

2019 Funding Round Application Training

Single-Family Homebuyer Development & AHTF Home Repair



February 20, 2019 - Webinar

Presenters

Curtis Stauffer

Managing Director,

Housing Contract Administration

Wendy K. Smith

Deputy Executive Director,

Housing Programs

Overview

30 mins	NOFA & Application Guidelines
30 mins	Single Family Homebuyer Dev.
30 mins	AHTF Home Repair

NOFA & Application



2019 Funding Round Timing

February 11	Application Opens in KHC's Universal Funding Application (UFA)
February 15, 19, and 20	Application Trainings- Elizabethtown (15 th), Berea(19 th), & Webinar (20 th)
March 18 11:59pm ET	Application closes & last day to pay Application Fee (fee due by 5PM)
Late April	Awards announced
Early May	Project Set-Up Trainings (<i>details to be announced via KHC eGram</i>)
September 30, 2020	Applicants awarded funding through this application round must have ALL funds committed (not expended) to specific projects.

Kentucky Housing Corporation
Housing Contract Administration Department

**NOTICE OF FUNDS AVAILABLE
& APPLICATION GUIDELINES:**

- 1) Single-Family Homebuyer Development
- 2) AHTF Home Repair

Funded by:
Kentucky's Affordable Housing Trust Fund (AHTF)
HOME Investment Partnership Program (HOME)
Appalachian Regional Commission - Kentucky Appalachian Housing Program (ARC)

Februray 2019



Kentucky Housing Corporation
1231 Louisville Road
Frankfort, KY 40601
(502) 564-7630
www.kyhousing.org



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NOFA & Application Guidelines



Funds Available

	Amount Available		
	HOME <i>Federal</i>	AHTF <i>State</i>	ARC <i>Federal</i>
Single-Family Homebuyer Development	\$4,100,000	\$2,600,000	\$455,000
AHTF Home Repair	---	\$2,000,000	---

Maximum Funding Requests

Use of Funds	Maximum Funding an Applicant May Request		
	HOME	AHTF	ARC
Single-Family Homebuyer Development	\$400,000	\$300,000	10% of TDC
AHTF Home Repair	---	\$200,000	---

How Funds Can be Used in Projects

Single-Family Homebuyer Development:

- HOME and AHTF funds may NOT be invested in the same address/unit.
- ARC funds MUST be used alongside AHTF or HOME as permanent development gap.

AHTF Home Repair

- KHC will only invest AHTF funds in this NOFA.
- Other funding sources can be used alongside AHTF: FHLB CMP, Weatherization, CHDO Proceeds, etc.

Eligible Activities

Single-Family Homebuyer Development

- New construction for new homebuyers.
- Acquisition rehab for new homebuyers.
- Reconstruction for an existing homeowner.

(CHDO-eligible)

AHTF Home Repair

- Home stabilization via repairs that bring a home up to KHC's *Minimum Habitability Standards*.
- Improvements needed to make a home habitable for a disabled member of the household.

(NOT CHDO-eligible)

Application Fees

Program/Activity	Fee
Single-Family Development	\$100
AHTF Home Repair	\$50

1. Applicants must pay separate fees if submitting applications for both programs.
2. Applicants must pay their fee using online payment system in the [UFA](#)—ONLY AVAILABLE PRIOR TO APPLICATION SUBMISSION.
3. Application fee(s) must be received by **5pm ET** on **Monday, March 18, 2019.**

Eligible Applicants

Eligible Applicant Type	Funding Sources
Nonprofit organizations, faith-based organizations, regional/statewide housing-assistance organizations; community service organizations; local governments	HOME, AHTF ARC
Private, for-profit developers	HOME
Public Housing Authorities	AHTF

Household Income Limits

Funding Source	Maximum Household Income	Source
HOME	80% of Area Median Income	HUD Exchange
AHTF	The greater of either: 60% of Kentucky's state median family income <u>OR</u> 60% of HUD area median income	KHC's HCA Help Desk

Applicable Policies

1. HOME Program regulations
2. AHTF Regulations
3. ARC Project Guidelines and ARC Code
4. *KHC Single-Family Homebuyer Dev. 2019 Policy Manual*
5. *KHC Single Family Homebuyer Dev. Project Set-Up Template*
6. *KHC AHTF Home Repair 2019 Policy Manual*
7. *KHC AHTF Home Repair Project Set-Up Template*
8. The applicant's application for funding
9. Grant agreement(s) between the applicant and KHC
10. The HOME/AHTF Administrative Certifications
11. *KHC CHDO Manual*
12. KHC's HUD Consolidated Plan
13. KHC's HUD Annual Action Plan

Application Preparation

- Application and Fees submitted only via KHC's Universal Funding Application (UFA)
- When naming application(s) use the following naming model incorporating the agency's name:
 - Single Family Homebuyer Development:
[Agency Name] 2019 S-F Homebuyer Application
 - AHTF Home Repair:
[Agency Name] 2019 Home Repair Application

Capacity Scorecard

- **CS Threshold Requirements**

Applicants will NOT need to answer question #4. This question will not be scored.

- **CS Self-Certification**

NOT need to answer question #4. This question will not be scored.

- **CS Overall Performance**

Thresholds

1. HOME & AHTF funds awarded in 2016: 100% committed and 100% expended. All completion report packets submitted/approved by 3/18/19.
2. HOME & AHTF funds awarded in 2017: 100% committed & 90% expended no later than 3/18/19.
3. HOME & AHTF funds awarded in 2018: at least one Project Set-Up submitted and approved.
4. In the past 3 years: have you had a project for which you could not expend at least 85% of the funding before the completion date? (*Single-Family Homebuyer Dev. only.*)

Additional Funding Sources

- Previous match & leverage requirement do NOT apply.
- KHC still wants to know what other funding will be part of your project.
 - You'll be asked this in the UFA.
 - Narrative answers should match the Sources & Uses Summary (Excel)

Attachments: SF Homebuyer Dev.

- 1) Summary of Sources & Uses (*Excel*)
- 2) IRS 501(c)(3) Determination Letter
- 3) HOME Certifications and Assurances
- 4) AHTF Certifications and Assurances
- 5) Kentucky eClearinghouse Submission Confirmation
- 6) Other documents:
 - 1-3 page description of homebuyer dev. experience.
 - Existing program brochure(s).

CHDOs Only:

- 1) KHC CHDO Certification Application and required attachments; OR
- 2) CHDO Certification of changes/no changes

Attachments: AHTF Home Repair

- 1) Summary of Sources & Uses (*Excel*)
- 2) IRS 501(c)(3) Determination Letter
- 3) AHTF Certifications and Assurances
- 4) Other documents:
 - 1 to 3-page description of previous home repair experience.
 - Existing program brochure.

Scorecard Sections

Program Design

Describe your organization's experience in successfully implementing projects similar to those for which the applicant is seeking funding & describe the scale and scope of their proposed project.

Financial Design

Questions related to project funding/financing, amount to be invested per unit, and so on. Completed Summary of Sources & Uses also required.

Readiness to Proceed

Questions pertaining to the likelihood the project will be completed successfully and on time.

Single-Family Homebuyer Development



Kentucky Housing Corporation
Housing Contract Administration Department

SINGLE-FAMILY HOMEBUYER DEVELOPMENT

Funded by:
Kentucky's Affordable Housing Trust Fund (AHTF)
HOME Investment Partnership Program (HOME)
Appalachian Regional Commission - Kentucky Appalachian Housing Program (ARC)

Program Policy Manual
February 2019



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Single-Family Homebuyer Development Program Policy Manual



Single Family Homebuyer Dev. At-a-Glance

Purpose	To expand the supply of quality, affordable housing for low-income and very-low income households in Kentucky.
Funding Sources	HOME, ATHF, ARC
Income Limits	HOME-funded projects: $\leq 80\%$ HUD Area Median Income (AMI) ATHF-funded projects: $\leq 60\%$ of HUD AMI or KY MFI, whichever is greater. Non-home assets valued at no more than \$50,000.
Eligible Properties	Single-family detached homes or qualified manufactured homes. Home must be the homebuyer's primary residence.
Max Assistance	Direct buyer assistance: up to \$40,000 Development gap: up to \$25,000, depending on HERS rating.

Single Family Homebuyer Dev. At-a-Glance

Eligible Activities	<ul style="list-style-type: none">• New construction and sale to new homebuyers.• Acquisition, rehabilitation, and resale of existing homes to new buyers.• Demolition and replacement of substandard owner-occupied homes, with an emphasis on substandard manufactured homes.
Form & Term of Assistance	Up to 15 years depending on amount of direct homebuyer or homeowner subsidy invested. Period of affordability is governed through forgivable mortgages (HOME and AHTF) and deed restrictions (AHTF).
Developer Fee	New construction & demolition/rehabilitation, lesser of: <i>15% of TDC, excluding acquisition; or \$15,000.</i> Acquisition/rehabilitation/resale projects, the lesser of: <i>20% of TDC, excluding acquisition; or \$15,000.</i>

Single-Family Development: Overview of 2019 Policy Changes

1. Only organizations that will develop housing themselves will be eligible applicants. KHC will not fund intermediary organizations.
2. AHTF & HOME funds cannot be combined in a single unit.
3. Applicants that apply for both sources are likelier to receive larger awards.
4. ~~AHTF funds cannot be used for interim construction financing.~~

AHTF Funds CAN
be used for
Construction Financing
to be repaid to KHC.

This just changed 2/14/2019

Overview of 2019 Policy Changes

5. AHTF income limits are <60% of HUD AMI for the County or <60% KY Median Family Income, whichever is greater.
6. ARC funds (for eligible applicants) can be used to cover development gaps in excess of the HERS rating-dependent caps for HOME/AHTF.
7. Developers that are building in ARC-designated distressed and at-risk counties are eligible for ARC funding.
8. Construction contingency *must* be included in project set-up construction budget.
 - 5-7.5% for new construction
 - 7.5%-10% for rehabilitation

Overview of 2019 Policy Changes

9. No administrative fees.
10. Developer fee is no longer tied to amount of direct homebuyer subsidy.
 - New construction-Lesser of \$15K or 15% of TDC
 - Acquisition/rehab/resale: lesser of \$15K or 20% of TDC
11. KHC must perform all inspections.
12. Demolition & replacement of substandard owner-occupied housing is an eligible activity classified as homebuyer development without acquisition.

KHC no longer permits developers to purchase an existing homeowner's land or house, construct a new home, and resell the house to the original owner.

Overview of 2019 Policy Changes

13. If market conditions create appraised values/sales prices that do not require a development subsidy, developers can request only homebuyer subsidy.
 - Down payment assistance for a unit not built or rehabilitated by developer under this funding cycle will remain ineligible.
 - Down payment assistance only cannot be classified as a CHDO activity.
14. Homebuyer counseling must be provided for ALL homebuyers regardless of funding source for development.
15. Waivers can be requested if student loans cause a homebuyer's back-end ratio to exceed 41% provided it does not exceed 50%.

Application Changes

Summary of Sources & Uses

1. Replaces the Cost Summary from prior years' applications and must account for your entire program budget on a unit by unit basis
2. Mirrors the contents of the *KHC Single-Family Project Set Up Sources and Uses Page*
3. You will be asked to project unit by unit sources and uses for the program year.

Summary of Sources & Uses- Required Line Items

Unit Description

Construction Type
 Est. Square Feet
 Bedrooms
 Bathrooms

Uses (Development Costs)

Predevelopment
 Acquisition
 Construction/Rehab
 Professional Fees
 Finance & Carrying Costs
 Seller's Closing Costs
 Developer Fee
Total Development Costs

Permanent Sources

Home Sale Price *(based on Appraisal)*
KHC HOME Development Gap Subsidy
KHC AHTF Development Subsidy
KHC ARC Development Subsidy
Enter other permanent source here.
Enter other permanent source here.
Enter other permanent source here.

Total Permanent Sources

Development Surplus/(Gap)

Interim Construction Financing/Funding

Conventional Bank Construction Loan
 Developer Equity *(CHDO Proceeds, etc.)*
Enter other interim source here.
Enter other interim source here.

KHC HOME Development Gap Subsidy
KHC HOME Construction Funding
KHC AHTF Development Subsidy

Costs Not Paid During Construction

Total Interim Sources

Construction Financing Surplus/(Gap)

Homebuyer Financing

Homebuyer's 1st Mortgage
 Downpayment paid by the Buyer
 HOME Buyer Assistance
 AHTF Buyer Assistance
Enter other buyer assistance here.
Enter other buyer assistance here.

Total Buyer Financing & Funding

Buyer Affordability Surplus/(Gap)

Project this for each unit to be funded!

Projected Summary of Sources & Uses: Single-Family Homebuyer Development

Applicant Organization Name: ABC CDC,

An attachment to a KHC Funding Application submitted via the UFA. ALL NUMBERS ARE PROJECTIONS.

	TOTAL	% TDC	Average	Home 1	Home 2	Home 3	Home 4	Home 5	Home 6	Home 7	Home 8	Home 9	Home 10
Construction Type				New	New	New	Rehab	Rehab	Rehab				
Est. Square Feet	8,550		1425	1,500	1,500	1,500	1,350	1,350	1,350				
Bedrooms			3.0	3	3	3	3	3	3				
Bathrooms			1.8	2.0	2.0	2.0	1.5	1.5	1.5				

Uses (Development Costs)

Predevelopment	\$9,000	1.1%	\$1,500	\$2,000	\$2,000	\$2,000	\$1,000	\$1,000	\$1,000				
Acquisition	\$150,000	17.9%	\$25,000	\$5,000	\$5,000	\$5,000	\$45,000	\$45,000	\$45,000				
Construction/Rehab	\$540,000	64.3%	\$90,000	\$120,000	\$120,000	\$120,000	\$60,000	\$60,000	\$60,000				
Professional Fees	\$39,000	4.6%	\$6,500	\$1,000	\$1,000	\$1,000	\$12,000	\$12,000	\$12,000				
Finance & Carrying Costs	\$0	0.0%											
Seller's Closing Costs	\$12,000	1.4%	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000				
Developer Fee	\$90,000	10.7%	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000				
Total Development Costs	\$840,000	100.0%	\$140,000	\$145,000	\$145,000	\$145,000	\$135,000	\$135,000	\$135,000	0	0	0	

Permanent Sources

Do Not Mix HOME & AHTF in the same unit.

Home Sale Price (based on Appraisal)	\$735,000	87.5%	\$122,500	\$135,000	\$135,000	\$135,000	\$110,000	\$110,000	\$110,000				
KHC HOME Development Gap Subsidy	\$75,000	8.9%	\$25,000				\$25,000	\$25,000	\$25,000				
KHC AHTF Development Subsidy	\$0	0.0%											
KHC ARC Development Subsidy	\$30,000	3.6%	\$10,000	\$10,000	\$10,000	\$10,000							
Enter other permanent source here.	\$0	0.0%											
Enter other permanent source here.	\$0	0.0%											
Enter other permanent source here.	\$0	0.0%											
Total Permanent Sources	\$840,000	100.0%	\$140,000	\$145,000	\$145,000	\$145,000	\$135,000	\$135,000	\$135,000	0	0	0	

Development Surplus/(Gap)

\$0 0.00% \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0

Interim Construction Financing/Funding

Do Not Mix HOME & AHTF in the same unit.

Conventional Bank Construction Loan	\$200,000	23.8%	\$100,000	\$100,000	\$100,000								
Developer Equity (CHDO Proceeds, etc.)	\$96,000	11.4%	\$16,000	\$28,000	\$28,000	\$10,000	\$10,000	\$10,000	\$10,000				
Enter other interim source here.	\$0	0.0%											
Enter other interim source here.	\$0	0.0%											
KHC HOME Development Gap Subsidy	\$75,000	8.9%	\$5,000	\$0	\$0	\$0	\$25,000	\$25,000	\$25,000	\$0	\$0	\$0	
KHC HOME Construction Funding	\$397,000	47.3%	\$99,250			\$118,000	\$93,000	\$93,000	\$93,000				
KHC AHTF Development Subsidy	\$0	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Costs Not Paid During Construction	\$102,000	12.1%	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000				
Total Interim Sources	\$768,000	91.4%	\$145,000	0	0	0							

Construction Financing Surplus/(Gap)

\$72,000 8.6% \$0 \$0 \$0 \$10,000 \$10,000 \$10,000 \$0 \$0 \$0

AHTF Home Repair



Kentucky Housing Corporation
Housing Contract Administration Department
AHTF HOME REPAIR PROGRAM
Funded by Kentucky's Affordable Housing Trust Fund

Program Policy Manual
February 2019



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AHTF Home Repair Program Policy Manual



AHTF Home Repair At-a-Glance

Purpose	To stabilize the residences of low-income homeowners with essential repairs to keep or make their home habitable.
Eligible Households	Homeowners with combined household income $\leq 60\%$ AMI and non-home assets valued at no more than \$50K. Homeowners must have ownership interest in the land and the home to be repaired.
Eligible Properties	Single-family detached homes or qualified manufactured homes. Must be the homeowner's primary residence.
Max Assistance	\$15,000 per home. No additional AHTF can go to a home during the 5-year deed restriction. Assistance can be paired with other programs/funding sources.

AHTF Home Repair At-a-Glance

Eligible Repairs	Repairs necessary to bring a home up to KHC's Minimum Habitability Standards. When a household member is disabled, accessibility adaptations are also eligible.
Form/Term of Assistance	Deed restriction for 5 years.
Admin Fee	7.5% of the total cost of work (max fee = \$1,125). Does NOT include labor/construction management costs. Admin fee is separate from the maximum assistance amount. So, max. per-property funding is \$16,125.
Inspections	Before repair work begins, KHC must receive property photos and a detailed scope of work. Before final reimbursement is made by KHC, KHC will conduct an on-site inspection of completed work.

Eligible Properties

Owner-occupied: The home must be the homeowner's primary residence and the homeowner must have ownership interest in the land AND the home to be repaired. This is defined as:

- Property owned by the household by Fee Simple Deed;
- Property owned in a Life Estate;
- Property owned through a recorded Contract for Deed in effect for at least five (5) years, or
- Property leased via a recorded lease for a minimum term of ninety-nine (99) years.

Single-family detached homes or manufactured homes.

Homes should be detached single-family dwellings or manufactured homes.

Amount, Form & Term of Assistance

Amount of Assistance	\$1,000 - \$15,000	Maximum does not include administrative fee of 7.5% of total repair costs (maximum of \$1,125). Assistance can be paired with other repair, weatherization, and energy efficiency programs.
Form of Assistance	Grant	Fully forgiven after the 5-years compliance period.
Compliance Period	5 years	So long as the home is the primary residence of the assisted homeowner for 5 years, assistance is forgiven. No additional AHTF assistance can go to a home during the 5-year deed restriction.
Securing Document	Deed Restriction	Agencies must use KHC's AHTF Deed Restriction template . After 5 years, the deed restriction terminates.

Eligible Project Costs

- Materials and labor tied to home repairs that address items delineated in KHC's Minimum Habitability Standards.
- Construction management, including scope of work development and cost estimation.
- Administrative fees (lesser of 7.5% of AHTF repair costs or \$1,125).
- As the maximum AHTF investment per home is \$15,000, and the maximum per unit admin. fee is \$1,125, the max. ATHF per unit is \$16,125.

Eligible Repair Costs: Minimum Habitability Standards (MHS)

AHTF Home Repair funds may ONLY be used to:

- Bring a home up to MHS
- Install accessibility improvements
- Make allowed optional improvements

Homes MUST meet MHS upon project completion. Final reimbursement will not be made until a KHC inspector has performed a satisfactory on-site inspection.

Failure to bring a home up to these standards will result in repayment to KHC by the project sponsor

KHC MINIMUM HABITABILITY STANDARDS

Structure

- a. The home is structurally sound to protect the residents from the elements and not pose any threat to the health and safety of the residents. A structurally sound building is one which has not decayed, deteriorated, or in danger of thermal envelope failure. The thermal envelope consists of any plane adjacent to habitable, conditioned, and/or storage space included in the home's footprint.
- b. The roof must be structurally sound and weathertight.
- c. Ceilings, wall, and floors must not have any serious defects such as severe bulging or leaning, large holes, loose surface materials, severe buckling, missing parts or other serious damage.
- d. The exterior wall structure and surface must not have any serious defects such as serious leaning, buckling, sagging, large holes, or defects that may result in air infiltration or vermin infiltration.

Access

The home must demonstrate a reasonably safe path of egress by:

- a. complying with the current Kentucky Residential Code; or
- b. complying with the applicable Kentucky residential building code at time of construction (applies to homes built since statewide code adoption); or
- c. (for homes built before statewide adoption of building code), ensuring the condition of the interior and exterior stairs, halls, porches, walkways, etc., must not present a danger of tripping and falling. (For example, broken or missing steps or loose boards are unacceptable.)

Space and security

The home must provide an acceptable place to sleep and adequate space, privacy, and security for the occupants and their belongings. Bedrooms and bathrooms must have doors and be sufficient in size for their intended use.

Interior air quality	<ol style="list-style-type: none">a. Each room or space within the home has a natural or mechanical means of ventilation.b. The interior air is free of pollutants at a level that might threaten or harm the health of residents. (No gas cans, paint cans, mold, pesticides, herbicides, etc.)c. Existing clothes dryers must be vented to the outside.
Water Supply	The home must have an adequate hot and cold-water supply.
Sanitary Facilities	The home has at least one bathroom/sanitary facility that is in proper operating condition, is private, and is adequate for personal cleanliness and the disposal of human waste.
Thermal environ.	The home has heating facilities in proper operating condition.
Illumination and electricity	<ol style="list-style-type: none">a. The home has adequate natural or artificial illumination to permit normal indoor activities and support health and safety.b. There are sufficient electrical sources to permit the safe use of electrical appliances in the shelter.c. The home has no apparent electrical hazards.

Food preparation	<p>A food preparation area is provided and contains suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner. Home must have a refrigerator AND a means of cooking (stovetop or microwave oven).</p> <ol style="list-style-type: none">a. If the primary refrigerator has failed or is absent, AHTF Funds may be used to repair the appliance or purchase a 16 Cu. Ft. refrigerator that meets or exceeds Energy Star standards.b. If the primary means of cooking has failed or is absent, up to \$450 in AHTF Funds may be used to repair the appliance or purchase a stove or a microwave oven.
Sanitary conditions	<p>The home is maintained in a sanitary condition with no significant pest infestations, health-endangering filth, animal feces and/or urine etc.</p>
Fire safety	<ol style="list-style-type: none">a. There is at least one working smoke alarm in each bedroom and one in the common area of each level.b. Homes with fuel burning appliances or an attached garage must have UL listed carbon monoxide alarm(s) installed outside each sleeping area in the immediate vicinity of all bedrooms.c. There is a second means of egress from a bedroom (door or openable window).

**Access-
ibility**

When one or more household members are persons with a disability): Improvements must be made that are demonstrably necessary for a disabled resident to inhabit the home: wheelchair ramps, bathroom grab bars, bath seats/benches, etc.

**OPTIONAL
Improve-
ments**

Provided a home meets ALL the above Minimum Habitability Standards listed above, the following improvements may be made:

- a. Installation of a second entrance/exit (ingress/egress).
- b. Air conditioning.
- c. Repairs to a second bathroom.
- d. Replacement of functioning home systems that are at/near the end of their useful life.
- e. Energy efficiency improvements.

Projected Summary of Sources & Uses: AHTF Home Repair

An attachment to a KHC Funding Application submitted via the UFA. **ALL NUMBERS ARE PROJECTIONS.**

Applicant Organization Name:	ABC CDC, Inc.
Number of Homes to be Repaired:	10
Projected Average Cost/Home:	\$16,125
Projected Average AHTF Costs/Home:	\$15,000 (max is \$15,000)
Projected Average AHTF Admin/Home:	\$1,125 (max is \$1,125)
Total AHTF Requested:	\$161,250 (max is \$200,000)

	PROJECTED AVERAGE COSTS PER HOME	Total for ALL Homes	% Total
Uses (Project Costs)			
Home Repair Costs (materials + labor)	\$13,000	\$130,000	80.6%
Construction Management	\$2,000	\$20,000	12.4%
Enter other costs here.		\$0	0.0%
AHTF Admin Fee (max 7.5% or \$1,125)	\$1,125	\$11,250	7.0%
Total Project Costs	\$16,125	\$161,250	100.0%
Sources (Project Funding)			
KHC AHTF Home Repair Forgivable Loan	\$15,000	\$150,000	93.0%
KHC AHTF Home Repair Admin Fee (7.5%)	\$1,125	\$11,250	7.0%
Enter other repair subsidy source here.		\$0	0.0%
Enter other repair subsidy source here.		\$0	0.0%
Enter other repair subsidy source here.		\$0	0.0%
Total Sources	\$16,125	\$161,250	100.0%
Project Surplus/(Gap)	\$0	\$0	0.0%

AHTF Home Repair Process

1. AHTF Home Repair Project Set-Up & Documentation
(to be released in March on the [HCA Help Desk](#).)
 - Photos of existing home conditions, documenting all areas/items to be addressed to bring home up to KHC Minimum Habitability Standards
 - RD Property Determination Eligibility
 - Proof of Ownership
 - Deed Restriction
2. KHC Approval & Project #
3. Work Begins = Draw Requests
4. Final Inspection by KHC
5. Project Completion Report
6. Record Keeping (5 years)

Closing



Kyhousing.org>Development>Single Family



MY ACCOUNT

HOME BUYERS

RENTAL

DEVELOPMENT

SPECIALIZED HOUSING

LENDING PARTNERS



Single-Family

Notice of Funds Availability (NOFA) 2019 Single-Family Homebuyer Development & AHTF Home Repair Programs

Kentucky Housing Corporation (KHC), through its Housing Contract Administration (HCA) department, is pleased to offer a competitive funding application process to affordable housing developers, builders, and organizations across the state through the HOME Investment Partnerships Program (HOME), the Kentucky Affordable Housing Trust Fund (AHTF), and the Appalachian Regional Commission-Kentucky Appalachian Housing Program (ARC).

Please note: KHC will award 2019 funds via two applications. **Single-Family Homebuyer Development** (HOME, AHTF, & ARC-funded) and **AHTF Home Repair**. *Applicants must submit two separate applications should they wish to* both programs. *All applications must be submitted using [Universal Funding Application](#).*

Single-Family

Community Housing
Development Organizations

ing.org/Rental/Pages/default.aspx

HCA Help Desk



Housing Contract Administration Help Desk

[Submit a request](#)

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Welcome to the Housing Contract Administration Help Desk Portal. If you have any questions, please submit a request and a Training and Development Specialist or KYHMIS Specialist will respond.

Hours of Operation

Our office hours are Monday-Friday from 8:00 am to 5:00 pm.
Phone: 502-564-7630; (800) 633-8896 (KY only); ext. 446

Housing Contract Administration Help Desk > 2019 Single Family Development and AHTF Home Repair Funding Round

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2019 Single Family Development and AHTF Home Repair Funding Round

AHTF HOME REPAIR

- [2019 KHC Homebuyer and Home Repair NOFA and Application Guidelines](#)
- [2019 KHC AHTF Home Repair Program Policy Manual](#)
- [2019 AHTF Home Repair Sources and Uses Summary Spreadsheet](#)
- [AHTF Certifications and Assurances](#)
- [2019 KHC AHTF Home Repair Program Application Scoresheet](#)

SINGLE FAMILY HOME BUYER DEVELOPMENT

- [AHTF Certifications and Assurances](#)
- [2019 KHC Homebuyer and Home Repair NOFA and Application Guidelines](#)
- [2019 KHC Single Family Homebuyer Development Program Policy Manual](#)
- [2019 Homebuyer Development Sources and Uses Summary Spreadsheet](#)
- [Home Investment Partnerships Program \(HOME\) Certification and Assurances](#)



eGrams: Sign Up & Read 'Em!

The image shows a screenshot of an eGram newsletter from the Kentucky Housing Corporation (KHC). The header features the 'eGram' logo on the left and the KHC logo with the text 'Kentucky Housing Corporation' on the right. Below the KHC logo is the tagline 'KHC's source for news and information.' The main content area is titled 'KHC Issues NOFA and Opens Application Period for the Single-Family Homebuyer Development and AHTF Home Repair Programs'. The text describes the application process for these programs, mentioning the Housing Contract Administration (HCA) department and the HOME Investment Partnerships Program (HOME), the Kentucky Affordable Housing Trust Fund (AHTF), and the Appalachian Regional Commission-Kentucky Appalachian Housing Program (ARC). A link to the 'Notice of Funds Availability (NOFA) and Application Guidelines' is provided. The newsletter also includes a sidebar with 'In This Issue', 'Quick Links' (Website, About Us, Development), and social media icons for Facebook, Twitter, LinkedIn, YouTube, and RSS.

eGram | **KHC** | Kentucky Housing Corporation
KHC's source for news and information.

In This Issue
KHC Issues NOFA and Opens Application Period for the Single-Family Homebuyer Development and AHTF Home Repair Programs

Quick Links
[Website](#)
[About Us](#)
[Development](#)

KHC Issues NOFA and Opens Application Period for the Single-Family Homebuyer Development and AHTF Home Repair Programs
Kentucky Housing Corporation (KHC), through its Housing Contract Administration (HCA) department, is pleased to offer a competitive funding application process to affordable housing developers, builders, and organizations across the state through the HOME Investment Partnerships Program (HOME), the Kentucky Affordable Housing Trust Fund (AHTF), and the Appalachian Regional Commission-Kentucky Appalachian Housing Program (ARC).

This [Notice of Funds Availability \(NOFA\) and Application Guidelines](#) governs 2019 applications for two programs: Single-Family Homebuyer Development (HOME, AHTF, and ARC-funded) and AHTF Home Repair. Applicants must submit two separate applications should they wish to apply for both programs.

f **t** **in** **YouTube** **RSS**

Thank You.

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