



**December 11, 2025**

To: All Interested Parties

From: Ohio Housing Finance Agency (OHFA)

Re: **2026 Experience & Capacity Standards Frequently Asked Questions (FAQ)**

## **FAQ Background**

The following is a summary of questions received regarding the [2026 Experience and Capacity Standards](#). Questions were edited for style, to remove identifying details, and combined with similar questions from various individuals. The answers posted herein clarify and modify the Standards and will be considered during the program round. The answers posted herein clarify and modify the Standards and will be considered during the program round.

### **1. Our entity was approved in 2025—do we need to submit for Experience & Capacity (E/C) in 2026?**

Entities approved in 2025 at MQ4, MQ5, or MQ6 are not required to resubmit for an Experience & Capacity (E/C) review for calendar year 2026 as long as they are maintaining that same MQ level. These entities must instead provide their 2025 Approval Letter at the time of project application and disclose any changes to the development team (if any) that occurred between the E/C review and the project application submission.

To verify your entity's approval status, please visit: <https://ohiohome.org/ppd/funding.aspx>

### **2. Our entity was approved in 2025 under Track MQ5. We have since received a second 8609, which would make us eligible for MQ6. If we want to change our MQ track, do we need to submit all documents required for an original submission, or can we provide only the additional documentation needed to move from Track 5 to Track 6?**



Entities seeking to move up in tracks (e.g., from MQ4 to MQ5 or from MQ5 to MQ6) must submit a new, fully complete Experience & Capacity (E/C) submission for the updated track. Partial or incremental submissions are not accepted.

**3. Does the General Partner/Managing Member (GP/MM) submit an E/C application?**

No. Per the Standards (p.14), GP/MM entities do not submit an Experience & Capacity workbook. They are not approved through the E/C review process.

**4. Does the parent entity of the GP/MM submit an E/C request?**

No. The “Parent Entities” referenced in the E/C submission requirements apply only to the parent entities of the Developer or Co-Developer.

The parent entity of the GP/MM is evaluated at project application, not during E/C review. Materials must be submitted under the project application's Development Team Experience and Capacity Review submission item.

**5. What compliance and eligibility checks does OHFA perform on the GP/MM at project application?**

At project application, OHFA reviews the GP/MM and its parent to ensure:

A. Good Standing Compliance (p.13)

OHFA checks for any violations that would disqualify participation. A GP/MM not in good standing cannot participate until resolved.

B. Disqualifying Characteristics (p.13)

OHFA evaluates whether the GP/MM or parent entity has any disqualifying characteristics that could bar participation.

### C. Federal Debarment Check

OHFA verifies through SAM.gov that:

- GP/MM
- Any parent entity
- Any affiliated ownership entity are not federally debarred.

### **6. Does OHFA evaluate the GP/MM's ownership capacity?**

Yes. At project application, OHFA determines whether the GP/MM (through its parent entity when applicable) has the capacity and structure to act as the project owner.

This includes confirming:

- Staff and organizational structure appropriate for ownership
- Authority to oversee the developer
- Authority to select and supervise the Management Company
- Ability to ensure ongoing program compliance
- Absence of shell entities lacking decision-making authority

(See definitions of GP/MM role on p.4.)

### **7. Are financial or asset performance reviews conducted?**

Yes. The GP/MM (or the parent owner entity) must submit:

#### Real Estate Owned (REO) Schedule (p.15)

OHFA reviews:

- Debt coverage ratio (DCR)
- Income/expense ratio (I/ER)
- Any property with DCR or I/ER < 1.0
- Explanations for underperformance

This allows OHFA to assess ownership strength and financial stewardship.

**8. What documents do the GP/MM need to submit at project application?**

- Executed Program Certification within the AHFA
- Organizational Chart
- REO Schedule, if available