



***Draft 2021 QAP  
Scoring Explanation***



# *Types of Projects - Agenda*

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1. 4% LIHTCs and Bonds
2. 9% New Construction
3. 9% Acquisition/Rehabilitation



## *4% LIHTCs and Bonds*

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KHRC will

- evaluate all 4% submissions by reviewing the preliminary requirements and selection criteria simultaneously;
- make a decision within 60 days of a properly documented request.



# 9% LIHTC New – Preliminary Scoring

## VI(A) Applicant's and Principals' Experience (Maximum of 10 Points)

### 1. Successful Outcomes

Properties Placed in Service 1/1/10 - 12/31/19	
Listed as Developer	1 Point for Each Property
Served as Managing Member of General Partner in Ownership Entity	
Remained in Good Standing	

### 2. Penalties

- Deduct 5 points – awarded an application in preceding LIHTC cycle
- Deduct 10 points – changed management companies two or more times or violated LURA commitments



# ***9% LIHTC New – Preliminary Scoring***

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VI(B) Underserved Areas – 10 points for proposals in underserved areas

1. Metropolitan – by zip code
2. Rural – by county

VI(C) Subsequent Phase – 10 points

1. Always planned second or third phase
2. Physically adjacent
3. Earlier phases successful

**Applicants can only receive points in one of the categories above.**



## ***9% LIHTC New – Preliminary Scoring***

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### IV(D) Residential Character – 5 Points

- Site is in or adjacent to existing development
- Proposed structures should be compatible with existing structures
- Site must be incorporated and not involve the conversion of farmland

## ***9% New LIHTC – Preliminary to Full***

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KHRC will invite 9% LIHTC new construction applications which:

- Earn 310 points under Appendix A, and
- Meet threshold requirements

KHRC may also set a minimum number of points based on preliminary review.



## 9% New LIHTC – Preliminary to Full

Category	Points	Selection Criteria
Project Location	50	The application specifically documents the exact real estate to be developed, including any necessary easements.
Housing Needs	45	KHRC determines the resulting property, as proposed, would respond to the needs of area low-income households.
Project Characteristics	80	For rehabilitation, the application proposes physical improvements in all units and common areas. For new construction, the resulting property would comply with applicable federal, state, and local building requirements.
Sponsor Characteristics	10	The applicant is in good standing with KHRC.
Special Needs	75	The application demonstrates compliance with the prohibition against discrimination based on familial status by being either open occupancy or qualifying for a senior housing exemption.
Public Housing Waitlist	5	The applicant formally agrees to comply with QAP Section VI(A)(g).
Market Study	45	The market study documents sufficient demand for the development as proposed.
TOTAL	310	





# 9% LIHTC New – Full Scoring

IV(E) Proximity to Amenities – Maximum of 25 points

## 1. Private/Primary

Ex. 1	Distance	Weighted	Ex. 2	Distance	Weighted
Grocery	2.5 m	<b>1.25 m</b>	Grocery	1.2 m	<b>0.6</b>
Retail	2.5 m	<b>1.875 m</b>	Retail	2.5 m	<b>1.875 m</b>
Pharmacy	2.5 m	<b>2.5 m</b>	Pharmacy	1.4 m	<b>1.4 m</b>
		<b>5.625 m</b>			<b>3.875 m</b>
		<b>11 Points</b>			<b>15 Points</b>



# 9% LIHTC New – Full Scoring

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## 2. Private/Secondary

County	2 additional	1 additional
Metropolitan, within 1 mile	5 points	3 points
Rural, within 2 miles	5 points	3 points



## 9% LIHTC New – Full Scoring

### IV(E) Proximity to Amenities (Cont.) – Maximum of 25 points

- Community Centers
- Public Parks
- Libraries
- Bus stops

County	2 facilities	1 facility
Metropolitan, within 1 mile	7 points	5 points
Rural, within 2 miles	7 points	5 points

# 9% LIHTC New – Full Scoring

## IV(E) Below-Market Loans and Support – Up to 30 Points

### 1. Loans

Points	Sources/Unit	
	Metro	Rural
20	\$40,000	\$20,000
15	\$30,000	\$15,000
10	\$20,000	\$10,000
5	\$10,000	\$5,000

### 2. Other Support - 10 points

1. Land Donation
2. Fee Waiver
3. Historic Rehabilitation Tax Credit
4. Applicant Proposed

## ***9% LIHTC New – Full Scoring***

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### IV(G) Community Revitalization Plans

1. CRP – 5 Points
2. QCT or RFP – 10 points

### IV(H) Opportunity Areas (Enterprise 360) – up to 15 Points

**Applications will earn the higher of IV(G) and IV(H).**



## ***9% LIHTC New – Full Scoring***

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IV(H) Opportunity Areas (Enterprise 360) – up to 15 Points

[www.enterprisecommunity.org/opportunity360/measure](http://www.enterprisecommunity.org/opportunity360/measure)



## ***9% LIHTC New – Full Scoring***

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KHRC will

- Separate Metropolitan from Rural,
- Compile the Education, health & Well-Bing, and Economic Security Index results,
- Add the three and sort the total amounts in descending order,
- Award the maximum points to the application with the highest total, and
- Award points to the remaining applications based on their percentage of the highest



# 9% LIHTC New – Full Scoring

## IV(H) Opportunity Areas (Enterprise 360)

Example	Opportunity 360: Education	Opportunity 360: Health & Well Being	Opportunity 360: Economic Security	Opportunity 360: Education, H&W, Economic	Points
Site 1	65	32	74	171	15
Site 2	48	20	42	110	10
Site 3	38	55	63	156	14
Site 4	46	59	34	139	12





## ***9% LIHTC New – Full Scoring***

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IV(I) Supportive Housing, Seniors, or Families – Up to 15 Points

1. Supportive housing – up to 10 points
2. Senior housing with services – 5 points
3. Three or more bedrooms – 5 points



## ***9% LIHTC New – Full Scoring***

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IV(J) Extended Affordability or Homeownership – Up to 5 points

1. 40-year period of affordability
2. Conversion to homeownership



## ***9% LIHTC New - Tiebreaker***

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KHRC will make awards based on which site(s) is/are the best location for the households served.



## ***9% LIHTC – Acquisition/Rehabilitation***

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- KHRC will invite 9% LIHTC rehabilitation applications which
- earn 310 points under the Appendix A categories, and
  - meet any threshold requirements

## ***9% LIHTC – Acquisition/Rehabilitation***

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Implementation of this subsection will not involve point scoring

USDA RURAL DEVELOPMENT

KHRC may award an eligible application if the Kansas state USDA Rural Development office identifies it as a priority for rehabilitation.



# ***9% LIHTC – Acquisition/Rehabilitation***

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## OTHER PROPERTIES

KHRC will make awards based on its evaluation of the factors below. Each factor is listed in declining order of significance.

- Requiring more rehabilitation work, based on KHRC review and/or the PNA.
- A greater percentage of units with project-based rent assistance.
- LIHTC resyndications.
- A greater ratio of hard costs to total development budget.
- Properties identified by a local government as in need of rehabilitation for community revitalization purposes.
- The Applicant's experience as a LIHTC property owner.



# *Conclusion*

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Please send all Draft QAP comments to  
[housingdevelopment@kshousingcorp.org](mailto:housingdevelopment@kshousingcorp.org)  
by **September 18, 2020**

