

Pre-Award Site Visit Review

2009 Site Evaluation

This form represents the results of a pre-award site visit conducted by OHFA staff. This form was/is used to assist Field Staff with articulating their professional opinion relating to site and location qualities as stated in the QAP. Field Staff are tasked to determine at what level do these qualities meet OHFA's collective opinion.

Name of Project:

Tracking #:

City:

County:

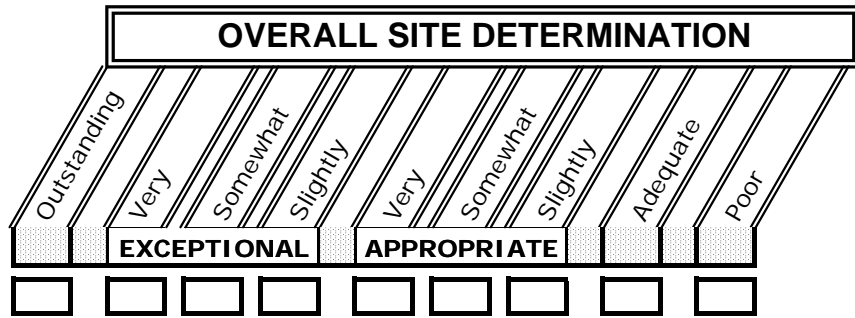
Type:

Population:

Pool:

Mini Phase I:

The Overall Site Determination reflects the Reviewers overall professional opinion of how the subject satisfies the policy objective and intent of the QAP. The format of this Site Review Form is designed to assist the Site Reviewer with examining each "attribute" separately on its own merit. While a professional opinion is expressed for each attribute, **it is not absolute that the Overall Site Determination mirror one or a combination of a few or all of the individual determination(s) of the attributes.**



A DETAILED explanation of the Overall Site Determination opinion.

Definitions:

POOR

When it is determined that a project attribute is deemed less than adequate, inferior in quality or value thus falling short of the objective and intent of the QAP, a stated determination of "poor" will be recognized by OHFA staff.

ADEQUATE

When it is determined that a project attribute is deemed lawfully and reasonably sufficient (i.e. safe, descent and sanitary) for it's intended purpose but does not meet the policy objective and intent of the QAP, a stated determination of "adequate" will be recognized by OHFA staff.

APPROPRIATE

When it is reasonable that a project attribute meets the policy objective and intent of the QAP, a stated determination of "appropriate" will be recognized by OHFA staff.

Very

When it is determined that a project attribute satisfies the chosen definition to the degree of no reasonable doubt.

Somewhat

When it is determined that a project attribute satisfies the chosen definition to the degree of little doubt.

Slightly

When it is determined that a project attribute satisfies the chosen definition to a minimal degree.

EXCEPTIONAL

When it is reasonable that a project attribute exceeds the policy objective and intent of the QAP, a stated determination of "exceptional" will be recognized by OHFA staff.

OUTSTANDING

When it is reasonable that a project attribute is marked by eminence and distinction noticeably superior in exceeding the policy objective and intent of the QAP, a stated determination of "outstanding" will be recognized by OHFA staff.

Date:

Time:

Lead Reviewer:

Other Staff:

Developer/Owner Present? Yes No

If yes, who?

Weather: Temperature:

Weather Description:

ATTRIBUTE #1 - AESTHETIC COMPATIBILITY

It is OHFA's opinion, that when a project is Aesthetically Compatible that the scale, design and architecture are well-suited with the existing structures in the neighborhood. Aesthetically Compatible attributes are those that - compliment both the project and the neighborhood, will be a harmonious addition to the immediate location, and will promote the peaceful living enjoyment of the future residents.

IN MY OPINION THE AESTHETIC COMPATIBILITY FOR THIS PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	
EXCEPTIONAL				APPROPRIATE					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N/A
EXCEPTIONAL				APPROPRIATE					

Façade of the building is congruent with existing structures:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The buildings are similar in scale to the existing structures:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The design of buildings enhance the integrity of the neighborhood:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The design of the building will allow future residents to take advantage of the scenic view:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Use of green space in correlation with (hard surface, retention ponds):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aesthetically Compatible in relation to OTHER factor(s), being:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation of "OTHER":

ATTRIBUTE #2 - VISIBILITY

It is OHFA's opinion, that when a site has appropriate visibility for it's intended use, it may possess some or all of the obvious attributes that would ensure a marketable and appealing presence within the surrounding area. Obvious visibility attributes are present when a site can be seen from a main traffic thoroughfare. This may be enhanced when a site is in close proximity to an intersection that contains a traffic light or stop sign, and is not in jeopardy of being hindered by future development or infrastructure. The topography or wooded areas could also be considered as a hindrance to visibility of a site.

IN MY OPINION THE VISIBILITY FOR THIS PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N/A
EXCEPTIONAL				APPROPRIATE					

Visibility from the main thoroughfare:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visibility from the nearest traffic light or intersection:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visibility in relation to obvious future development:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visibility in relation to obvious future public infrastructure:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visibility in relation to natural hindrances:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Visibility in relation to OTHER factor(s) being:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation of "OTHER":

ATTRIBUTE #3a - ACCESSIBILITY, INGRESS/EGRESS

It is OHFA's opinion, that when a site has appropriate accessibility, it may possess some or all of the attributes that would ensure ease of access by the intended population of the future rental development and the public at-large. Accessibility attributes are present when traffic patterns provide an easy to traverse route from the public roadway to the site. This can be influenced by the current traffic patterns, number of traffic lanes, posted speed limits conducive to ingress/egress of the site, the presence of an intersection close to the site, the condition of the roadways, and the presence and condition of publicly maintained sidewalks.

IN MY OPINION THE ACCESSIBILITY FOR THIS PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL			APPROPRIATE					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N/A
EXCEPTIONAL			APPROPRIATE						

Traffic pattern within the accessible route to the property is:

The controlled access to the site (corner traffic light or stop sign) is:

The general condition of the road(s) to the site is/are:

The publicly maintained sidewalks to the site are maintained:

The observed speed of traffic along the accessible route is:

Accessibility in relation to OTHER factor(s), being:

Detailed Explanation of "OTHER":

ATTRIBUTE #3b - ACCESSIBILITY, POINTS OF LOCAL INTEREST

It is OHFA's opinion, that when a site has appropriate accessibility to points of immediate area interest, it may possess some or all of the attributes that would ensure ease of walking access by the intended population to local points of interest of the public at-large. These attributes are present when restaurants, retail, parks, schools, public transit (bus stops), and the like are visible and/or accessible to the future residents of the proposed project. This can be influenced by the number and type of visible establishments, public sidewalks, neighborhood elements, and the intended population of the proposed project.

IN MY OPINION THE ACCESSIBILITY FOR THIS PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL			APPROPRIATE					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N/A
EXCEPTIONAL			APPROPRIATE						

The type of local points of interest within the immediate vicinity are:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The access to the point(s) of interest is/are:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The number of appropriate, or better, local point(s) of interest within the immediate vicinity to the site is/are:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility in relation to OTHER factor(s), being:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation of "OTHER":

ATTRIBUTE #4 - ENVIRONMENTAL HAZARDS

It is OHFA's opinion that inappropriate development attributes known as Recognized Environmental Concerns (RECs) could be located on, or adjacent to, the proposed site. The attributes of RECs may pose a negative influence on the peaceful living environment of the project itself and/or to the surrounding neighborhood. Furthermore, OHFA understands that while REC attributes will vary from site-to-site, and have varying degrees of potential impact on the peaceful living environment of the project, OHFA acknowledges RECs are often remediated when financially feasible, when possible. Commonly discovered RECs are elevated noise levels (automobile traffic, airplanes, railroads and crossings), above ground storage tanks, wetlands, unique topography, standing bodies of water, indications of obvious health and safety issues (undesirable elements), and concentrated areas of "low-income" housing and/or areas of physically distressed housing, (a.k.a. Environmental Justice or otherwise undesirable locations).

IN MY OPINION FROM AN ENVIRONMENTAL PERSPECTIVE THE PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL			APPROPRIATE					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N A
EXCEPTIONAL			APPROPRIATE						

Absence of high noise levels, (planes, trains, automobiles, and factories):

Absence of above ground storage tanks within visible eyesight:

Absence of concentrated "low-income" and/or physically distressed housing (Environmental Justice):

Absence of steep slopes, waterways - natural or man-made:

Absence of undesirable neighborhood elements:

Absence of RECs in relation to OTHER factor(s), being:

Detailed Explanation of "OTHER":

ATTRIBUTE #5 - COMPATIBILITY

It is OHFA's opinion, that when the adjacent land use is appropriate, these uses are deemed compatible and therefore do not adversely effect the peaceful, safe living enjoyment of the planned project. Although compatible uses will vary greatly from site-to-site, incompatible uses can be defined as any use that hinders the safe, peaceful living enjoyment of the future residents. Incompatible uses could include: high voltage electric lines, towers and sub-stations, railroad tracks, high traffic corridors, factories, and industrial plants. Also to be considered are landfills, salvage yards, water treatment plants, water towers, cell phone towers, and other undesirable establishments.

IN MY OPINION FROM A COMPATIBILITY PERSPECTIVE THE PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N A
EXCEPTIONAL				APPROPRIATE					

The absence of high voltage electric lines, towers, and sub-stations:

The absence of railroad tracks:

The absence of factories/industrial:

The absence of landfills, salvage yards, water treatment plants:

The absence of water towers, cell phone towers and undesirable establishments:

The absence of high traffic corridors:

Compatibility in relation to OTHER factor(s), being:

Detailed Explanation of "OTHER":

ATTRIBUTE #6 - SITE DESIGN/LAYOUT

It is OHFA's opinion, that an appropriate design and layout includes features of the actual property that are most likely to enhance the peaceful living enjoyment of the residents. These features should promote the long-term marketability and sustainability of the housing. They may vary based on the population served and on the geographic area or particular location of the development. Design and layout attributes may include, but are not limited to, the ease of access throughout the property, design and location of community spaces, covered main entry ways, parking lot configurations, and the appeal of the planned green spaces.

IN MY OPINION FROM A DESIGN/LAYOUT PERSPECTIVE THE PROJECT IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N A
EXCEPTIONAL				APPROPRIATE					

Placement of the parking lot(s) provide convenient and safe access from the car to the building/apartment:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned community spaces are placed well within the development:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The planned placement and amount of greenspace(s) will enhance the development:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned outdoor amenities such as walking paths and picnic areas appear will suited for the development :	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Site Design/Layout in relation to OTHER factor(s), being:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation of "OTHER":

Design & Market Criteria Review

2009 Competitive Evaluation

This form represents the results of an application review conducted by OHFA staff to assist with articulating their professional opinion regarding certain design and market criteria indicated in the QAP. Staff are tasked to determine at what level do these qualities meet OHFA's collective opinion.

Name of Project:

Tracking #:

City:

County:

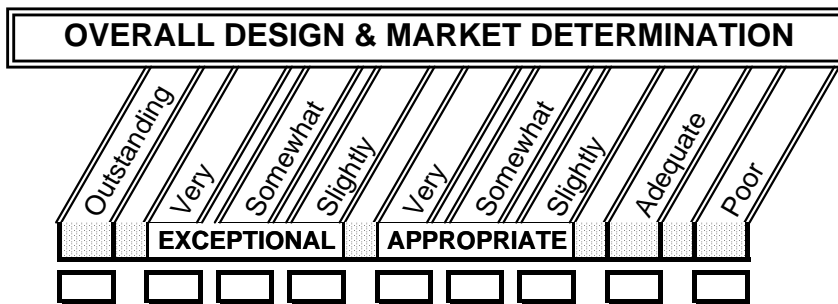
Type:

Population:

Pool:

Reviewer:

The Overall Design & Market Determination reflects the Reviewer's overall professional opinion of how the subject satisfies the policy objective and intent of the QAP. The format of this Review Form is designed to assist the Reviewer with examining each "attribute" separately on its own merit. While a professional opinion is expressed for each attribute, **it is not absolute that the Overall Design & Market Determination mirror one or a combination of a few or all of the individual determination(s) of the attributes.**



A DETAILED explanation of the overall opinion of Design & Market criteria:

Definitions:

POOR

When it is determined that a project attribute is deemed less than adequate, inferior in quality or value thus falling short of the objective and intent of the QAP, a stated determination of "poor" will be recognized by OHFA staff.

ADEQUATE

When it is determined that a project attribute is deemed lawfully and reasonably sufficient (i.e. safe, descent and sanitary) for it's intended purpose but does not meet the policy objective and intent of the QAP, a stated determination of "adequate" will be recognized by OHFA staff.

APPROPRIATE

When it is reasonable that a project attribute meets the policy objective and intent of the QAP, a stated determination of "appropriate" will be recognized by OHFA staff.

Very

When it is determined that a project attribute satisfies the chosen definition to the degree of no reasonable doubt.

Somewhat

When it is determined that a project attribute satisfies the chosen definition to the degree of little doubt.

Slightly

When it is determined that a project attribute satisfies the chosen definition to a minimal degree.

EXCEPTIONAL

When it is reasonable that a project attribute exceeds the policy objective and intent of the QAP, a stated determination of "exceptional" will be recognized by OHFA staff.

OUTSTANDING

When it is reasonable that a project attribute is marked by eminence and distinction noticeably superior in exceeding the policy objective and intent of the QAP, a stated determination of "outstanding" will be recognized by OHFA staff.

ATTRIBUTE #1 - STRUCTURAL AMENITIES

It is OHFA's opinion, that appropriate structural amenities are physical features of the property that are feasible for the location of the project and are conducive to the comfort, convenience, or enjoyment of the population to be served. These features should promote the long-term marketability and sustainability of the housing, however may vary based on the population served and on the geographic area or particular location of the development. Structural amenities may include but are not limited to safety features, laundry facilities, storage space and parking accommodations.

IN MY OPINION THE STRUCTURAL AMENITIES FOR THIS PROJECT ARE:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N A
EXCEPTIONAL				APPROPRIATE					

Safety Features:

Laundry Facilities:

Storage Space:

Parking Accommodations:

Interior design of the units:

Other Structural Amenities (explain below):

ATTRIBUTE #2 - COMMUNITY & RECREATIONAL SPACES

It is OHFA’s opinion, that appropriate community and recreational spaces are common areas that best meet the gathering, recreational and social activity needs of the population to be served. These features should promote the long-term marketability and sustainability of the housing, however may vary based on the population served. Spaces should be located on-site where feasible, however may be located within a reasonable distance of the project considering the population served and the geographic area or particular location of the development.

IN MY OPINION THE COMMUNITY & RECREATIONAL SPACES FOR THIS PROJECT ARE:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL		APPROPRIATE						
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N/A
EXCEPTIONAL		APPROPRIATE							

Community spaces that are appropriate for the population:

Recreational spaces that are appropriate for the population:

ATTRIBUTE #3 - PUBLIC SERVICES

It is OHFA's opinion, that appropriate public services are those most likely to be needed and utilized by the population served at the project. Public services include the items indicated below and any other applicable services set forth in the application. The availability of and access to services must be reasonable considering whether the property is located in an urban, suburban or rural area.

IN MY OPINION THE PUBLIC SERVICES AVAILABLE TO THIS PROJECT ARE:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

	Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N A
	EXCEPTIONAL				APPROPRIATE					
Public Transportation:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Safety (Police/Fire Department):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Day Care/After-School Programs:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Library:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Center:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Public Services (explain below):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTRIBUTE #4 - COMMUNITY SERVICES

It is OHFA's opinion, that appropriate community services are those most likely to be needed and utilized by the population served at the project. Community services include the items indicated below and any other appropriate services set forth in the application. The availability of and access to services must be reasonable considering whether the property is in an urban, suburban or rural area.

IN MY OPINION THE COMMUNITY SERVICES AVAILABLE TO THIS PROJECT ARE:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

	Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N A
	EXCEPTIONAL				APPROPRIATE					
Shopping:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hospital and Health Care Facilities:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Community Services (explain below):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTRIBUTE #5 - COMMUNITY DEVELOPMENT PLAN

It is OHFA’s opinion, that proposed housing should contribute to existing community development plans in a manner that best meets the housing needs indicated in such plans. Plans developed by the city, village, township or county in which the property is located may be considered. Each project is judged based on the type of housing to be developed, the location of the housing within the jurisdiction, and the population to be served, and how well the goals of the community are accomplished by the development of the proposed project.

IN MY OPINION THE CONTRIBUTION OF THIS PROJECT TO AN EXISTING COMMUNITY DEVELOPMENT PLAN IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL			APPROPRIATE					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	N/A
EXCEPTIONAL			APPROPRIATE						

Type of housing to be developed contributes to a plan:

Location of the housing within the jurisdiction contributes to a plan:

Population served contributes to a plan:

How well are the goals of the community accomplished:

ATTRIBUTE #6 - MARKET CRITERIA

Determine whether the county or submarket in which the housing proposal is located meets each of the Market Criteria indicated in the QAP. The housing credit vacancy rate is evaluated based on project type, which includes single-family rental homes, multifamily apartments and senior housing. The penetration rate and growth rate are evaluated based on target population of family/individuals or seniors. If the county or submarket does not meet a criterion, then review the market study and evaluate whether the Primary Market Area (PMA) for the project meets such criterion. Explain whether the PMA meets the Market Criteria as applicable in the space below.

	COUNTY or SUBMARKET				PMA		
	Yes	No	N/A		Yes	No	N/A
Housing credit vacancy rate equal to or less than statewide average:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Market vacancy rate equal to or less than statewide average:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Penetration rate equal to or less than statewide average:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Positive growth rate for income-qualified households:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation for PMA (as applicable):

ATTRIBUTE #7 - ENERGY EFFICIENCY

OHFA values projects in which the design of residential units meets certain minimum standards for energy efficiency. Proposals that will meet the energy efficiency standards as defined in OHFA Form 001 will be considered to be Very Appropriate in this category. Proposals that will not meet the energy efficiency standards will be considered to be Adequate in this category.

IN MY OPINION THE STRUCTURAL AMENITIES FOR THIS PROJECT ARE:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXCEPTIONAL				APPROPRIATE				

Detailed Explanation:

Development Team Review

2009 Competitive Evaluation

This form represents the results of an application review conducted by OHFA staff to assist with articulating their professional opinion regarding development team criteria indicated in the QAP. Staff are tasked to determine at what level do these qualities meet OHFA's collective opinion.

Name of Project:

Tracking #:

City:

County:

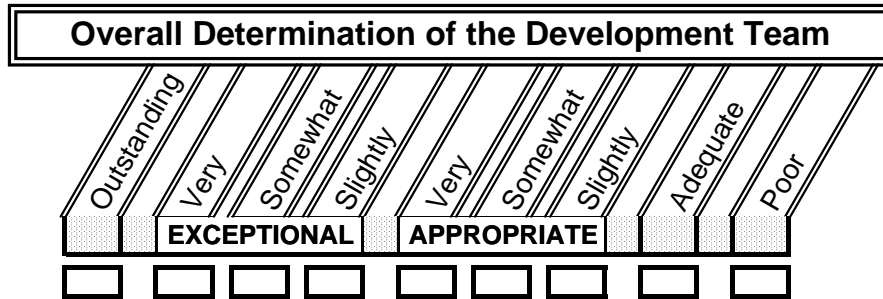
Type:

Population:

Pool:

Reviewer:

The Overall Determination of the Development Team reflects the Reviewer's overall professional opinion of how the applicant satisfies the policy objective and intent of the QAP. This worksheet is designed to assist the Reviewer with examining each criterion separately on its own merit. While a professional opinion is expressed for each criterion, **it is not absolute that the Overall Determination mirror one or a combination of a few or all of the individual determination(s) of the criteria.**



Detailed Explanation:

Definitions:

POOR *When it is determined that a project attribute is deemed less than adequate, inferior in quality or value thus falling short of the objective and intent of the QAP, a stated determination of "poor" will be recognized by OHFA staff.*

ADEQUATE *When it is determined that a project attribute is deemed lawfully and reasonably sufficient (i.e. safe, descent and sanitary) for it's intended purpose but does not meet the policy objective and intent of the QAP, a stated determination of "adequate" will be recognized by OHFA staff.*

APPROPRIATE *When it is reasonable that a project attribute meets the policy objective and intent of the QAP, a stated determination of "appropriate" will be recognized by OHFA staff.*

Very *When it is determined that a project attribute satisfies the chosen definition to the degree of no reasonable doubt.*

Somewhat *When it is determined that a project attribute satisfies the chosen definition to the degree of little doubt.*

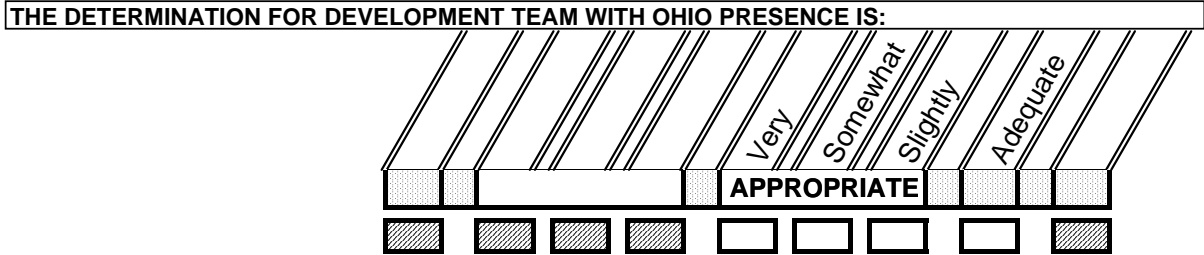
Slightly *When it is determined that a project attribute satisfies the chosen definition to a minimal degree.*

EXCEPTIONAL *When it is reasonable that a project attribute exceeds the policy objective and intent of the QAP, a stated determination of "exceptional" will be recognized by OHFA staff.*

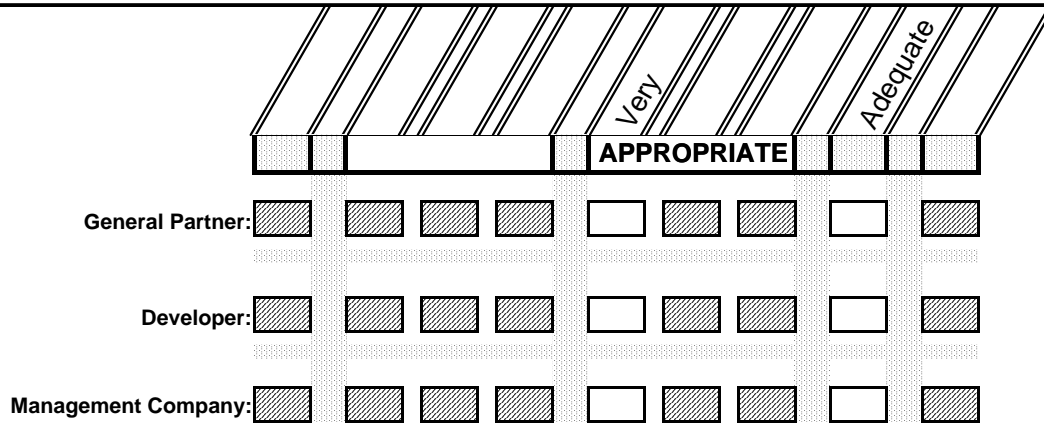
OUTSTANDING *When it is reasonable that a project attribute is marked by eminence and distinction noticeably superior in exceeding the policy objective and intent of the QAP, a stated determination of "outstanding" will be recognized by OHFA staff.*

CRITERION #1 - Development Team with Ohio Presence

OHFA values projects whose development team has a presence within the State of Ohio as defined in the QAP. Development team members to be considered are the general partners/managing members (other than the investor member), developer, and management company. An organization that meets the definition will receive a rating of Very Appropriate. An organization that does not meet the definition will receive a rating of Adequate.



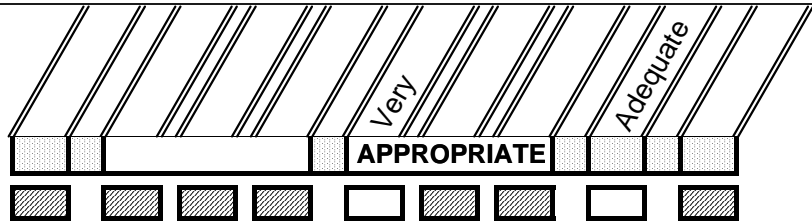
Detailed Explanation:



CRITERION #2 - Local Ownership

OHFA values projects in which one of the general partner entities is a local organization as defined in the QAP. A local general partner on the development team will result in a rating of Very Appropriate for this category. The lack of a local general partner will result in a rating of Adequate for this category.

THE DETERMINATION FOR LOCAL OWNERSHIP IS:



Detailed Explanation:

CRITERION #3 - Experience with Product Type

OHFA values projects whose development team members have experience developing and/or managing the type of housing product proposed in the application. Product types may include senior housing, lease-purchase projects, permanent supportive housing, substantial and/or historic rehabilitation, or other relevant types of housing. Development team members to be considered are the general partners, developer, and management company.

THE DETERMINATION FOR EXPERIENCE WITH PRODUCT TYPE IS:									
Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	
EXCEPTIONAL				APPROPRIATE					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

	Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor	
	EXCEPTIONAL				APPROPRIATE					
General Partners:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Developer:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Management Company:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CRITERION #4 - Experience in Location Type

OHFA values projects whose development team members have experience developing and/or managing affordable housing in the location or type of geographic area proposed in the application. This may include development in a particular city or county, or development in urban, suburban, rural or other types of geographic areas. Development team members to be considered are the general partners, developer, and management company.

THE DETERMINATION FOR EXPERIENCE IN LOCATION TYPE IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
	EXCEPTIONAL			APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
	EXCEPTIONAL			APPROPRIATE				

General Partners:

Developer:

Management Company:

CRITERION #5 - Affordable Housing Development Experience

OHFA will evaluate the previous housing development and ownership experience of the general partners and developers for the proposed project. This includes Housing Credit properties developed in Ohio or other states, and other affordable housing properties developed with public funds in Ohio or other states. These properties must be constructed and placed into service to be considered in this category. The success, quality and time period in which projects were developed will also be taken into account.

THE DETERMINATION FOR AFFORDABLE HOUSING DEVELOPMENT EXPERIENCE IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
EXCEPTIONAL				APPROPRIATE				

General Partners:

Developers:

CRITERION #7 - Financial Capacity

OHFA values development teams with the financial capacity to effectively and efficiently complete all development requirements in a timely manner. This may include, but is not limited to, securing construction and permanent financing, completing construction within program deadlines, and providing appropriate construction guarantees. The general partners and developer are considered for this criterion.

THE DETERMINATION FOR FINANCIAL CAPACITY IS:

Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
	EXCEPTIONAL			APPROPRIATE				
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Detailed Explanation:

	Outstanding	Very	Somewhat	Slightly	Very	Somewhat	Slightly	Adequate	Poor
		EXCEPTIONAL			APPROPRIATE				
General Partners:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developers:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>