



Multifamily Programs 2026 Questions & Answers

Last Updated: July 17, 2025

Question #1 In the Policy Map Widget, how do you change the “**Shaded By**” from Block Group to Census Tract?

KHC Response To toggle between the Block Group and Census Tract, click on the << in the Legend. You will then have the option to toggle between Block Group and Census Tract in the Shaded By field.

Question #2 Can we apply for a new construction project in any type of designated flood zone, so long as we obtain flood insurance on the property?

KHC Response KHC’s Multifamily Guidelines prohibit new construction in any area classified as being in a floodplain, whether it’s 100-year or 500-year, with or without a levee. The application thresholds section of the Multifamily Guidelines states: for new construction, all portions of the project site essential to the use of tenants (i.e., buildings, parking lots, entrance to the development, recreational areas, etc.) must not be in a floodplain.” If only a portion of the site is in the floodplain, you can deed that portion off, provided that portion isn’t essential to the tenants’ use.

Applicants may submit a pre-application waiver to be allowed to do a new construction in a floodplain with a secured flood insurance policy, which will be presented to KHC’s Credit Committee as part of the overall funding decision. However, there is no guarantee that the waiver will be approved.

Ideally, KHC does not want to put new units in a floodplain, especially given the increase in recent years both in the number and severity of extreme weather events, especially as it relates to flooding in Kentucky.

Question #3 How many points will be allocated for the MBE adjustment in the upcoming 9% LIHTC application round?

KHC Response There aren’t a specific number of points set aside for the MBE adjustment. That clause in the Qualified Allocation Plan (QAP) gives KHC the flexibility to potentially award a meritorious MBE-owned project that wouldn’t have otherwise been funded through the normal scoring selection process, i.e., the MBE-owned project didn’t score high enough to be funded, but KHC determines the project application is strong enough (financially, market need, etc.) so we could reach down and fund that project due to the MBE adjustment clause. It’s not a guarantee the project will be funded – it still has to be a good submission – but it allows us the flexibility to make that determination.