



To: 2011 Developers

From: OHFA Department of Planning, Preservation, and Development

Date: 12/24/09

RE: 2011 QAP information

The following is OHFA's draft timeline for the 2011 housing credit allocation round. OHFA is accepting public comment on the following plan.

2011 proposal limits: OHFA is examining a proposal limit of 7-8 applications on our major developers. In 2009 78% of our approved projects had a top tier developer attached. OHFA will reserve the right to reduce the number of proposals reviewed by those not on the list if anyone exceeds a reasonable amount based on their capacity.

2011 experience and capacity follow-up round: Applications are due on April 14, 2010. Results and announcements will be made May 12, 2010. OHFA will open a secondary experience and capacity round for those who wish their 2010 results to be reevaluated or who did not wish to apply in 2010.

2011 proposals will be due August 13, 2010. Proposals will consist of the following items:

- Unit plans
- Building Elevations
- Site Plan
- Site Photos
- Scope of work and Capital Needs Assessment (if rehab)
- Universal Design Plan
- Green Building Plan
- Zoning
- Narrative describing the project
- Narrative explaining how the project meets OHFA public policy goals
- Mini Phase 1 or Phase 1 Environmental Review
- Market Study
- Development team resumes and experience
- Evidence of site control





2011 proposal meetings will occur late August through December. The following participants will be required to attend:

- Developer
- HDAP Recipient
- Management Company
- Consultants
- Architect
- Representative from the local Continuum of Care (if PSH)
- All Members of the Ownership Entity
- OHFA Program Representatives

2011 site visits will occur November and December. The process will evaluate both site and surrounding market area with OHFA staff and select project representatives.

2011 award announcements and conditional reservation letters will be issued January 12, 2011. Awards will be announced and credits will be reserved conditionally. The OHFA Board will issue final approval for each project.

2011 underwriting and board approval will likely occur March through December of 2011. Projects will be underwritten by OHFA staff. Gap financing and final credit amounts will be determined on a project by project basis. Underwriting will begin once a secondary set of material is submitted. This material is being worked out, and will be offered for comment in January.

If you have any comments please contact Arthur Krauer at 614.387.1656 or by email at AKrauer@ohiohome.org.





Timeline Chart

| 2010 | Jan | Feb | Mar | Apr | May | June | July | Aug | Sep | Oct | Nov | Dec | Jan-11 |
|--|-----|-----|-----|-----|-----|------|------|-----|-----|-----|-----|-----|--------|
| Announcements of 2011 proposal limits | █ | | | | | | | | | | | | |
| 2010 Applications Due | | | █ | | | | | | | | | | |
| 2011 Experience and Capacity follow-up round and announcements | | | | █ | █ | | | | | | | | |
| 2010 Awards announced | | | | | | | █ | | | | | | |
| 2011 proposals due | | | | | | | | █ | | | | | |
| 2011 proposal meetings take place | | | | | | | | █ | █ | █ | █ | █ | |
| 2011 site visits occur | | | | | | | | | | | █ | █ | █ |
| 2011 | Jan | Feb | Mar | Apr | May | June | July | Aug | Sep | Oct | Nov | Dec | |
| 2011 Conditional Award/MOU announcements | █ | | | | | | | | | | | | |
| 2011 Underwriting | | | █ | █ | █ | █ | █ | █ | █ | █ | █ | █ | |
| 2011 OHFA Board Approval | | | | | | █ | █ | █ | █ | █ | █ | █ | |

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