



2024 QAP Overview of Substantial Changes



QAP Timeline

Date	Event
Friday, August 11, 2023	Draft QAP Released
Tuesday, September 5, 2023	Draft QAP Public Hearing
Monday, September 18, 2023	Draft QAP Comments Due
October, 2023	Final QAP Issued



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 comments to KHRC by email at: 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** at <https://kshousingcorp.org/qualified-allocation-plan/> for our final and redlined draft QAPs and public hearing registration.

