KANSAS HOUSING

2021 LIHTC Application Question & Answer

Access to Information

Q: Are there handouts?
A: The PowerPoint, LIHTC application, and recording are posted on the KHRC website.

Q: Will this Presentation be available on the KHRC website?
A: Yes.   It is posted on the website.

Q: Is the Video you refer to on KHRC's website?
A: Yes. https://kshousingcorp.org/wp-content/uploads/2020/08/Draft-2021-QAP-Scoring-Explanation.mp4

Q: I know this was recorded, but will you be able to send the PowerPoint presentation out via email?
A: Yes.

Application Process

Q: does the entity have to be formed with an EIN at application, or can it "To be formed" upon award?
A: The entity does not have to have to be formed with an EIN at application – preliminary or full application.

Q: Just to be clear, for Preliminary Application, we only need to complete the first 3 tabs of the Excel Workbook. Is that correct?
A: That is correct.   The first three tabs are the only ones that should be filled out at Preliminary application

Q: When will the excel workbook be ready?
A: Friday, December 4, 2020

Q: If we already have a PCNA, should we submit along with the SOW at Preliminary?
A: No.   KHRC will want to review consistent documentation for each proposal, so please only submit what is required.

Q: Is the deadline for 4% the same as the 9% projects?
A: If the applicant is requesting HOME and or NHTF with the 4% LIHTCs, then the deadlines are the same.   If the proposal is 4% only, then KHRC accepts applicants any time except for when a draft QAP is posted.

QAP & Application Clarifications

Q: points for property, for LIHTC only or do CHDO's count?
A: The QAP des not give points to CHDOs.

Q: If we wanted to leverage with HOME Funds is there a separate application or is it all done within the confines of the LIHTC Application?
A: If applicants are requesting Tax Credits and HOME or NHTF, then they should use the same Excel application.

Q: When listing the Applicant's experience, are you looking for only the properties placed in service between 1/1/13 and 12/31/19? Or the last 10 years?

A: KHRC will be looking at properties that were placed in service between 1/1/2013 and 12/31/2019.

Q: do you need a real estate appraisal at full application if you are NOT using the "high"RE costs for boost?
A: If the applicant is not requesting a basis boost for being in a high cost area, the applicant must submit a real estate "as is" appraisal.   Requirements for the appraisal are detailed in the QAP.

Q: Are donations only awarded points if they are given by other entities besides cities?
A: Land donations are only given points if the land is from a local government.

Q: If the land donation program is given from donor to not for profit partner can that be awarded points?
A: Land donations are only given points if the land is from a local government.

Q: What is if our company has extensive experience in LIHTC, but all placed in service dates were prior to 2013. Will we still be eligible to apply?
A: The company is eligible to apply as a co-developer with a company that does meet the Applicant Experience requirements.

Q: Regarding forming an entity before a project is awarded, the issue is we form an entity and it does not get funded -   we then have set up an organization with no purpose and have to spend $$ to close it with the secretary of state.
A: No need to form the LIHTC ownership entity unless awarded.

Q: If there is a minor cost with donation is it still eligible for points?
A: Yes.   There can be up to $5,000 in the costs associated with the land donation.

Q: Is it possible to have an applicant request both 4% Credits for a portion as well as some 9% credits?
A: Yes.   The applicant must submit two separate applications – one for the 4% credits and one for the 9% credits.

Q: Related to the service plan the applications talks of an additional agency providing these services.   As a non-profit, CHDO, we provide these services and need to know how to document that for scoring.
A: The need for an MOU is specific to the /supportive Housing section. If the applicant is going for the Senior Housing with Services points, the list of services is noted in the Excel Application.