2024 QAP Overview of Substantial Changes
# QAP Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>Friday, August 11, 2023</td>
<td>Draft QAP Released</td>
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<tr>
<td>Tuesday, September 5, 2023</td>
<td>Draft QAP Public Hearing</td>
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<tr>
<td>Monday, September 18, 2023</td>
<td>Draft QAP Comments Due</td>
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<tr>
<td>October, 2023</td>
<td>Final QAP Issued</td>
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Proposed Changes

Application/Award Schedule

- Clarified the maximum number of projects for a principal is five total developments.
- Decreased 4% Application rounds from three to two.
- Eliminated the ability to pair HOME/NHTF with 4% applications.
- Extended the closing deadline from 180 to 240 days for 4% new construction applications.
- Added a 33-point threshold score for 9% applications to be invited to full application.
- Changed submission platform for 9% preliminary from email to Procorem.
Proposed Changes

KHRC HUD Resources
- Referenced HOME or NHTF funds collectively as “HUD Resources”.
- Opened HOME funds to all applicants, but in the form of a loan for non-CHDOs.
- Created the ability for KHRC to determine appropriate HUD Resources for proposals.

KHRC Fees
- Added a LURA Amendment Fee.
Proposed Changes

9% Limits and Set-Asides
- Maximum of 2 awards per application round.
- Possibility to award an additional project in a county if demand of unique opportunity warrants it.
- Clarification on supportive housing proposals.

4% LIHTC Limits and Set-Asides
- Two rounds of $125 million each in PABs
Proposed Changes

Threshold Eligibility

- Clarified the Applicant for the Applicant Experience threshold may be the Applicant, Developer, and/or Consultant.
- Redefined LIHTC Management experience to having a satisfactory performance history.
- Defined Identity of Interest.
- KHRC may have a 3rd-party review or verification of actual costs.
- Defined target populations.
- Added an advertising requirement for accessible units.
- Added Conversion to Homeownership criteria.
Proposed Changes

Selection Criteria – Rehabilitation

- Applications are competitive based on KHRC priorities.
- Eliminated USDA RD from priority list & prioritized resyndications in year 22 and beyond.

Selection Criteria – New Construction

- All applications must meet the 33-point threshold at preliminary application.
- Eliminated past performance, successful below-market loans and support, below-market loans and support, and conversion to homeownership from 4% scoring.
- Updated “Applicant’s & Principal’s Experience” to “Previous Experience”.

Proposed Changes

Selection Criteria – New Construction

- Added IRA to Successful Below Market Loans & Support Category
- Added failed to follow Section 9(A), requested additional funding after the 90 days prior to closing, and failed to submit a cost certification within the required period as penalties.
- One establishment can only qualify for 2/3 of the primary amenities.
- Primary amenities will be .3 miles or further.
- Added instructions for how one new construction rural application will be scored for primary amenities.
- Updated secondary amenities list & decreased points possible to 10.
- Increased rural secondary amenity distance range from 3-15 miles to 3-20 miles.
- Altered scoring for Below Market Loans (30 points possible, 10 points each, eliminated applicant proposed).
Proposed Changes

Selection Criteria – New Construction

- Income Targeting of 15% at 30% AMI must be additional units.
- Community rooms for senior housing with services must have a kitchen with a refrigerator and sink.
- Added Indian Housing Plan as a qualifying CRP.
- Clarified scattered site properties will be scored based on the median score for opportunity site points.
- Added project based rental assistance to deeper affordability 15-point category.
- New guidelines for conversion to homeownership.
Proposed Changes

Underwriting Standards

- Addressed no hard debt applications.
- Updated Utility Allowance methods.
- Updated Developer fee (scaled approach).
- Approval needed for deferred developer fee reduction.

Post-Award and Compliance

- Added deadline of 120 days of the last CO or G704 for cost certification submission.

Appendix E

- Made Qualified Contract Process a separate document outside of QAP.
- Added Conversion to Homeownership Plan Requirements.
**Public Comment**

All comments will be accepted until **September 18th** at the close of business. Please submit commits to KHRC by email at: [HousingDevelopment@kshousingcorp.org](mailto:HousingDevelopment@kshousingcorp.org).

A public hearing will be held virtually on **September 5th**. Registration is not required but encouraged.

Please visit our [QAP website page](https://kshousingcorp.org/qualified-allocation-plan/) for our final and redlined draft QAPs and public hearing registration.