

# 2026 Kansas QAP Summary of Comments

KHRC has reviewed and considered all submitted comments, and the final changes made throughout the QAP 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 QAP section headings.

## Application/Award Process and Fees

**Summary of Comments:** KHRC should remove or reduce the limitation that a new developer to the state of Kansas is only eligible to receive an award of tax credits for one project for 4% projects.

**KHRC Response:** *KHRC appreciates this comment but will not be making any changes at this time.*

**Summary of Comments:** KHRC should update 4% applications to be accepted on a rolling basis.

**KHRC Response:** *KHRC appreciates positive feedback regarding the proposed change.*

## 9% LIHTC Limits and Set-Asides

**Summary of Comments:** KHRC should incorporate a limit of awards based on counties with a high percentage of poverty.

**KHRC Response:** *KHRC appreciates the comment but will not be making any changes at this time.*

**Summary of Comments:** KHRC should revise the Metropolitan designation to include Riley County.

**KHRC Response:** *KHRC appreciates the comment but will not be making any changes at this time.*

**Summary of Comments:** KHRC should provide a clearer process for Unique Opportunity consideration.

**KHRC Response:** *KHRC appreciates the comment but will not be making a change at this time.*

**Summary of Comments:** KHRC should not reduce the number of projects allowed under the Unique Opportunity set-aside.

**KHRC Response:** *The number of awards was previously increased to accommodate HOME-ARP funding which now no longer applies. KHRC appreciates the comment but will not be making changes at this time.*

## Threshold Eligibility

**Summary of Comments:** KHRC should incorporate threshold score for the 4% applications, however it should be reduced to 40-points.

**KHRC Response:** *KHRC appreciates the comment and will make any necessary changes next year.*

**Summary of Comments:** KHRC should incorporate a limit on new construction awards based on population below the poverty line.

**KHRC Response:** *KHRC appreciates the comment but will not be making any changes at this time.*

**Summary of Comments:** KHRC should eliminate the 1.5-mile distance restrictions for 4% new construction applications.

**KHRC Response:** *KHRC appreciates the comment and will consider it for future policy.*

**Summary of Comments:** The LIHTC Management Experience should allow property managers without LIHTC experience to be required to engage with an experienced third-party management consultant.

**KHRC Response:** *KHRC allows accommodation to be made with the compliance division as specified in this section of QAP.*

## Selection Criteria: Rehabilitation

**Summary of Comments:** KHRC should conduct site visits to ensure accuracy of the Physical Needs Assessment.

**KHRC Response:** *KHRC appreciates the comment but will not be making changes at this time. KHRC expects all application materials to accurately reflect the proposed development.*

**Summary of Comments:** KHRC should prioritize LIHTC resyndications prior to year 22 of affordability and beyond.

**KHRC Response:** *A resyndication that is younger than 22 years could be funded, especially if it meets one of the higher priorities such as critical needs. KHRC is simply stating that we prioritize older resyndications first.*

## Selection Criteria: New Construction

**Summary of Comments:** KHRC should incentivize resilient construction standards but adding it as a scoring item.

**KHRC Response:** *KHRC appreciates this comment but will not be making a change at this time.*

**Summary of Comments:** KHRC should allow exceptions for underserved areas such as determining tribal land as an underserved area, score on a scale, or consider capture rates.

**KHRC Response:** *KHRC appreciates these comments, but the intent of this category is to help spread our limited resources across the state. This category does not exclude a project from being awarded in a served area.*

**Summary of Comments:** KHRC should remove the “always planned” requirement under Subsequent Phase.

**KHRC Response:** *KHRC appreciates positive feedback regarding the proposed change.*

**Summary of Comments:** KHRC should eliminate the six-month vacancy requirement for subsequent phase applicants.

**KHRC Response:** *KHRC appreciates the comment but will not be making a change at this time.*

**Summary of Comments:** KHRC should consider agreements to lease to be eligible as land donation as well as allow flexibility in the timing and eligibility of land donation.

***KHRC Response:*** KHRC appreciates the comment but will not be making any changes at this time.

**Summary of Comments:** KHRC should revise the fee waiver table to consider scoring based on amount per unit per development size and/or location.

***KHRC Response:*** KHRC appreciates the comment and will consider it for future policy.

**Summary of Comments:** KHRC should provide a 10-point boost for 4% projects located in a QCT.

***KHRC Response:*** The current provisions in the QAP allow 10 points for projects located in a QCT.

**Summary of Comments:** KHRC should make the points available for senior housing equal to those available to general housing or let the scoring priorities be determined by market needs.

***KHRC Response:*** KHRC appreciates the comments and will consider them for future policy, however the current scoring metrics are intentional.

**Summary of Comments:** KHRC should use a different calculation when evaluating the additional 15% of units at 30% AMI or below.

***KHRC Response:*** KHRC appreciates the comments but will not be making any changes at this time.

**Summary of Comments:** KHRC should include small area Fair Market Rents when evaluating this category.

***KHRC Response:*** KHRC appreciates the comments and will consider it for future policy. Underwriting Standards.

**Summary of Comments:** KHRC should provide a flat deposit to replacement reserves as well as allow for utility allowance service charges in the excel application since it is allowed in the QAP.

***KHRC Response:*** KHRC appreciates the comments and will consider it when updating the excel application.

**Summary of Comments:** The Utility Allowance section should be properly renumbered to item three.

***KHRC Response:*** KHRC apologizes for the error and will address this in the final draft.

**Summary of Comments:** There is a discrepancy in the percentage in the rehabilitation developer fee formula.

***KHRC Response:*** KHRC apologizes for the error and will address this in the final draft to reflect the intended 20%.

**Summary of Comments:** KHRC should further clarify the interpretation of the new construction developer fee chart, preferably incrementally applying the per unit rate so that larger projects are not penalized.

***KHRC Response:*** KHRC will update the chart to correctly demonstrate the current implementation of this requirement, and all other comments will be considered for future policy.

## Appendix C: Design Requirements

**Summary of Comments:** KHRC should require resilient construction.

**KHRC Response:** *KHRC appreciates the comments but will not be making a change at this time.*

**Summary of Comments:** There are two subsections with the same lettering labels.

**KHRC Response:** *KHRC apologizes for the error and will address this in the final draft.*

**Summary of Comments:** Requiring an accessibility consultant is unnecessary and costly.

**KHRC Response:** *KHRC appreciates the comment but will not be making a change at this time.*

**Summary of Comments:** Rather than eliminating vinyl siding, KHRC should add requirements to the type of vinyl siding used.

**KHRC Response:** *KHRC appreciates the comment and will consider it in future policy.*

**Summary of Comments:** KHRC should not require all new construction buildings to have an elevator.

**KHRC Response:** *KHRC accepts this comment and will address this in the final QAP by stating “All new construction residential buildings with four or more floors must have an elevator. Buildings with four or more floors and over 75 units will require a second elevator.”*