

Question #1 If a project submits a pre-application with a proposed site, would KHC allow a change to a different site at full application?

KHC Response *No. The intent of the pre-application is to allow developers to evaluate how potential project sites rank relative to others and decide whether to proceed with a full application. For this reason, changing project sites after the pre-application submission is not permitted, as it would undermine the purpose of the ranking process.*

Question #2 Will site control documentation be required as part of the pre-application? If so, are modifications allowable to the site control documentation between pre-app and full app?

KHC Response *Site control documentation will not be required at pre-application submission; it will remain part of the full application. Regarding changes to the site after pre-application submission, please refer to the response to Question #1 above.*

Question #3 In the 2027–2029 QAP, when an applicant seeks points under the “Permanent Below-Market Sources” category for “Negligible Land Costs,” are these points available **only** when the land is acquired for less than \$5,000 from a **government entity**?

KHC Response *The 2027-2029 QAP does not limit the “donated” land to only coming from a governmental entity (though that was initially the direction we were leaning). Now, the donation can come from any entity, so long as the underwriting and site control documents show no more than \$5,000 in acquisition costs.*

Question #4 Will the 2027–2029 QAP permit an applicant to claim “negligible land costs” under the “Permanent Below-Market Sources” scoring category if the land is acquired from a **party related to the development team** for less than \$5,000?

KHC Response *We will not be considering the relationship between the owner and seller.*

Question #5 In the 2027–2029 QAP, when an applicant seeks points under the “Permanent Below-Market Sources” category for “Negligible Land Costs,” must the “Site Control Documentation” demonstrate that the property is being transferred **directly** from the **current owner** to the project-level ownership entity **for less than \$5,000**? Or, is it allowable for the “Site Control Documentation” to show a transfer from the current owner to a member of the development team at a purchase price above \$5,000, with that team member subsequently transferring the land to the project-level entity for less than \$5,000?

KHC Response *The property needs to come directly from the current/original owner. The reason for this is because any purchase or lease option the project-level owner has with the “middle man” development team member would not be valid because the development team member doesn’t own the site and cannot enter into another option with a subsequent secondary buyer. We would not consider this a valid form of site control.*

Question #6 The current PolicyMap data has not changed since the 2026 QAP application deadline. We believe that at least two of the four PolicyMap scoring categories may update their data between now (2/11/2026) and the pre-application deadline currently proposed. If these updates occur before pre-applications are due and result in changes to the PolicyMap scores, will the QAP 2027 scoring reflect the updated data, or will it be based on the current PolicyMap data?

KHC Response *KHC has been in communication with our PolicyMap partner and have been advised that the datasets required for the four scoring criteria KHC uses have all been updated for 2026. There will be no changes between the pre-application and the full application.*

Question #7 Will only the location-based scoring criteria, such as *Significant Share of Affordable Units in County* and *PolicyMap Data*, be assessed at the pre-application stage, or will the *Permanent Below-Market Sources* scoring category also be evaluated at that stage?

KHC Response *For new construction projects, the only scoring criteria required for the pre-application will be PolicyMap data. Those scores submitted at pre-application will carry forward to the full application. For existing supply projects, a Physical Capital Needs Assessment (PCNA) and a copy of the **existing** project-based rental assistance agreement that identifies the number of units covered by the contract, along with the most recent renewal (if applicable). Proposed rental assistance contracts do not qualify.*

Permanent below market sources will be scored at the full application stage.