	14	15	13-15	Existing Units ONLY
Other Preservation Priorities	0	0	10	7-10	Existing Units ONLY
Total	14	14	35		

Comments
(If Applicable):

Competitive Score Summary

	Self Score	Maximum (New, Existing, PSH)	Final Score
Local Collaboration	0	35, 35, 50	0
Development Characteristics	0	20, 5, 20	0
Economic Characteristics	0	20, 20, 20	0
Market Characteristics	0	20, 0, 20	0
Areas of Distinction	0	5, 5, 5	0
Preservation Characteristics	14	0, 35, 0	14
Total	14	100	14

Final Score based on 100 point scale

14

FINANCIAL CAPACITY

Credit Report: OHFA will run an Experian credit report on each member of the development team.

Have there been any findings in the past five years of financial audits for any member of the development team?

If yes, please describe the nature of the findings and the plan of action used to correct the finding.

MANAGEMENT CHARACTERISTICS

Does the proposed management company meet all of the following:

1. A member of one of the following associations: National Affordable Housing Management Association (NAHMA), the Midwest Affordable Housing Management Association (MAHMA), Council for Rural Housing & Development of Ohio (CRHDO), or Council for Affordable & Rural Housing (CARH).
2. A representative of the company has earned one of the following certifications: Housing Credit Certified Professional (HCCP), Specialist in Housing Credit Management (SHCM), or equivalent certification from a nationally recognized consultant or association.
3. The company has managed at least five housing credit and/or federally subsidized development (each consisting of at least ten units) for at least one year each; or has managed two housing credit development (each consisting of at least 10 units) for at least three years each. These developments must be reflected in the past projects and experience section.
4. Management companies with no prior experience with an OHFA property will be evaluated by the information contained in their completed OHFA Management Company Capacity Review Survey. Management companies with prior OHFA experience will be evaluated in part on information contained in the Property Status Report generated from the Office of Program Compliance.

ROLES OF THE DEVELOPMENT TEAM

The following chart should be filled out to reflect the roles that each member of the development team will play. Each role will be filled out in a percentage. For example, for the role of planning, the majority general partner may be involved 60% and the minority general partner 40%. All roles should equal 100%.

	Majority Member	Minority Member	Minority Member 2	Developer	Management Company
Predevelopment Planning					
Site Selection					
Acquisition					
Development Team Selection					
Negotiation of Partnership Agreement					
Design					
Work Write-up for Rehab					
Feasibility Analysis					
Financing Arrangements					
Contractor Selection					
Construction Management					
Construction Close-out					
Marketing					
Lease-up of Rental Units					
Ongoing Project Compliance					

DESCRIPTION OF THE PARTNERSHIP

Organization Structure – Provide an organizational chart for each member of the development team that indicates job titles and if the employees are fulltime or part-time and if they are paid staff or donate time.

Ownership entity and interest – Indicate the type of ownership entity, the split of ownership interest between the partners, and how this will be determined. Also, how change or sale of ownership interest occurs: how partners acquire interest from other partners, rights of 1st refusal by other partners, and succession in event of death/demise of partner.

Decision-making – Indicate how the partners will make decisions (voting, consensus, etc.) Voting rights are usually based on ownership interest, but some key decisions that must be made jointly or by consensus, such as incurring debt or financial obligations and significant changes in project scope. Also, what decisions individual partners can make in fulfilling developer obligations.

Division of responsibilities – Indicate how the responsibilities of the development will be split among the partners: management of the joint venture, acquisition, financing, design, local approvals, construction, marketing and occupancy. What rights to complete exist if a partner fails to fulfill its responsibilities.

Split of developer fees – Indicate how the developer fees will be split among the partners. Provide a schedule of values with payment amounts below for each responsibility.

Guarantees – Indicate which partners are responsible for guarantees to lenders and limited partners, and the compensation associated with those guarantees.

Dispute resolution – Indicate how the parties will resolve situations when there is disagreement (mediation, arbitration, etc.)

Termination – Indicate how the partnership can be terminated, either before the project is completed or after all work has been completed. If a "handoff" from one partner to another is contemplated on completion, how that will occur.

Multifamily Bond Program

NOTE: Only projects that wish to have the OHFA issue tax-exempt bonds must complete this section. Projects that are using tax-exempt bond financing issued by another entity do not have to complete this section.

APPLICATION TYPE TYPE OF BONDS

New Issue	Bonds Issued pursuant to Private Activity Volume Cap
Refunder	501(c)(3) Bonds
Supplemental Issue	Other (Taxable)

Is the applicant also seeking an allocation of Housing Credits?

Yes
 No

TAX-EXEMPT BOND FINANCING INFORMATION

	Amount	Aggregate Basis plus Land	Interest Rate	Term
Series A		#DIV/0!		
Series B		#DIV/0!		
Series C		#DIV/0!		
Other		#DIV/0!		

For Acquisition projects only:

Value of Building:
 Loan to Value Ratio:
 Source:

ADDITIONAL DEVELOPMENT TEAM MEMBERS

In addition to the development team members listed previously, please provide the following:

	name	phone #	fax #
Bond Counsel:			
Investment Banker:			
Mortgage Banker:			
Guarantor:			
Paying Agent:			
Mortgage Servicer:			
Trustee Bank:			
Owner's Counsel:			
Trustee's Counsel:			
Underwriter's Counsel:			
Other:			

CREDIT ENHANCEMENT

Type

FHA	
Private Placement	
Letter of Credit	
Other:	

Term of Enhancement: years.

Briefly describe the enhancement below:

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

Multifamily Bond Program

PROJECT BENEFITS NARRATIVE

Please describe below: **A.** the benefits that the future and/or current residents and the community will receive; and **B.** the costs savings and any financial benefits that the owner of the project will receive resulting from the tax-exempt bond transaction. **Be specific.**

This narrative is necessary for all requests to the OHFA Board for authorization of issuance.

Type your response here. It can be as long as necessary. Ignore the cell boundaries as you type.

RECEIPTS & DISBURSEMENTS

	Series A bonds	Series B bonds	taxable bonds	other funds	TOTAL
Receipts: (Account for all receipts)					
Principal Amount of Bonds:					\$ -
Less: Original Issue Discount:					\$ -
Plus: Accrued Interest:					\$ -
Net Receipts on Bonds:	\$ -	\$ -	\$ -	\$ -	\$ -
Plus: Mortgage Payment(s):					\$ -
Plus: Debt Service Reserve:					\$ -
Plus: Bond Fund Balance:					\$ -
Plus: Other 1:					\$ -
Plus: Other 2:					\$ -
TOTAL RECEIPTS (equal TPC):	\$ -	\$ -	\$ -	\$ -	\$ -
Disbursements:					
Accrued Interest to Bond Fund:					\$ -
Debt Service Reserve Fund:					\$ -
Cash Deposit to Escrow Fund:					\$ -
Project Repairs Escrow:					\$ -
*Costs of Issuance:					\$ -
Deposit to Bond Fund:					\$ -
Other 1:					\$ -
Other 2:					\$ -
Other 3:					\$ -
TOTAL DISBURSEMENTS (equal TPC):	\$ -	\$ -	\$ -	\$ -	\$ -

* This percentage can be no higher than 2% of tax-exempt bond proceeds. Any amount over 2% must be noted from another source above.

Note: In lieu of submitting the above, OHFA permits the investment banker to submit legible copies (in their own format) of the sources and uses of all of the following: revenue; bond number series; fees; or other contributions. Updates will be required by the Agency periodically.

COST OF ISSUANCE BREAKDOWN

	% of Tax-Exempt	Series A Bonds	Series B Bonds	Taxable Bonds	Other Funds	TOTAL
Investment Banker's Fee:	#DIV/0!					\$ -
Other Related Issuance Costs:						
Issuer's application fee & expenses:						\$ -
Investment banker's counsel fee:						\$ -
Issuer's counsel fee & expenses:						\$ -
Bond Counsel fee & expenses:						\$ -
Lender's Counsel fee & expenses:						\$ -
Special Counsel:						\$ -
Trustee's fee:						\$ -
Trustee's counsel & expenses:						\$ -
Other expenses:						\$ -
Other expenses:						\$ -
Other expenses:						\$ -
Other expenses:						\$ -
Printing, etc. blank securities & offering documents:						\$ -
Clearance fee:	#DIV/0!					\$ -
MSRB/PSA:	#DIV/0!					\$ -
CUSPID:	#DIV/0!					\$ -
Miscellaneous contingency:						\$ -
Other Related Issuance Costs Subtotal:	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL:	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

* This percentage can be no higher than 2% of tax-exempt bond proceeds. Any amount over 2% must be noted from another source above.

Note: In lieu of submitting the above, OHFA permits the investment banker to submit their own analysis format detailing all costs of issuance.

Multifamily Bond Program

MINIMUM SET - ASIDE ELECTION

Please mark an "x" in one box below:

At least 20% of the rental residential units in this development are to be occupied by individuals whose income is 50% or less of area median income.

At least 40% of the rental residential units in this development are to be occupied by individuals whose income is 60% or less of area median income.

Complete the following if applying for Housing Credits in addition to Tax-Exempt Bond financing:

Applicable Fraction:

Lesser of Low-Income Unit Fraction or Low-Income Floor Space Fraction.

APPLICATION FEE

Multifamily Bond Application Fee:

Please make checks or money orders payable to: Ohio Housing Finance Agency
Also, please write the project name on the check.

TAX-EXEMPT BOND APPLICATION SUBMISSION CHECKLIST

To apply for Preliminary Approval/Inducement for Tax-Exempt Bond Financing, in addition to completing the OHFA Affordable Housing Funding Application, please submit the exhibits and attachments in PDF as listed below, in addition to all documents listed for the Proposal on the Instructions tab:

Checklist	Notes	Item Number	Document/Narrative	Format(s)	File Name
		50	Multifamily Bond Application Fee	PDF, Original	50 MFBFee.pdf
		51	Letter of Intent from Guarantor or Private Placement Entity	PDF	51 Letter of Intent.pdf
		52	Past three years Audited Project Cash Flows, for Acquisition/Rehabilitation only	PDF	52 Cash Flow.pdf
		53	Rent Rolls for Acquisition Rehab Only	PDF	53 Rent Rolls.pdf

When applying for Final Approval for Tax-Exempt Bond Financing, in addition to completing the OHFA Affordable Housing Funding Application, please submit the exhibits and attachments in PDF as listed below, in addition to all documents listed for the Final Application on the Instructions tab:

Checklist	Notes	Item Number	Document/Narrative	Format(s)	File Name
		54	Narrative of Changes from Initial Application	PDF	54 Project Changes Narrative.pdf
		55	Relocation Plan	PDF	55 Relocation.pdf
		56	Management Plan	PDF	56 Management.pdf
		57	Management Contract	PDF	57 Mgmt Contract.pdf
		58	Lease Agreement	PDF	58 Lease.pdf
		59	As Improved Appraisal		59 As Improved Appraisal.pdf
		60	Evidence of Credit Enhancement or Private Placement Commitment		60 Credit Commitment.pdf
		61	Final Drawings and Specifications		61 Final Architectural.pdf
		62	Rehabilitation Scope of Work Detail, if applicable		62 Rehab Scope of Work.pdf
		63	Construction Contract		63 Construction Contract.pdf
		64	Legal Opinion(s)		64 Legal Opinion.pdf

Multifamily Bond Program

		65	Underwriters Debt Service Schedule		65 Debt Service.pdf
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OHFA Program Certification

*An original executed OHFA Program Certification must be submitted
for each general partner participating in the project*

The undersigned, having full power and authority to execute, deliver, perform, enter into and carry out the performance of this application, hereby represents and certifies under penalty of perjury that:

To the best of his/her knowledge, all information contained within, attached to, and submitted with this application is true and complete, and accurately describes the proposed project;

Any additional information requested by the Ohio Housing Finance Agency will be supplied by the undersigned in order for this application to remain valid;

The undersigned affirmatively covenants that it does not owe (a) any delinquent taxes to the State of Ohio ("the State") or a political subdivision of the State; (b) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (c) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether the amounts owed are being contested in a court of law or not;

The undersigned agrees that the Ohio Housing Finance Agency (including its agencies) will at all times be indemnified and held harmless against all losses, costs, damages, expenses, and liabilities whatsoever nature or kind (including, but not limited to attorney's fees, litigation, and court costs, amounts paid in settlement, and amounts paid to discharge judgment, and any loss from judgment from the Internal Revenue Service) directly or indirectly resulting from, arising out of, or related to acceptance, consideration, and approval or disapproval of such allocation and/or funding request.

The undersigned acknowledges that any document submitted to the Ohio Housing Finance Agency is considered a public record and will be released in accordance with O.R.C. 149.43 and 175.12(B).

It is the responsibility of the undersigned and any of its employees, agents or sub-contractors in doing business with the Ohio Housing Finance Agency to adhere to and comply with all Federal Civil Rights legislation inclusive of the Fair Housing Laws, Section 504 of the Rehabilitation Act of 1973, the Americans With Disabilities Act as well as any state and local Civil Rights legislation along with any required related codes and laws. Should the Ohio Housing Finance Agency not specify any requirements, such as design, it is none the less the owners responsibility to be aware of and comply with all non-discrimination provisions relating to race, color, religion, sex, handicap, familial status, and national origin. This includes design requirements for construction or rehabilitation, Equal Opportunity in regard to marketing and tenant selection and reasonable accommodation and modification for those tenants covered under the Laws.

The undersigned will unconditionally comply with all policies, rules, regulations, and guidelines of the Ohio Housing Finance Agency.

The undersigned declares that notification pursuant to ORC Section 175.07 and program guidelines has been made. The undersigned assumes full responsibility for notification and agrees to hold the OHFA harmless for notification requirements.

If applying for the Housing Credit Program, the following additional conditions will apply:

The undersigned is responsible for ensuring that the project consists or will consist of a qualified low-income building or buildings as defined in the Internal Revenue Code, Section 42, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the project to receive low-income housing tax credits.

If applying for the Housing Development Loan Program, the following additional conditions will apply:

The undersigned is responsible for the provision of ORC 175, the pertinent Administrative Rules, and OHFA Loan Guidelines.

The undersigned certifies that this project can proceed only "but for" the receipt of the Housing Development Loan.

If applying for the Housing Development Assistance Program (HDAP), the following additional conditions will apply:

The undersigned has full power and authority to execute, deliver, perform, enter into and carry out the performance of this proposal according to the undersigned's charter, by-laws, and/or articles of incorporation;

The undersigned has read, understood and will abide by the current HDAP guidelines.

The board of the non-profit organization has passed a resolution authorizing submission of this request for funding to the Ohio Housing Finance Agency, and a copy of this resolution is attached.

OHFA Program Certification

An original executed OHFA Program Certification must be submitted

IN WITNESS WHEREOF, the undersigned has caused this document to be duly executed in its name on

this _____ day of _____

Legal Name of Actual or Proposed Ownership Entity

BY: _____
Authorized Signator - General Partner

Print Name

Title

Organization

STATE OF _____ :

COUNTY OF _____ :

ss:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named

_____, the _____
AUTHORIZED SIGNATOR TITLE
of _____ a(n) Ohio _____
NAME OF COMPANY TYPE OF COMPANY

who acknowledges that he/she is an authorized signator of said company, and did sign the foregoing instrument
on behalf of _____ and that the same is his/her free act and deed.
NAME OF COMPANY

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20

SIGNATURE OF NOTARY

100% of the HUD 221(d)(3) Mortgage Limits - Effective 1-1-2012

County	Elevator	Eff	1br	2br	3br	4br			
Adams	No	120,948	139,454	168,185	215,282	239,833			
Adams	Yes	127,280	145,907	177,422	229,526	251,949			
Allen	No	125,681	144,910	174,766	223,706	249,217			
Allen	Yes	132,260	151,617	184,365	238,508	261,808			
Ashland	No	133,568	154,005	185,735	237,747	264,859			
Ashland	Yes	140,561	161,133	195,936	253,477	278,239			
Ashtabula	No	133,568	154,005	185,735	237,747	264,859			
Ashtabula	Yes	140,561	161,133	195,936	253,477	278,239			
Athens	No	125,681	144,910	174,766	223,706	249,217			
Athens	Yes	132,260	151,617	184,365	238,508	261,808			
Auglaize	No	125,681	144,910	174,766	223,706	249,217			
Auglaize	Yes	132,260	151,617	184,365	238,508	261,808			
Belmont	No	125,681	144,910	174,766	223,706	249,217			
Belmont	Yes	132,260	151,617	184,365	238,508	261,808			
Brown	No	120,948	139,454	168,185	215,282	239,833			
Brown	Yes	127,280	145,907	177,422	229,526	251,949			
Butler	No	120,948	139,454	168,185	215,282	239,833			
Butler	Yes	127,280	145,907	177,422	229,526	251,949			
Carroll	No	133,568	154,005	185,735	237,747	264,859			
Carroll	Yes	140,561	161,133	195,936	253,477	278,239			
Champaign	No	125,681	144,910	174,766	223,706	249,217			
Champaign	Yes	132,260	151,617	184,365	238,508	261,808			
Clark	No	125,681	144,910	174,766	223,706	249,217			
Clark	Yes	132,260	151,617	184,365	238,508	261,808			
Clermont	No	120,948	139,454	168,185	215,282	239,833			
Clermont	Yes	127,280	145,907	177,422	229,526	251,949			
Clinton	No	120,948	139,454	168,185	215,282	239,833			
Clinton	Yes	127,280	145,907	177,422	229,526	251,949			
Columbiana	No	133,568	154,005	185,735	237,747	264,859			
Columbiana	Yes	140,561	161,133	195,936	253,477	278,239			
Coshocton	No	125,681	144,910	174,766	223,706	249,217			
Coshocton	Yes	132,260	151,617	184,365	238,508	261,808			
Crawford	No	133,568	154,005	185,735	237,747	264,859			
Crawford	Yes	140,561	161,133	195,936	253,477	278,239			

Cuyahoga	No	133,568	154,005	185,735	237,747	264,859			
Cuyahoga	Yes	140,561	161,133	195,936	253,477	278,239			
Darke	No	120,948	139,454	168,185	215,282	239,833			
Darke	Yes	127,280	145,907	177,422	229,526	251,949			
Defiance	No	133,568	154,005	185,735	237,747	264,859			
Defiance	Yes	140,561	161,133	195,936	253,477	278,239			
Delaware	No	125,681	144,910	174,766	223,706	249,217			
Delaware	Yes	132,260	151,617	184,365	238,508	261,808			
Erie	No	133,568	154,005	185,735	237,747	264,859			
Erie	Yes	140,561	161,133	195,936	253,477	278,239			
Fairfield	No	125,681	144,910	174,766	223,706	249,217			
Fairfield	Yes	132,260	151,617	184,365	238,508	261,808			
Fayette	No	125,681	144,910	174,766	223,706	249,217			
Fayette	Yes	132,260	151,617	184,365	238,508	261,808			
Franklin	No	125,681	144,910	174,766	223,706	249,217			
Franklin	Yes	132,260	151,617	184,365	238,508	261,808			
Fulton	No	133,568	154,005	185,735	237,747	264,859			
Fulton	Yes	140,561	161,133	195,936	253,477	278,239			
Gallia	No	125,681	144,910	174,766	223,706	249,217			
Gallia	Yes	132,260	151,617	184,365	238,508	261,808			
Geauga	No	133,568	154,005	185,735	237,747	264,859			
Geauga	Yes	140,561	161,133	195,936	253,477	278,239			
Greene	No	120,948	139,454	168,185	215,282	239,833			
Greene	Yes	127,280	145,907	177,422	229,526	251,949			
Guernsey	No	125,681	144,910	174,766	223,706	249,217			
Guernsey	Yes	132,260	151,617	184,365	238,508	261,808			
Hamilton	No	120,948	139,454	168,185	215,282	239,833			
Hamilton	Yes	127,280	145,907	177,422	229,526	251,949			
Hancock	No	133,568	154,005	185,735	237,747	264,859			
Hancock	Yes	140,561	161,133	195,936	253,477	278,239			
Hardin	No	125,681	144,910	174,766	223,706	249,217			
Hardin	Yes	132,260	151,617	184,365	238,508	261,808			
Harrison	No	133,568	154,005	185,735	237,747	264,859			
Harrison	Yes	140,561	161,133	195,936	253,477	278,239			
Henry	No	133,568	154,005	185,735	237,747	264,859			
Henry	Yes	140,561	161,133	195,936	253,477	278,239			
Highland	No	120,948	139,454	168,185	215,282	239,833			

Highland	Yes	127,280	145,907	177,422	229,526	251,949			
Hocking	No	125,681	144,910	174,766	223,706	249,217			
Hocking	Yes	132,260	151,617	184,365	238,508	261,808			
Holmes	No	133,568	154,005	185,735	237,747	264,859			
Holmes	Yes	140,561	161,133	195,936	253,477	278,239			
Huron	No	133,568	154,005	185,735	237,747	264,859			
Huron	Yes	140,561	161,133	195,936	253,477	278,239			
Jackson	No	125,681	144,910	174,766	223,706	249,217			
Jackson	Yes	132,260	151,617	184,365	238,508	261,808			
Jefferson	No	133,568	154,005	185,735	237,747	264,859			
Jefferson	Yes	140,561	161,133	195,936	253,477	278,239			
Knox	No	125,681	144,910	174,766	223,706	249,217			
Knox	Yes	132,260	151,617	184,365	238,508	261,808			
Lake	No	133,568	154,005	185,735	237,747	264,859			
Lake	Yes	140,561	161,133	195,936	253,477	278,239			
Lawrence	No	125,681	144,910	174,766	223,706	249,217			
Lawrence	Yes	132,260	151,617	184,365	238,508	261,808			
Licking	No	125,681	144,910	174,766	223,706	249,217			
Licking	Yes	132,260	151,617	184,365	238,508	261,808			
Logan	No	125,681	144,910	174,766	223,706	249,217			
Logan	Yes	132,260	151,617	184,365	238,508	261,808			
Lorain	No	133,568	154,005	185,735	237,747	264,859			
Lorain	Yes	140,561	161,133	195,936	253,477	278,239			
Lucas	No	133,568	154,005	185,735	237,747	264,859			
Lucas	Yes	140,561	161,133	195,936	253,477	278,239			
Madison	No	125,681	144,910	174,766	223,706	249,217			
Madison	Yes	132,260	151,617	184,365	238,508	261,808			
Mahoning	No	133,568	154,005	185,735	237,747	264,859			
Mahoning	Yes	140,561	161,133	195,936	253,477	278,239			
Marion	No	125,681	144,910	174,766	223,706	249,217			
Marion	Yes	132,260	151,617	184,365	238,508	261,808			
Medina	No	133,568	154,005	185,735	237,747	264,859			
Medina	Yes	140,561	161,133	195,936	253,477	278,239			
Meigs	No	125,681	144,910	174,766	223,706	249,217			
Meigs	Yes	132,260	151,617	184,365	238,508	261,808			
Mercer	No	125,681	144,910	174,766	223,706	249,217			
Mercer	Yes	132,260	151,617	184,365	238,508	261,808			

Miami	No	120,948	139,454	168,185	215,282	239,833			
Miami	Yes	127,280	145,907	177,422	229,526	251,949			
Monroe	No	125,681	144,910	174,766	223,706	249,217			
Monroe	Yes	132,260	151,617	184,365	238,508	261,808			
Montgomery	No	120,948	139,454	168,185	215,282	239,833			
Montgomery	Yes	127,280	145,907	177,422	229,526	251,949			
Morgan	No	125,681	144,910	174,766	223,706	249,217			
Morgan	Yes	132,260	151,617	184,365	238,508	261,808			
Morrow	No	125,681	144,910	174,766	223,706	249,217			
Morrow	Yes	132,260	151,617	184,365	238,508	261,808			
Muskingum	No	125,681	144,910	174,766	223,706	249,217			
Muskingum	Yes	132,260	151,617	184,365	238,508	261,808			
Noble	No	125,681	144,910	174,766	223,706	249,217			
Noble	Yes	132,260	151,617	184,365	238,508	261,808			
Ottawa	No	133,568	154,005	185,735	237,747	264,859			
Ottawa	Yes	140,561	161,133	195,936	253,477	278,239			
Paulding	No	133,568	154,005	185,735	237,747	264,859			
Paulding	Yes	140,561	161,133	195,936	253,477	278,239			
Perry	No	125,681	144,910	174,766	223,706	249,217			
Perry	Yes	132,260	151,617	184,365	238,508	261,808			
Pickaway	No	125,681	144,910	174,766	223,706	249,217			
Pickaway	Yes	132,260	151,617	184,365	238,508	261,808			
Pike	No	125,681	144,910	174,766	223,706	249,217			
Pike	Yes	132,260	151,617	184,365	238,508	261,808			
Portage	No	133,568	154,005	185,735	237,747	264,859			
Portage	Yes	140,561	161,133	195,936	253,477	278,239			
Preble	No	120,948	139,454	168,185	215,282	239,833			
Preble	Yes	127,280	145,907	177,422	229,526	251,949			
Putnam	No	125,681	144,910	174,766	223,706	249,217			
Putnam	Yes	132,260	151,617	184,365	238,508	261,808			
Richland	No	133,568	154,005	185,735	237,747	264,859			
Richland	Yes	140,561	161,133	195,936	253,477	278,239			
Ross	No	125,681	144,910	174,766	223,706	249,217			
Ross	Yes	132,260	151,617	184,365	238,508	261,808			
Sandusky	No	133,568	154,005	185,735	237,747	264,859			
Sandusky	Yes	140,561	161,133	195,936	253,477	278,239			
Scioto	No	125,681	144,910	174,766	223,706	249,217			

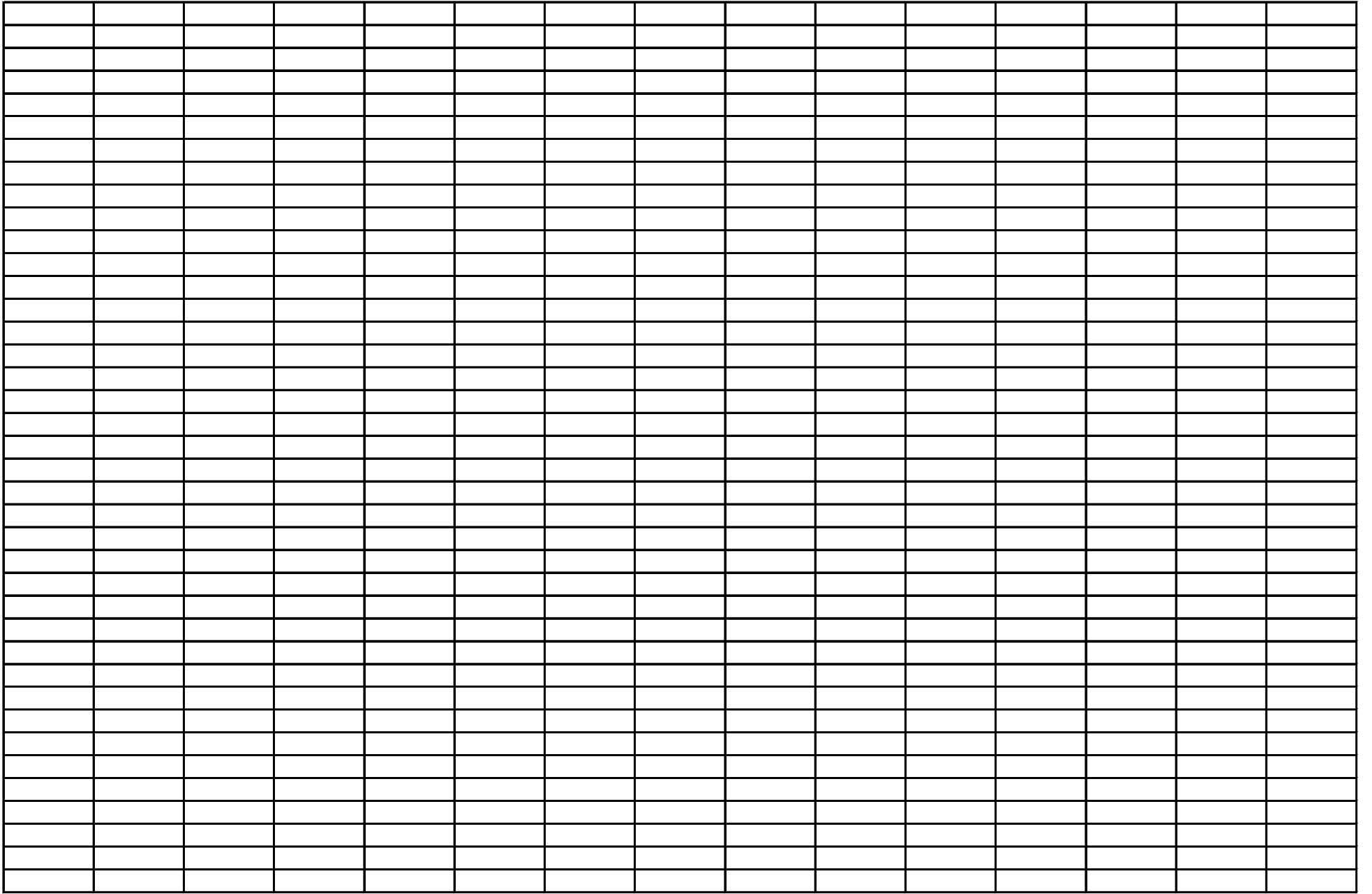
Scioto	Yes	132,260	151,617	184,365	238,508	261,808			
Seneca	No	133,568	154,005	185,735	237,747	264,859			
Seneca	Yes	140,561	161,133	195,936	253,477	278,239			
Shelby	No	125,681	144,910	174,766	223,706	249,217			
Shelby	Yes	132,260	151,617	184,365	238,508	261,808			
Stark	No	133,568	154,005	185,735	237,747	264,859			
Stark	Yes	140,561	161,133	195,936	253,477	278,239			
Summit	No	133,568	154,005	185,735	237,747	264,859			
Summit	Yes	140,561	161,133	195,936	253,477	278,239			
Trumbull	No	133,568	154,005	185,735	237,747	264,859			
Trumbull	Yes	140,561	161,133	195,936	253,477	278,239			
Tuscarawas	No	133,568	154,005	185,735	237,747	264,859			
Tuscarawas	Yes	140,561	161,133	195,936	253,477	278,239			
Union	No	125,681	144,910	174,766	223,706	249,217			
Union	Yes	132,260	151,617	184,365	238,508	261,808			
VanWert	No	125,681	144,910	174,766	223,706	249,217			
VanWert	Yes	132,260	151,617	184,365	238,508	261,808			
Vinton	No	125,681	144,910	174,766	223,706	249,217			
Vinton	Yes	132,260	151,617	184,365	238,508	261,808			
Warren	No	120,948	139,454	168,185	215,282	239,833			
Warren	Yes	127,280	145,907	177,422	229,526	251,949			
Washington	No	125,681	144,910	174,766	223,706	249,217			
Washington	Yes	132,260	151,617	184,365	238,508	261,808			
Wayne	No	133,568	154,005	185,735	237,747	264,859			
Wayne	Yes	140,561	161,133	195,936	253,477	278,239			
Williams	No	133,568	154,005	185,735	237,747	264,859			
Williams	Yes	140,561	161,133	195,936	253,477	278,239			
Wood	No	133,568	154,005	185,735	237,747	264,859			
Wood	Yes	140,561	161,133	195,936	253,477	278,239			
Wyandot	No	133,568	154,005	185,735	237,747	264,859			
Wyandot	Yes	140,561	161,133	195,936	253,477	278,239			

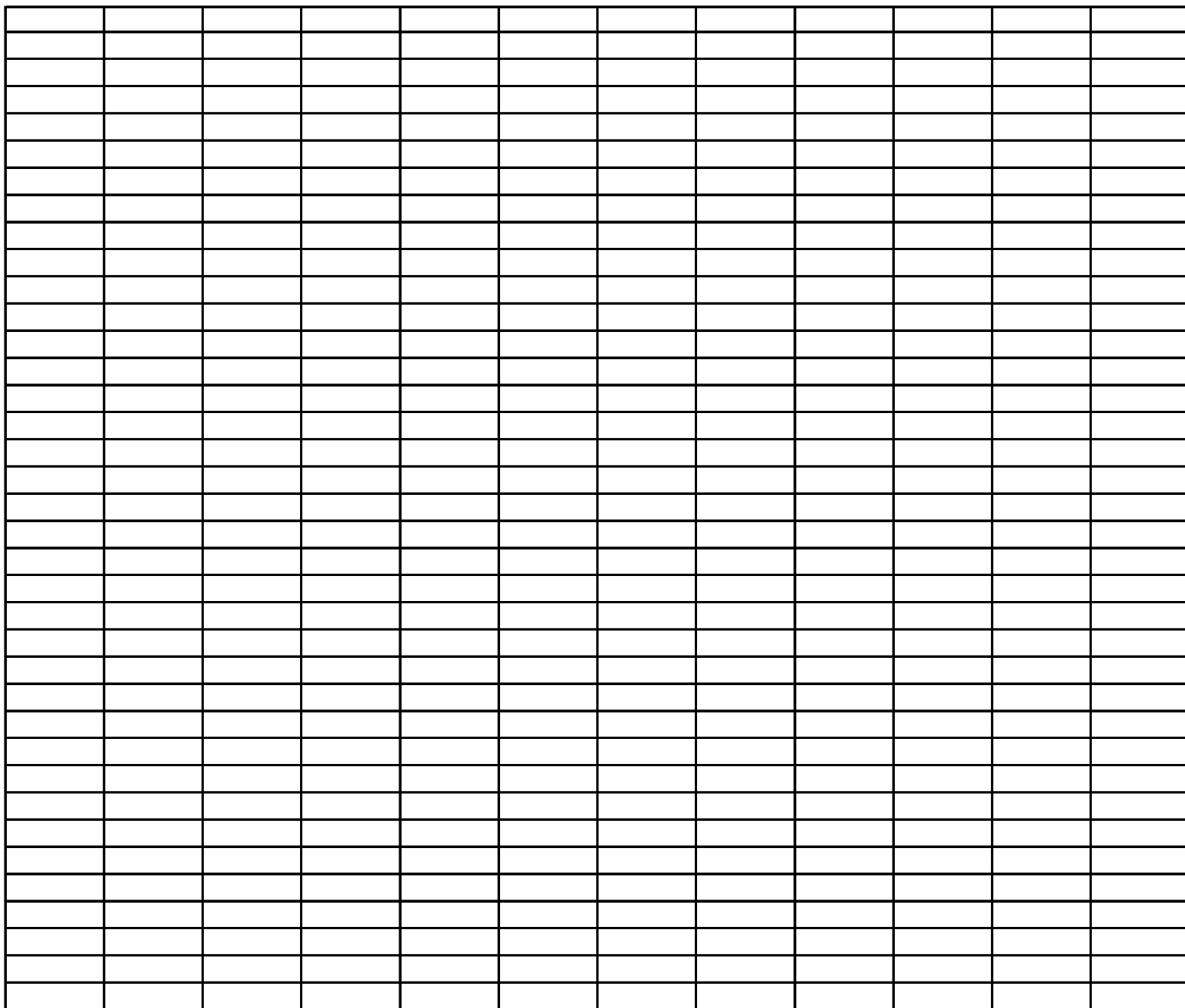
Average Cost Calculation							
County	Elevator	Eff	1br	2br	3br	4br	total
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unit percentages:		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
HUD Comparison:		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Difference:		#DIV/0!					
HUD 50% AMGI Rents - effective 12/04/2012							
		BEDROOMS					
County	0	1	2	3	4	5	
Adams	463	496	596	689	768	848	
Allen	490	525	630	726	811	895	
Ashland	505	540	648	749	836	922	
Ashtabula	463	496	596	689	768	848	
Athens	463	496	596	689	768	848	
Auglaize	561	601	721	833	930	1026	
Belmont	452	485	582	672	750	828	
Brown	505	540	648	749	836	922	
Butler	601	644	773	893	996	1099	
Carroll	490	525	630	728	812	896	
Champaign	543	582	698	807	901	994	
Clark	472	506	607	702	783	864	
Clermont	601	644	773	893	996	1099	
Clinton	522	560	672	776	866	956	
Columbiana	463	496	596	689	768	848	
Coshocton	463	496	596	689	768	848	
Crawford	463	496	596	689	768	848	
Cuyahoga	555	595	713	824	920	1015	
Darke	497	533	640	738	823	909	
Defiance	511	547	656	758	846	933	
Delaware	595	637	765	883	985	1086	
Erie	533	571	686	791	883	975	
Fairfield	595	637	765	883	985	1086	
Fayette	463	496	596	689	768	848	
Franklin	595	637	765	883	985	1086	
Fulton	521	558	670	773	863	952	
Gallia	463	496	596	689	768	848	
Geauga	555	595	713	824	920	1015	

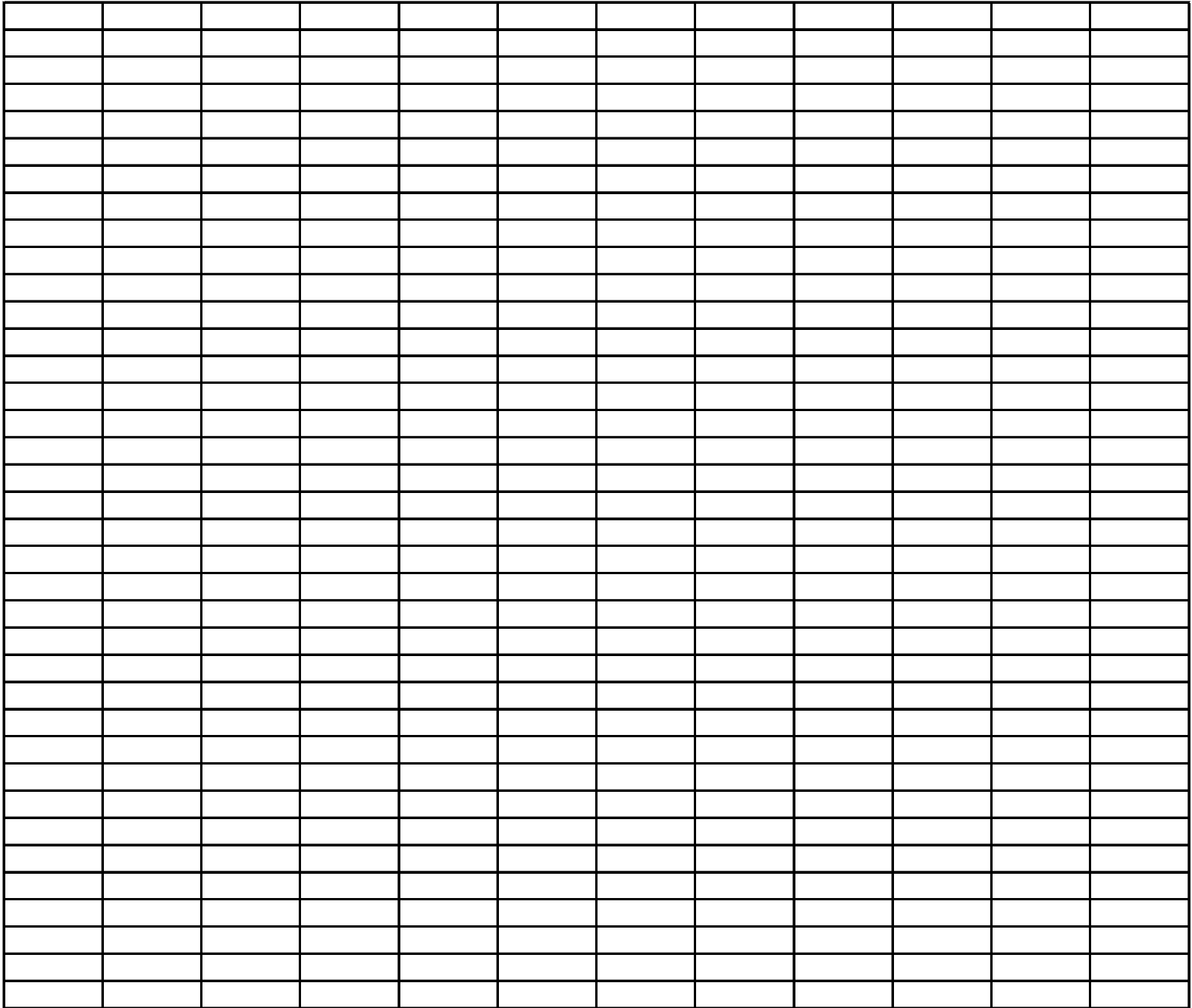
Greene	527	565	677	783	873	963			
Guernsey	463	496	596	689	768	848			
Hamilton	601	644	773	893	996	1099			
Hancock	548	588	706	815	910	1003			
Hardin	513	550	661	763	851	939			
Harrison	463	496	596	689	768	848			
Henry	546	585	701	810	903	997			
Highland	463	496	596	689	768	848			
Hocking	463	496	596	689	768	848			
Holmes	463	496	596	689	768	848			
Huron	502	538	645	745	831	917			
Jackson	463	496	596	689	768	848			
Jefferson	463	496	596	689	768	848			
Knox	520	557	668	772	862	951			
Lake	555	595	713	824	920	1015			
Lawrence	445	476	572	660	737	813			
Licking	595	637	765	883	985	1086			
Logan	498	534	641	741	827	912			
Lorain	555	595	713	824	920	1015			
Lucas	521	558	670	773	863	952			
Madison	595	637	765	883	985	1086			
Mahoning	472	506	607	701	782	863			
Marion	463	496	596	689	768	848			
Medina	555	595	713	824	920	1015			
Meigs	463	496	596	689	768	848			
Mercer	560	600	720	832	928	1024			
Miami	527	565	677	783	873	963			
Monroe	463	496	596	689	768	848			
Montgomery	527	565	677	783	873	963			
Morgan	463	496	596	689	768	848			
Morrow	595	637	765	883	985	1086			
Muskingum	463	496	596	689	768	848			
Noble	463	496	596	689	768	848			
Ottawa	521	558	670	773	863	952			
Paulding	522	560	672	776	866	956			
Perry	470	503	605	698	778	859			
Pickaway	595	637	765	883	985	1086			

Pike	463	496	596	689	768	848			
Portage	563	604	725	837	935	1031			
Preble	537	575	690	797	890	981			
Putnam	612	656	787	910	1015	1120			
Richland	478	512	615	710	792	874			
Ross	463	496	596	689	768	848			
Sandusky	535	573	687	794	886	978			
Scioto	463	496	596	689	768	848			
Seneca	476	510	612	707	790	871			
Shelby	543	582	698	807	901	994			
Stark	490	525	630	728	812	896			
Summit	563	604	725	837	935	1031			
Trumbull	472	506	607	701	782	863			
Tuscarawas	463	496	596	689	768	848			
Union	728	780	936	1081	1207	1331			
Van Wert	476	510	612	707	790	871			
Vinton	463	496	596	689	768	848			
Warren	601	644	773	893	996	1099			
Washington	488	523	628	725	810	893			
Wayne	533	571	686	791	883	975			
Williams	493	528	633	732	817	901			
Wood	521	558	670	773	863	952			
Wyandot	531	569	683	789	881	971			

Rent Calculation										
County	0	1	2	3	4	5				
	50%	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!			
	60%	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!			
	50%	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!			
	35%	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!			
Proforma Rent Breakdown										
	50%		0%		0%			0%		0%
0	#VALUE!	0	#VALUE!	0	#VALUE!	0	#VALUE!	0	#VALUE!	0
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2	#VALUE!	2	#VALUE!	2	#VALUE!	2	#VALUE!	2	#VALUE!	2
3	#VALUE!	3	#VALUE!	3	#VALUE!	3	#VALUE!	3	#VALUE!	3
4	#VALUE!	4	#VALUE!	4	#VALUE!	4	#VALUE!	4	#VALUE!	4
5	#VALUE!	5	#VALUE!	5	#VALUE!	5	#VALUE!	5	#VALUE!	5
Pool Designation										
PSH	0	Geographic Pool								
Preservation	0	Geographic Pool								
RD	N/A	N/A								
This sheet contains information used for calculating Application formulas										







0%		0%		0%		0%		0%		0%	
0	#VALUE!	0	#VALUE!	0	#VALUE!	0	#VALUE!	0	#VALUE!	0	#VALUE!
1	#VALUE!	1	#VALUE!	1	#VALUE!	1	#VALUE!	1	#VALUE!	1	#VALUE!
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5	#VALUE!	5	#VALUE!	5	#VALUE!	5	#VALUE!	5	#VALUE!	5	#VALUE!

IN WITNESS WHEREOF, the undersigned has caused this document to be duly executed in its name on

this _____ day of _____

Legal Name of Actual or Proposed Ownership Entity

BY:

Authorized Signator - General Partner

Print Name

Title

Organization

STATE OF _____ :

COUNTY OF _____ :

ss:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named

_____, the
AUTHORIZED SIGNATOR

TITLE

of _____ a(n) Ohio _____
NAME OF COMPANY TYPE OF COMPANY

who acknowledges that he/she is an authorized signator of said company, and did sign the foregoing instrument

on behalf of _____ and that the same is his/her free act and deed.
NAME OF COMPANY

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20 .