



**2023-2024  
QUALIFIED  
ALLOCATION  
PLAN**





COMMONWEALTH OF KENTUCKY  
OFFICE OF THE GOVERNOR

Andy Beshear  
GOVERNOR

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March 8, 2022

Winston Miller  
Executive Director/CEO  
Kentucky Housing Corporation  
1231 Louisville Road  
Frankfort, KY 40601

Subject: Low Income Housing Tax Credit Program  
Approval of the 2023-2024 Qualified Allocation Plan

Dear Mr. Miller:

In accordance with the recommendation of the Board of Directors of Kentucky Housing Corporation and pursuant to Section 42 (m)(1)(A)(i) of the Internal Revenue Code of 1986, as amended, I hereby approve the 2023-2024 State Qualified Allocation Plan for the Low-Income Housing Tax Credit program.

Kentucky Housing Corporation, the duly authorized state housing credit agency in the Commonwealth of Kentucky, shall administer the federal Low-Income Housing Tax Credit program pursuant to the 2023-2024 Qualified Allocation Plan, effective with the date of this approval letter, through December 31, 2024, unless otherwise amended.

Sincerely,

A handwritten signature in black ink that reads "Andy Beshear".

Andy Beshear  
Governor

## Introduction

Kentucky Housing Corporation (KHC) is the designated administrator of the federal Low-Income Housing Tax Credit (LIHTC) program, governed by Section 42 of the Internal Revenue Code of 1986, as amended (Code), and all Treasury regulations thereunder, for the Commonwealth of Kentucky.

KHC presented the draft Qualified Allocation Plan (QAP) for public review and comment at a public hearing on February 3, 2022 and accepted written comments through February 10, 2022. The announcement for the public hearing was published in accordance with the Kentucky open records law requirements, through KHC's eGram system, and KHC's website.

The purpose of this QAP is to provide only the amount of LIHTC necessary for the financial feasibility and viability of any project awarded LIHTC throughout the extended use period<sup>1</sup>, while assuring the following:

1. an equitable distribution throughout the Commonwealth, providing a reasonable mix of affordable housing projects, both in number of units and populations served; and
2. opportunities to a variety of qualified sponsors, both nonprofit and for-profit.

## Requirements of the QAP

The Code requires QAPs give preference to projects<sup>2</sup>:

- serving the lowest-income tenants
- obligated to serve qualified tenants for the longest periods
- located in qualified census tracts<sup>3</sup> and the development of which contributes to a concerted community revitalization development plan

The Code also requires QAPs contain selection criteria considering the following<sup>4</sup>:

- project location
- housing needs characteristics
- project characteristics
- sponsor characteristics
- tenant populations with special housing needs
- tenant populations of individuals with children
- projects intended for tenant ownership
- public housing waiting lists
- energy efficiency
- historic properties

In addition to the above, KHC has established selection criteria reflecting the housing needs and trends of the Commonwealth.

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<sup>1</sup> 26 USC 42(h)(6)(D)

<sup>2</sup> 26 USC 42(m)(1)(B)(ii)

<sup>3</sup> 26 USC 42(m)(1)(B)(ii)

<sup>4</sup> 26 USC 42(m)(1)(C)

## **Program Administration**

As the administrator of the LIHTC program and other state and federal funding programs, KHC must make decisions and interpretations, including without limitation:

- an application being eligible,
- scoring criteria,
- the amount of resources to award, and
- imposing conditions beyond those generally applicable.

KHC is entitled to the full discretion allowed by law in making all such decisions and interpretations. KHC also reserves the right to resolve, in its sole discretion, any conflicts or inconsistencies in the QAP and other documents governing KHC's administration of the LIHTC program.

KHC must comply with applicable federal and state regulatory and programmatic requirements of all resources administered and may make changes as new or updated guidance or requirements become available.

Applicants should contact their tax accountant and/or attorney prior to submitting any application for resources administered by KHC. While KHC may respond to requests for technical assistance, applicants may not rely on KHC for legal or tax advice.

KHC's decision to allocate LIHTC and/or other resources to a project in no way warrants or represents to any sponsor, investor, lender, or other person or entity that a project is viable. KHC makes no representations to the owner or anyone else regarding adherence to the Code, Treasury Regulations, or any other laws or regulations governing the LIHTC program. No member, officer, agent or employee of KHC shall be held personally liable concerning any matters arising out of, or in relation to, the allocation of LIHTC.

KHC may share any project-related information, including the application, attachments, technical submission documents, and other pertinent materials with other funders participating in the project throughout the life of the project.

This QAP is effective for commitments of LIHTC made on or after January 1, 2023. KHC reserves the right to amend the QAP. By applying for LIHTC pursuant to this QAP, the applicant waives any and all rights to a qualified contract process with respect to the project to which the application pertains.

## **Fair Housing**

KHC administers a variety of federal programs and is required to affirmatively further the purposes and policies of the Fair Housing Act, which not only prohibits discrimination but directs KHC to take steps to proactively overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities for all. KHC may determine an application for LIHTC would have one or more disparate impacts in violation of federal law.

## Distribution of Housing Credit

The distribution of Housing Credit is provided in **Exhibit A**.

The LIHTC will be awarded to the highest scoring projects from a single pool in the following order: preservation/existing supply, new construction/new supply and innovation. Projects awarded from the innovation and nonprofit permanent supportive housing pools will be selected by KHC at their discretion. Historic adaptive re-use projects will be funded out of the new construction/new supply pool. KHC must ensure the nonprofit set-aside requirements<sup>5</sup> have been met for the combined allocations of 2023 and 2024 LIHTC. KHC may fund a lower scoring nonprofit project if necessary, to meet the nonprofit set-aside requirements.

KHC will aggregate the remaining unallocated LIHTC from the pools and will make awards based on the following criteria:

1. Projects located in congressional districts that have not received an award, and/or
2. Pools requiring the least amount of additional LIHTC to fully fund the next project.

KHC will establish a waiting list for projects that do not receive a reservation of LIHTC due to the limited amount of available resources. LIHTC that becomes available via returned awards/allocations or from the National Pool may be allocated to the projects on the waiting list.

## Application Scoring

Scoring criteria are in the project score sheet, which is incorporated by reference and located in **Exhibit B**.

An application must earn a minimum of 60 percent of the possible points to be eligible. Ties in scoring will be resolved based upon the pool-specific tiebreaker criteria.

Scoring elements for all projects include:

- Development Team Capacity
- Public Housing Preference and Notification
- Nonprofit and Disadvantaged Business Participation

Additionally, points may be deducted from applications where past performance issues were identified by KHC on the capacity scorecard or KHC determined that an item was omitted from the application submission.

KHC will evaluate the nonprofit permanent supportive housing pool separately without using points. KHC will determine which proposals would best serve the Commonwealth after gathering input from appropriate stakeholders.

KHC will evaluate the innovation pool separately without using points. First KHC will determine whether there are enough potential applications to hold a round after the making awards in other pools. If so, only regular cycle submissions will be eligible to request consideration. KHC will determine which proposals are models for others, meet a unique need, are time-sensitive, or have some other characteristic meriting an award despite not earning the requisite points.

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<sup>5</sup> 26 USC 42(h)(5)

## Compliance Monitoring

KHC has adopted compliance monitoring procedures in accordance with IRC Section 42. These procedures include:

1. The record keeping and record retention provisions of Treas. Reg. 1.42-5(b).
2. The owner's annual certification requirement of Treas. Reg. 1.42-5(c)(1).
3. The on-site review of certifications and support documentation for at least 20 percent of the low-income units in each property at least once every three years in accordance with Treas. Reg. 1.42-5(c).
4. The on-site inspection provision of Treas. Reg. 1.42-5(d).
5. The notification of noncompliance provisions of Treas. Reg. 1.42-5(e), whereby notice is made to owners and the IRS regarding events of noncompliance.
6. The established programs of the projects serving special needs will be monitored on an ongoing basis to determine accordance with the original proposal. Homeless special needs groups will be expected to document program outcomes and results.

The compliance monitoring procedure applies to all projects that receive or have received an allocation of Housing Credit and will continue throughout the 15-year compliance period. During the extended use period, KHC's Compliance Department has established procedures with reduced fees for monitoring payments. Please refer to the compliance monitoring requirements after 15 years in the Compliance Guide on KHC's website.



# EXHIBIT A

## Distribution of Housing Credit

Projects will be determined to be urban or rural based upon the definitions established by USDA Rural Development. Ten percent of the annual allocation will be awarded first to projects in which a nonprofit is materially participating as defined in Section 469 of the IRC.

Pools	2023	2024
<b>Preservation/Existing Supply</b> 45% Urban Preservation 55% Rural Preservation	37% (approximately \$4,310,000)*	37% (approximately \$4,310,000)*
<b>New Construction/New Supply **</b> 55% Urban New Supply 45% Rural New Supply	42% (approximately \$4,890,000)*	42% (approximately \$4,890,000)*
<b>Maximizing Outcomes</b>	0.50% (approximately \$60,000)*	0.50% (approximately \$60,000)*
<b>Nonprofit Permanent Supportive Housing</b>	5.5% (approximately \$650,000)	5.5% (approximately \$650,000)
<b>Innovation</b>	15% (approximately \$1,740,000)*	15% (approximately \$1,740,000)*
<b>Total</b>	<b>\$11,650,000</b>	<b>\$11,650,000</b>

*\*The percent is of the total available to allocate in each calendar year. Estimates based on anticipated credit allocation formulas in effect at the time of publication of this QAP.*

*\*\*Includes \$750,000 made first available to urban historic adaptive re-use projects and \$500,000 to rural historic adaptive re-use projects.*



# EXHIBIT B



## FY 2023 QAP Scoring Summary For 9% Low-Income Housing Tax Credits

**Applicants should complete all applicable YELLOW CELLS. KHC will complete green cells.**

Project Name:			County:	
Project Address:			Zip:	
Applicant Name:			QCT?	
Developer Name:			Census	
Consultant Name:			Tract:	

	Ownership %
General Partner(s):	

Construction Type 1 (majority of units):		Total of "Building Costs" from Underwriting Model:	
Target Population 1 (majority of units):		Total Development Cost from Underwriting Model:	
Target Population 2 (if applicable):			

# Total Units					
# Rent-Assisted		#DIV/0!			
# Family Units		#DIV/0!			
# Elderly Units		#DIV/0!	Housing Credit Pool 1:		
# Accessible Units		#DIV/0!	Housing Credit Pool 2:		
Rural or Urban:					

**Threshold Summary**      All thresholds met?

Scoring Summary		Max Score	Self Score	Review Score	Final Score
<b>Scoring for ALL Projects</b>	Urban	8.5000	0.0000	0.0000	0.0000
	Rural	8.5000			
<b>Pools</b>	<b>Existing Supply</b>				
	Urban	35.0000	0.0000	0.0000	0.0000
	Rural	45.0000			
	<b>New Supply</b>				
	Urban	25.4670	7.0000	0.0000	0.0000
Rural	24.4670				

		Max Urban	Max Rural	Self Score	Review Score	Final Score
<b>Total Score</b>	Existing Supply	43.5000	53.5000	0.0000	0.0000	0.0000
	New Supply	33.9670	32.9670	7.0000	0.0000	0.0000



## FY 2023 QAP Scoring

### Scoring Elements for ALL PROJECTS

Max Score	Self Score	Review Score	Final Score
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#### Development Team Capacity

##### 1. Strong Operational Capacity/Compliance

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Applicants who have a management company on the development team with a KHC Asset Management risk score of "Pass," "Pass/Watch," or "Special Mention," (C or above) on 70% or more of their properties to support satisfactory management standards will receive 3 points. Applicants must contact KHC by email at multifamily@kyhousing.org **no earlier than 60 days prior to the application deadline** to obtain their risk score. Management companies that do not have a risk management score because they are new to the state and have received a capacity approval letter will also receive 3 points.

**KHC Scoring**

**Comments:**

##### 2. Capacity Scorecard. Applicants whose development team members have past performance issues identified by KHC on the Capacity Scorecard will have **POINTS DEDUCTED** from their score equal to the sum of the deductions on the scorecard.

0.0000	<div style="width: 25px; height: 20px; background-color: yellow;"></div>	<div style="width: 25px; height: 20px; background-color: lightgreen;"></div>	<div style="width: 25px; height: 20px; background-color: lightgreen;"></div>
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**KHC Scoring**

**Comments:**

#### Insufficient Application (Deduction)

##### 3. Omitted Application Attachment. Applicants who submit a required application attachment after the application submission due date will have **2 POINTS DEDUCTED** from their score. If applicant fails to submit the omitted item within 24 hours of notification transmission, or if more than one attachment is omitted, the application will be rejected for not meeting threshold requirements.

0.0000	<div style="width: 25px; height: 20px; background-color: yellow;"></div>	<div style="width: 25px; height: 20px; background-color: lightgreen;"></div>	<div style="width: 25px; height: 20px; background-color: lightgreen;"></div>
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Attachment Omitted?  Name of Attachment Omitted:

**KHC Scoring**

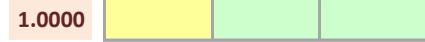
**Comments:**

Max Score	Self Score	Review Score	Final Score
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## Tenant Selection Plan Preferences

All elected preferences must be included in the project's tenant selection plan. Please refer to KHC's Multifamily Guidelines for other tenant selection plan requirements.

- 4. Public Housing Notification and Preference.** The applicant has provided a written commitment to notify local public housing authorities of project vacancies and to give priority to households on the PHA's waiting list, if there are no eligible households on the project's waiting list. **1 point**

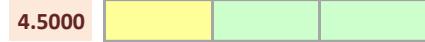


**KHC Scoring Comments:**

Max Score	Self Score	Review Score	Final Score
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## Disadvantaged Business Participation

- 5.** Applicants whose development team meets the requirements of A, B, or C below or who have retained a business meeting the requirements listed in D below will receive the points identified in each category (maximum 4.5 points). Please see definitions for acronyms and development team members.



*Acronyms: Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Service-Disabled Veteran-Owned Small Business (SDVOSB), Veteran-Owned Small Business (VOSB), Disadvantaged Business Enterprise (DBE).*

*Development team members include: the owner, developer, management company, and consultant. An application preparer is not a member of the development team.*

MBE/WBE: Kentucky Finance & Administration Cabinet	<a href="http://mwbe.ky.gov/Pages/default.aspx">http://mwbe.ky.gov/Pages/default.aspx</a>
DBE: Kentucky Transportation Cabinet	<a href="http://transportation.ky.gov/civil-rights-and-small-business-development/Pages/default.aspx">http://transportation.ky.gov/civil-rights-and-small-business-development/Pages/default.aspx</a>
VOSB/SDVOSB: U.S. Department of Veterans Affairs AND/OR Kentucky Service-Disabled Veteran-Owned Small Business Certification program	<a href="http://www.va.gov/osdbu/verification/">http://www.va.gov/osdbu/verification/</a> <a href="https://finance.ky.gov/office-of-the-secretary/office-of-equal-employment-opportunity-contract-compliance/sdvosb/Pages/default.aspx">https://finance.ky.gov/office-of-the-secretary/office-of-equal-employment-opportunity-contract-compliance/sdvosb/Pages/default.aspx</a>

- A. Disadvantaged Business Developer/Co-Developer.** The developer and/or co-developer is a for-profit, MBE/WBE/DBE/VOSB/SDVOSB controlled and managed entity which has received proper certification. A qualified MBE/WBE/DBE/VOSB/SDVOSB development entity must materially participate (within the meaning of IRC 469(h)) in both the development and operation of the project throughout the 15-year compliance period **and** must earn a minimum of 25% of the developer fee. Proof of appropriate certification, from the governmental entities as defined above, must be provided. **4.5 points**



**OR**

- B. Disadvantaged Business(es) on Development Team.** A member of the development team is a for-profit, MBE/WBE/DBE/VOSB/SDVOSB controlled and managed entity which has received proper certification. Proof of appropriate certification, from the governmental entities as defined above, must be provided. **4 points**



**OR**

**C. Nonprofit on Development Team.** The development team includes a nonprofit organization. Must provide a copy of the nonprofit's final 501(c)(3) designation from the IRS (if the final designation has been issued). **3.5 points**

**OR**

**D. Disadvantaged Business Retained.** Applicant has retained a company to provide services to the project (general contractor, subcontractor, etc.) that have any of the MBE/WBE/DBE/VOSB/SDVOSB certifications described above (refer to Multifamily Guidelines for detailed information). Members of the Development Team may NOT be counted in this scoring item. Proof of appropriate certification, from the governmental entities as defined above, must be provided. **3 points for one qualifying business.**

**KHC Scoring**

**Comments:**

Max Score - Max Score -  
**RURAL URBAN**

Self Score	Review Score	Final Score
0.0000	0.0000	0.0000

**Total for Scoring Elements Applying to ALL Projects:**

8.5000 8.5000



## FY 2023 QAP Scoring EXISTING SUPPLY/PRESERVATION

Max Score	Self Score	Review Score	Final Score
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### Physical Characteristics

**1. Rent-Restricted Properties Most in Need of Rehabilitation.** Points will be awarded based on the number of years since the date of the last substantial rehabilitation as evidenced by:

10.0000			
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- a) the most recent restrictive covenant of record which restricts the use of the property to affordable rental housing, **OR**
- b) a letter from the provider of an existing project-based rental assistance contract (i.e., HUD or RD) stating when the last substantial rehab took place

The number of years since the last substantial rehabilitation will be determined based upon the documentation above as of the application due date. A copy of a full title exam evidencing the restrictive covenant is the most recent of record must be provided. A maximum of 10 points will be awarded based on a sliding scale, as follows:

20 - 23 years since last restrictive covenant	3 points
24 - 27 years since last restrictive covenant	6 points
28 - 30 years since last restrictive covenant	9 points
31 years + since last restrictive covenant	10 points

**KHC Scoring Comments:**

**2. Greatest Need of Rehabilitation/Preservation as Prioritized by KHC.** KHC Design and Construction staff will rank properties based on need after initial inspection. Projects with the most need will receive the highest point value based on the number applicants; a project with the least amount of need will receive the lowest point value. A maximum of **5 points** will be awarded.

5.0000			
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**KHC Scoring Comments:**

Max Score	Self Score	Review Score	Final Score
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### Financial Characteristics

**3. Average Occupancy Rate.** Points will be awarded based on the project's documented average physical occupancy for the 12-month calendar year prior to application submission. Enter the average calculated from the monthly totals of **your attached rent rolls**. **If the project is being awarded points under #4 or #5, units that have been offline for more than 12 months may be excluded from the calculation.**

10.0000	0.0000		
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**0.1 points for each 1% occupancy rate, rounded to 4 decimals places (87% occupied = 8.700 points)**

Documented 12-Month Physical Occupancy:

**KHC Scoring Comments:**

Max Score	Self Score	Review Score	Final Score
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## Risk Characteristics

*Applicants may take points for EITHER Item #4, Item #5, OR Item #6*

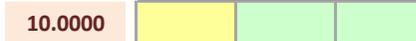
4. **At Risk of Loss Due to Ownership Capacity.** Developments where existing conditions created by the current owner are severe enough to put the property at significant risk of not remaining decent, safe and affordable and will be acquired by an applicant with no Identity of Interest to the seller who will serve as the owner/manager for the entire 15-year compliance period will receive **10 points**. Existing conditions include bankruptcy, insolvency, default, foreclosure action, unpaid taxes and assessments, on-going lack of compliance with lenders or housing program administrators, or a capacity score reduction from KHC. The property to be acquired must be an arm's length transaction or has been acquired from an unrelated party within one year of the application date. Exceptions will be made to properties that were acquired over a year ago and are reapplying for LIHTC after an unsuccessful application in the prior year.



KHC Scoring  
Comments:

**OR**

5. **At Risk of Loss Due to Financial Condition.** Developments in which a financially troubled asset will be acquired by an applicant with no Identity of Interest to the seller and who will serve as the owner/manager for the entire 15-year compliance period will receive **10 points**; Or if the applicant will pursue a related-party transfer and the property still is deemed as financially troubled, the current management company must have a KHC asset management risk score of "Pass," "Pass/Watch," or "Special Mention" on 70% or more of their properties to support satisfactory management standards to receive the 10 points. **Not more than 60 days prior to the application submission deadline**, applicants must contact KHC by email at [multifamily@kyhousing.org](mailto:multifamily@kyhousing.org) to obtain their risk score.



*The applicant must submit financial statements for the past three (3) years AND a narrative describing the troubled asset and those steps which will be taken to put the asset back into productive use. Projects subject to the Single Audit Act must provide audited financials. These documents must demonstrate that the project's current net operating income and reserves are insufficient to sustain operations beyond 1-4 additional years. Applicant must demonstrate a 5 year or longer track record of good ownership and/or management of Low-Income Housing Tax Credit developments. Project performance and owner/manager track record will be verified by KHC staff. Properties recently acquired by the applicant will be eligible for these points, provided the property was not acquired more than one year prior to the application submission date. Documentation must be provided to evidence the acquisition date.*

KHC Scoring  
Comments:

**OR**

**6. At Risk of Loss of Rent Assistance or Rent Restrictions:** Developments that are at risk of conversion to market rate within the next five years of the application date and the conversion is not prohibited by existing financing or use restrictions; **AND** is in a strong market will received **10 points**. Evidence of a strong market must be included in the market study demonstrating that market rents are at least 20 percent higher for each bedroom size as compared to the restricted rents. A copy of the use restriction agreement or rental assistance agreement must be provided.

10.0000			
<b>Applicable page(s) in Market Study:</b>			

**KHC Scoring Comments:**

**Scoring Elements for RURAL Existing Supply/Preservation Projects**

**7. Significant Share of Affordable Units in County.** Developments that account for a significant number of total available affordable (income-restricted) housing. The number of affordable units in the development as a percentage of total affordable units available and new units under development in the county (all populations and unit sizes), divided by 2, will be the point value. *The number of affordable units in each county, as determined by the National Housing Preservation Database, is located on Tab 8. The number of new affordable units under development in each county is located on Tab 9.*

10.0000	0.0000		
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Total Income-Restricted Units in County		% Assisted
Total Income-Restricted Units in Project		0.0%
		Points: 0.0000

Max Score -	Max Score -
<b>RURAL</b>	<b>URBAN</b>
45.0000	35.0000

Self Score	Review Score	Final Score
0.0000	0.0000	0.0000

**Tiebreakers: EXISTING SUPPLY/PRESERVATION**

*Projects in this pool with identical scores will be ranked by the following criteria in the order listed below. Urban and Rural projects will be evaluated separately.*

1. Percentage of Management Company's projects with KHC Asset Management risk score of (Pass/Pass Watch/Special Mention) above 70%, less actual market capture rate
2. Developer with the least amount of total tax credits awarded across the entire funding round

**KHC Tiebreaker Comments:**



## FY 2023 QAP Scoring NEW SUPPLY

	Max Score	Self Score	Review Score	Final Score
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### Tenant Characteristics

**1. Tenant Ownership.** Projects proposing tenant ownership at the end of the 15-year compliance period will receive **0.5 points**.

0.5000			
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Detached single-family homes are prohibited. To receive the point, the applicant must:

- ✓ Structure all units as lease-purchase.
- ✓ Have secured ownership of all project sites (long-term leases are not acceptable).

**KHC Scoring  
Comments:**

	Max Score	Self Score	Review Score	Final Score
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### Location Characteristics

**2. Distance from Projects Not Yet Placed in Service.** Applicant projects located within 0.5 mile of an urban-designated KHC tax credit project and 3 miles of a rural-designated KHC tax credit project that 1) has been previously approved and is not yet placed in service (8609 has not been issued) as of the date shown on the list of projects **AND** 2) targets the same tenant populations as the applicant's project will have **5 POINTS DEDUCTED** from their score. Applies only to projects with 9% and/or 4% Low Income Housing Tax Credits. **Distance is measured in radius and must be recognized in the market study.** Subsequent phases of a phased-in development will be permitted provided the market study recognizes the earlier phases and the impact of the proposed project. See Tab 9 for a list of awarded projects that have not yet been placed in service. **Applicant must identify applicable page(s) in market study.**

0.0000			
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**Applicable page(s)  
in Market Study:**

**KHC Scoring  
Comments:**

**3. Zoning.** Developments that show evidence that the site is properly zoned to allow the proposed development at the time of application submission will be awarded **3 points**. A site that is not properly zoned but evidence is provided that a rezoning application has been submitted to the applicable jurisdiction will be awarded **1.5 points**. If there is no zoning, a letter from the locality stating that no zoning exists is acceptable as evidence that the proposed development is allowed at the proposed site. Zoning must be in place by the technical submission deadline.

3.0000			
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**KHC Scoring  
Comments:**

**4. Housing Stability, Education, and Economic Security - Opportunity 360**

5.0000 2.0000

Projects will be awarded points for being located in close proximity to areas that score well on the Enterprise Opportunity 360 Report in the areas of Housing Stability, Education, and Economic Security. Points will be awarded based on the weighted scores below (multiplied by 5%) using the Opportunity 360 scoring tool. **Applicants should use the state index score for all outcome measures.** For the Housing Stability index, the score will be subtracted from 100 and the weighted average will be applied in the grid below (a lower score will yield better results):

Index	Opportunity 360 Score	Weight	Score
Housing Stability		0.40	40
Education		0.20	0
Economic Security		0.40	0
			<b>2.0000</b>

KHC Scoring  
Comments:

**5. Significant Share of Affordable Units in County.** Developments that account for a significant number of total available affordable (income-restricted) housing. The number of affordable units in the development as a percentage of total affordable units available and new units under development in the county (all populations and unit sizes), divided by 2, will be the point value. Counties that have no income-restricted units will receive 5 points. *The number of affordable units in each county, as determined by the National Housing Preservation Database, is located on Tab 8. The number of new affordable units under development in each county is located on Tab 9.*

5.0000 5.0000

Total Income-Restricted Units in County		% Assisted
Total Income-Restricted Units in Project		0.0%
		Points: 0.0000

KHC Scoring  
Comments:

**6. Percentage of Households at or below 60% AMI.** Points will be awarded based on the percentage of households that fall in an income range that is at or below 60% AMI compared to the number of households in the county. *KHC has compiled a table of household percentages by county that meet these requirements on Tab 7.*

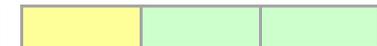
5.9670 0.0000

% of households at or below 60% AMI from Tab 7	%:	0.0000%
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KHC Scoring  
Comments:

**7. Greatest Job Growth.** Projects located in a county where job creation is anticipated and has the largest impact on the per capita population, as defined below, will receive **5 points. (FAMILY ONLY)**

5.0000



Barren, Boone, Bourbon, Boyd, Boyle, Bullitt, Daviess, Fayette, Hardin, Henderson, Jefferson, Kenton, Meade, Shelby, Simpson, Warren

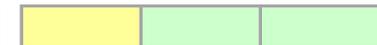
**KHC Scoring  
Comments:**

[Light blue comment box]

**OR**

**8. Distribution of Affordable Housing Resources Across Kentucky.** Projects located in counties that have not had a project awarded Low-Income Housing Tax Credits in the last ten (10) years will receive **5 points. (FAMILY ONLY)**

5.0000



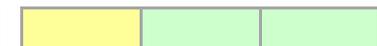
Bath, Breathitt, Butler, Breckinridge, Carroll, Clinton, Cumberland, Estill, Fleming, Floyd, Grayson, Jackson, Johnson, Lawrence, Lee, Leslie, Lyon, Magoffin, McLean, Meade, Muhlenberg, Owsley, Powell, Spencer, Union, Washington, Whitley

**KHC Scoring  
Comments:**

[Light blue comment box]

**9. Senior Projects with Enriched Design Qualities (SENIOR ONLY)**

5.0000



Projects which provide five design features that will enhance a senior's living environment or promote aging in place will receive **5 points**. In addition to providing Fair Housing, Building Code, or UFAS required accessible dwellings, to receive points for this item, the applicant must provide five of the following features in the design of all other dwelling units. Design features selected from this list must be shown in the final plans and specifications submitted at technical submission stage, otherwise the project is subject to re-scoring and possible recapture of any KHC's resources awarded. Mark each design feature as either "yes" or "no" using the dropdown box in the designated space below.

<p><b>1.</b> One 30-inch wide workspace kitchen counter, no more than 34 inches from the floor, located anywhere in the kitchen counter scheme. This 34-inch high counter section must have removable cabinetry, or a cabinet with retractable doors, no center stile, and removable floor allowing for forward roll-under wheelchair access. The floor finish under this section must be complete prior to installation of cabinetry. Clear space for a wheelchair side/parallel approach centered on the work surface must also be provided.</p>	<p>[Yellow box]</p>
<p><b>2.</b> All kitchen and vanity cabinets provided with lever-shaped handles or standard U-shaped pulls, on all drawers and cabinet doors. Bathroom medicine cabinets, above a sink, are not included.</p>	<p>[Yellow box]</p>
<p><b>3.</b> Either (a) A 30-inch wide combination range/oven appliance with front controls. The range must be flush with the countertop so items being pulled off the range can smoothly transition to the countertop. Clear space for a wheelchair side/parallel approach centered on the range must also be provided. <b>Or</b> (b) A 30-inch wide, wall oven, with clear space for a wheelchair side/parallel approach and a separate 30-inch wide, front controlled, in-counter cooktop. The cooktop must be able to be used by a person in a forward seated position. A 30-inch wide by 27-inch high knee space with finished interior cabinet faces and protection from hot surfaces must be provided. The base cabinet under the cooktop must have a removable cabinet or a cabinet with retractable doors, no center stile, and removable floor. The floor and wall under this section must be finished prior to installation of cabinetry.</p>	<p>[Yellow box]</p>

4. A minimum clear floor space of 56" by 60" provided at every toilet with blocking in walls for future, parallel and perpendicular, grab bar mounting.	
5. Bathroom lavatory with removable base cabinet, pedestal style sink, or wall hung sink that accommodates a forward seated position from a wheelchair. The floor and wall under removable cabinetry must be finished prior to installation of cabinetry. Protection from hot and abrasive hazards is required for all lavatories, sinks, and under removable cabinetry.	
6. Central common areas that can be used for resident activities to support social engagement and wellness (e.g. fitness classes, group meals).	
7. Lobby to support social connections with age-friendly seating (firm seat cushions 18" high and 18" deep, with arms, backs and washable fabric).	
8. Hallway light fixtures with output of at least 2700 lumens; fixtures that cast a diffuse light (reflected illumination on the wall or ceiling via a shade, not direct light).	

**KHC Scoring Comments:**

**OR**

**10. Senior Population Trends (SENIOR ONLY)**

5.0000			
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Projects located in the following counties with a high percentage of seniors will receive **5 points**.

Ballard, Breckenridge, Caldwell, Carlisle, Casey, Clinton, Crittenden, Cumberland, Edmonson, Fleming, Franklin, Fulton, Graves, Green, Henry, Hickman, Letcher, Livingston, Lyon, Marshall, Mason, McCracken, McLean, Menifee, Mercer, Metcalfe, Muhlenberg, Pulaski, Russell, Trigg, Wayne, Wolfe, Woodford

Max Score	Self Score	Review Score	Final Score
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**Scoring Elements for URBAN New Supply/Construction Projects**

**11. Located in a QCT with a formally adopted plan for a defined target area where other investments have/will occur (URBAN ONLY).** Projects located in a target area for which the local jurisdiction has formally recognized and/or adopted a plan for revitalization, community development, and/or economic development **AND** either of the following: 1) the plan was created or updated within the past 10 years **OR** 2) the plan is more than 10 years old and the Project provides a letter from an elected official indicating that the plan is still valid and demonstrating the progress made to achieve the goals of the plan will receive **1 point**. Local jurisdiction consolidated plans or action plans as required by HUD do not qualify. The applicable sections in the plan must be highlighted, and the plan must specifically meet the following:

1.0000			
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- a.) be geographically specific;
- b.) identify goals for outcomes;
- c.) include a strategy to secure commitments to support non-housing infrastructure, amenities, and services; and
- d.) demonstrate the need for community revitalization.
- e.) demonstrate the need for new multifamily units in a QCT.

**Applicable page(s) in Plan:**


**KHC Scoring Comments:**

Max Score - RURAL	Max Score - URBAN	Self Score	Review Score	Final Score
24.4670	25.4670	7.0000	0.0000	0.0000

**Tiebreakers: NEW SUPPLY**

*Projects in this pool with identical scores will be ranked by the following criteria in the order listed below. Urban and Rural projects will be evaluated separately.*

1. Percentage of Management Company's projects with KHC Asset Management risk score of (Pass/Pass Watch/Special Mention) above 70%, less actual market capture rate
2. Project located in a county with the highest percentage of cost burdened tenants
3. Developer with the least amount of total tax credits awarded across the entire funding round

**KHC Tiebreaker  
Comments:**



## FY 2023 QAP Pool INNOVATION

**No Scoring for this Pool** : KHC will evaluate the Innovation Pool separately without using points.

Does the applicant want this project considered for funding in the Innovation Pool?

What aspects of your project are considered to be innovative?

<input type="checkbox"/>	<b>Innovative Design</b> (e.g. Passive House, Zero Energy Ready, unique design elements for populations being served)
<input type="checkbox"/>	<b>Populations Served</b> (e.g. special needs with supportive services, foster alumni, family unification)
<input type="checkbox"/>	<b>Services</b> (unique, innovative services targeted to populations being served)
<input type="checkbox"/>	<b>Other (please specify):</b> <input type="text"/>

In the space below, provide a detailed description of the type of project that is being constructed or rehabilitated, including any innovative components of the proposed project (even if a more detailed narrative is provided elsewhere in the application package, the description must be entered below). Narrative must fit within the confines of the field provided.



## FY 2023 Qualified Allocation Plan - SCORING OVERVIEW

### Existing Supply/Preservation

	max pts.	%	max pts.	%
	Urban	TOTAL	Rural	TOTAL
<b>Scoring Elements for All Projects</b>				
1 Operational Capacity	3.0000	6.9%	3.0000	5.6%
2 Capacity Scorecard	0.0000	0.0%	0.0000	0.0%
3 Omitted item	0.0000	0.0%	0.0000	0.0%
4 PHA Preference	1.0000	2.3%	1.0000	1.9%
5 MBE/WBE, Non Profit	4.5000	10.3%	4.5000	8.4%
	<b>8.5000</b>		<b>8.5000</b>	
<b>Pool-Specific Scoring</b>				
1 Project Age	10.0000	23.0%	10.0000	18.7%
2 Greatest Need of Rehab/KHC	5.0000	11.5%	5.0000	9.3%
3 Average Occupancy Rate	10.0000	23.0%	10.0000	18.7%
4/5/6 Risk Factors	10.0000	23.0%	10.0000	18.7%
7 Share of Units in County			10.0000	18.7%
	<b>35.0000</b>		<b>45.0000</b>	
<b>Grand Total</b>	<b>43.5000</b>		<b>53.5000</b>	

### New Supply

	max pts.	%	max pts.	%
	Urban	TOTAL	Rural	TOTAL
<b>Scoring Elements for All Projects</b>				
1 Operational Capacity	3.0000	8.8%	3.0000	9.1%
2 Capacity Scorecard	0.0000	0.0%	0.0000	0.0%
3 Omitted item	0.0000	0.0%	0.0000	0.0%
4 PHA Preference	1.0000	2.9%	1.0000	3.0%
5 MBE/WBE, Non Profit	4.5000	13.2%	4.5000	13.7%
	<b>8.5000</b>		<b>8.5000</b>	
<b>Pool-Specific Scoring</b>				
1 Tenant ownership	0.5000	1.5%	0.5000	1.5%
2 Distance from units underway	0.0000	0.0%	0.0000	0.0%
3 Zoning	3.0000	8.8%	3.0000	9.1%
4 Opportunity 360	5.0000	14.7%	5.0000	15.2%
5 Share of Units in County	5.0000	14.7%	5.0000	15.2%
6 % below AMI in County	5.9670	17.6%	5.9670	18.1%
7/8 Job Growth/Distribution of Aff. Hsg.	5.0000	14.7%	5.0000	15.2%
9/10 Design/Senior Population	5.0000	14.7%	5.0000	15.2%
11 Formally Adopted Target Area	1.0000	2.9%		0.0%
	<b>25.4670</b>		<b>24.4670</b>	
<b>Grand Total</b>	<b>33.9670</b>		<b>32.9670</b>	

### Tiebreakers

- Percentage of projects with KHC Asset Management risk score of (Pass/Pass Watch/Special Mention) above 70%, less actual market capture rate
- Developer with the least amount of total tax credits awarded across the entire funding round

### Tiebreakers

- Percentage of projects with KHC Asset Management risk score of (Pass/Pass Watch/Special Mention) above 70%, less actual market capture rate
- Project resides in a county with the highest percentage of cost burdened tenants
- Developer with the least amount of total tax credits awarded across the entire funding round