

## 2010 Qualified Allocation Plan (QAP)



### Experience & Capacity Review

OHFA will conduct a review of the experience and capacity of potential general partners, developers and management companies prior to submission of Housing Credit applications for individual proposals. The result of this review will determine whether an organization may participate in the upcoming program year.

The following items must be submitted for OHFA to conduct the experience & capacity review:

1. A brief narrative describing the experience of the organization with regard to development of subsidized affordable housing, including the number of projects and units that have been completed and placed into service.
2. A spreadsheet summary of all projects under construction in any state (or stage of completion), including their present status and expected completion date.
3. Full organizational chart, staff roster, and resumes of key development staff within the organization, focusing on their affordable housing development experience.
4. An expanded financial review system will be implemented. This review will require a higher level of external substantiation based on the tier level requested by the applicant. These requirements may range from audited financial statements to recent internally prepared financial reports.
5. A narrative that explains the proposed applications for the 2009 round, including:
  - The number of Housing Credit applications proposed for submission in 2009;
  - The allocation pools in which the applications will compete;
  - The roles that the organization will play in the projects;
  - Development and ownership partners that the organization may be working with on the projects; and
  - A request to be placed in one of the tiers described below.

The following criteria will be considered when making a determination:

1. Past experience developing affordable housing using OHFA programs. Properties presently in service and those under construction will be considered, and the quality and success of previous developments will be taken into account, OHFA will also consider location and experience in the geographic areas to be served, experience with the type of housing product proposed, and the past working relationships of the proposed development and ownership partners.
2. Other affordable housing development experience using government funded programs, including existing properties and those under construction.
3. The development capacity of the organization to complete construction of all current projects on time and within program requirements and application commitments.
4. The financial capacity of the organization to ensure that construction will be completed on time and that work will be guaranteed for quality.
5. The organization must remain in good standing with all OHFA programs in order to participate in the upcoming program year.

Approval to participate in the 2010 allocation round does not constitute a guarantee of any level of funding. OHFA will use information submitted by the organization and other reasonable sources available to make these determinations, including reports and opinions of other public funding sources. OHFA reserves the right to place additional restrictions on applicants, further limit the number of awards, maximum applications allowed or amount of credits to an organization, and limit credit allocations due to identities of interest between organizations applying for Housing Credits.