

2024 KHITC Notice of Application Availability

Summary of Comments

KHRC has reviewed and considered all submitted comments, and the final changes made throughout the 2024 KHITC Notice of Application Availability are an attempt to continue to represent our core values and best serve the affordable housing needs across Kansas. The following is a summary of the comments received and KHRC's decision and rationale related to the comments. The headings correspond to the KHITC Notice of Application Availability section headings.

C. KHITC Overview

Summary of Comments: The concept of allowing the issuance of forward commitments in the KHITC Program should be described in the official program and be added to the official record as an acceptable concept.

KHRC Response: *KHRC recognizes that the absorption rate in small counties has the potential to be significantly lower than in large and medium counties. KHRC will prioritize small county projects with prior KHITC awards in future application rounds which require a multi-year approach. Language regarding this topic has been added to the Notice of Application Availability under Current Priorities as well as the Evaluation Guidelines, 3. Project Plan.*

Summary of Comments: How much of KHRC's 2023 and 2024 \$13M annual allocations are available under this Notice of Application Availability?

KHRC Response: *KHRC is carrying forward approximately \$200,000 KHITCs from its 2023 annual allocation for projects in medium counties under the 2024 KHITC Notice of Application Availability. Zero 2023 KHITCs remain for small and large county projects.*

The following reflects the approximate number of KHITCs available from KHRC's 2024 annual allocation, by county size, being made available under the 2024 KHITC Notice of Application Availability:

-Small: at least \$2,220,000

-Medium: at least \$2,500,000

-Large: up to \$7,600,000

Summary of Comments: What is the set-aside for large county projects with open MIH grants that are eligible to apply on April 19th, 2024?

KHRC Response: *KHRC has not determined a specific set-aside for projects with previously awarded open MIH grants. The intent is to provide an opportunity for builders/developers to apply for KHITC for projects that have all essential development elements in place but are in need of additional resources to complete the project. Applications will be evaluated, and projects will be awarded, based on demonstration of need for additional resources and application competitiveness.*

D. Application Process

Summary of Comments: Are the May and July application rounds open for projects that do not have an open MIH grant?

KHRC Response: *The May and July application rounds will be open for projects in small, medium and large counties that do not have open MIH grants.*

Summary of Comments: When is the deadline to submit applications for the April round?

KHRC Response: *April 19th, 2024, at 5:00 pm.*

Summary of Comments: Are projects with an open MIH grant eligible for KHITC if construction has started?

KHRC Response: *In general, this is allowable provided there is a determination by KHRC that, at the time of project commencement, the project met the requirements to be a qualified housing project under the KHITC statute, and that nothing in the project scope has changed that would negate that determination. This provision only applies to previously awarded open MIH projects.*

Summary of Comments: Can a KHITC award received in the first three rounds of 2024 be paired with an MIH grant that will be awarded later in the year?

KHRC Response: *A corresponding MIH application for a project that receives a KHITC award in the first three rounds of 2024 can be submitted and will be evaluated on its competitiveness. Applicants are encouraged to reach out to the MIH/KHITC teams to discuss project specifics if there are questions about how to pair these resources.*

E. Current Priorities

Summary of Comments: Does the September 1, 2024, construction start date apply to all three application rounds under this Notice of Application Availability?

KHRC Response: *A September 1, 2024, construction start date is a priority for applications submitted in all three rounds due to the timeliness required for the utilization of KHITCs. Note that this is a priority, not a requirement, and will be considered when evaluating application competitiveness.*

Summary of Comments: Can construction start prior to September 1, 2024?

KHRC Response: *Yes. If awarded, construction activity that occurs prior to the execution of KHITC award materials is at the risk of the builder/developer and may not be considered for eligible cash investments under the KHITC Program.*

F. Application Award Process

Summary of Comments: Are applications for projects with open MIH grants prioritized or do all applications receive equal consideration?

KHRC Response: *KHRC will evaluate each application for overall competitiveness. A KHITC application that is related to an open MIH Grant will not necessarily be prioritized over a new KHITC application.*

Summary of Comments: When will the awards for the April round be announced?

KHRC Response: *The intent is to announce awards prior to the subsequent application due date.*

I. Credit Disbursement

Summary of Comments: What are the population thresholds for each county size?

KHRC Response: *County size thresholds can be found in the Notice of Application Availability in section I. Credit Disbursement.*

Attachment B: Kansas Housing Investor Tax Credit Application Evaluation Guidelines

Summary of Comments: What are the scoring criteria?

KHRC Response: *Application evaluation criteria are included in the Notice of Application Availability as Attachment B.*