

Frequently Asked Questions (FAQ) 2013 Qualified Allocation Plan

OHFA is often asked how it will interpret program guidelines with respect to specific issues. Such questions regarding the above noted guidelines can be submitted to 2013QAPMailbox@ohiohome.org

This FAQ will be updated weekly, as necessary, to address new questions that may arise.

August 20, 2012

1. **Question:** In the calculation of common area can you give me the definition of "Dedicated program space." Depending on what is included in Dedicated program space it might be hard for a senior building with interior corridors to meet the 20%.

Answer: Dedicated program space was intended to recognize that while we want to make our buildings more cost efficient with regards to square foot area, we do not want a developer to be penalized for spaces required by special needs programs. These special needs programs are more obviously exemplified by Permanent Supportive Housing projects. Such spaces are counseling spaces for adults and children, wellness areas, day care, etc. Spaces that would not be considered dedicated program space include libraries, fitness areas, computer rooms, common meeting space, etc.

2. **Question:** Does a new mark-to-market count as significant federal funding?

Answer: No. The QAP identifies which federal sources will be considered for competitive points.

3. **Question:** Which costs are included in calculating the contractor profit limit?

Answer: In addition to hard construction costs, OHFA will include all off site costs and improvements in calculating the contractor profit.

4. **Question:** If OHFA is going to conduct the Experience and Capacity review after the 2013 applications are submitted, how will applicants know what, if any, restrictions may be imposed?

Answer: OHFA will be evaluating the financial strength of the development as a whole, versus individual members. Therefore, that review will be conducted on every development team. However, anyone who has not partnered with OHFA on a recent project or has been denied in previous round due to organizational capacity should contact the agency to determine whether or not a review should be conducted in advance of the round.

Any member of a development team who was restricted in the past and plans to be part of an application that does not meet restrictions previously imposed, should also contact the agency in advance.

All requests should be submitted in writing to the attention of the Operations Manager. These must be received by Planning, Preservation and Development no later than 5:00 pm on November 30, 2012. Organizations that do not submit a request will still be eligible to submit an application; however, OHFA's decision as to the capacity of the team (both financial and organizational) will be final and may impact the project's ability to continue through the application review process.

August 27, 2012

1. **Question:** Is OHFA imposing per project allocation caps? Is OHFA limiting the amount of eligible basis a project may claim for the purposes of allocating credits?

Answer: No, OHFA is not imposing allocation caps, nor is it limiting the amount of eligible basis a project may claim for the purposes of allocating credits.

2. **Question:** With the application being due February, 21, 2013 do all of the support letters have to dated 2013 to be certain the Mayor, Trustees, Commissioners, etc. are current? What if they don't meet in January?

Answer: The letters should be dated as close to the application date as possible. If they are dated in 2012, the applicant should provide documentation Trustees or Commissioners did not meet in January or February of 2013. The individuals who sign support letters must hold their current position as of February 21, 2013. For example, a letter from a person who signs a support letter in 2012 and no longer is in the same office or position on February 21, 2013 would not qualify for points.

3. **Question:** Capital Needs Assessment, does that mean "Physical Needs Assessment" for renovation projects? Is there a limit to the age of the report? Does the report need to be completed by an unrelated, third party consultant?

Answer: OHFA has posted to its website standards for the Capital Needs Assessment. This should provide clarification as to the purpose of the assessment.

The assessment must be conducted by a third-party professional and should be no more than 12 months old at the time of application. If it is older, an update can be provided by the author but it must address (1) each component identified in the original assessment, (2) any changes that have occurred since the assessment was issued and (3) whether or not other components not originally addressed have been added to the assessment.

4. **Question:** HDAP Funding- does this funding have its own process/application? What are the details?

Answer: Requests for HDAP will be evaluated concurrent with the competitive credits. The Affordable Housing Funding Application (AHFA) has a worksheet for these seeking this funding source. OHFA has posted to its website guidelines for Housing Credit Gap Financing.

<http://www.ohiohome.org/hdap/HDAPguidelines.pdf>