

State: KENTUCKY (QAP 2014)	Kentucky Housing Corporation (KHC)
Measure	Evidence
HOUSING LOCATION: Site and Neighborhood Standards	
A1. Mandatory restrictions prohibiting increases in racial and economic (or low-income) concentration	⚡ If KHC has sufficient unallocated credit remaining in the pools, KHC will prioritize the projects located in congressional districts that have not received an awarded project (p. 10).
A2. Scoring that discourages racial and economic concentration.	⚡ 10 points for projects that include new units (new construction or adaptive reuse) in a county with no KHC-supported developments for the previous 10 years. 5 points if no KHC-supported developments for the previous 5 years (App. p. 6).
A3. Mandatory requirements for development in high-opportunity areas	No.
A4a. Scoring that encourages development in high-income areas.	No.
A4b. Scoring that encourages development in high opportunity areas.	No.
A5. Scoring or requirements that preference siting near high-quality schools.	No.
A6. Scoring that discourages development in distressed neighborhoods. ¹	<p>⚡ A subsidy layering/financial review will be required on all projects that receive, either directly or indirectly, financial assistance from the U.S. Department of Agriculture Rural Development (RD) or HUD (p. 35).</p> <p>⚡ (-) Up to 10 points for projects proposing the preservation of an existing affordable housing development previously assisted with Housing Credits in which the initial 15-year compliance period has expired, 1 point for each additional year beyond the initial 15- year compliance period (up to 10) OR for projects proposing the preservation of an existing affordable housing development that also receives project-based rental assistance on at least 50% of the units, and has not had substantial rehabilitation since its original placed-in-service date, 1 point for each additional year beyond the initial 15- year compliance period (up to 10). (App. p. 5).</p> <p>⚡ (-) Up to 5 points if the project will convert vacant, foreclosed structures or bank-owned properties into rental housing. Points awarded based on the number of affordable rental units that are converted from the vacant, foreclosed or bank-owned structure as a percentage of the project's total units. OR 5 points for projects where at least 50% of the units will be developed from space that was previously vacant,</p>

¹ Evidence of the inverse: preference for development in distressed neighborhoods (by overemphasizing QCT/DDA preference, preference for existing subsidized housing in distressed neighborhoods, preferences for low-income matched financing, etc.) should also be noted.

	foreclosed, or bank owned OR 10 points for projects where >50% of the units will be developed from space that was previously vacant, foreclosed, or bank owned (App. p. 6).
A7. Scoring or requirements that preference siting near mass transit.	No.
A8. Focus on and operationalization of a neighborhood revitalization plan.	≈ [Set aside] \$1,800,000 (\$800,000 set-aside for the Louisville HOPE VI development, \$700,000 for competitive applications in urban areas, and \$300,000 for competitive applications in rural areas) will be set-aside for developments with significant community impact through the creation of new housing opportunities, acquisition and rehabilitation of vacant or foreclosed property within a defined footprint, or the conversion of vacant or foreclosed buildings within a blighted neighborhood. To be eligible to apply in the Community Impact Pool, the mayor or county judge executive of the jurisdiction must provide a letter detailing the need for the project and address the benefit the project will bring to the community (p. 11). Only one project from the Community Impact Pool will be funded/county (p. 11, 18).
B1. Local participation in site selection is limited to statutory minimum. ²	No.
HOUSING ACCESS: Affirmative Marketing, Priority Groups	
C1. Mandatory requirements ensuring affirmative marketing.	No.
C2. Scoring that incentivizes affirmative marketing.	No.
C3. Scoring that incentives language access and marketing to non-English speakers.	No.
D1. Scoring that promotes Section 8 voucher access in high-opportunity areas.	≈ 5 points to projects that have provided a written commitment to notify local public housing agencies of project vacancies and to give priority households on the PHA's waiting list (App. p. 7).
D2. Requirements for monitoring Section 8 voucher access <i>in high-opportunity areas</i> .	No.
F1. Incentives for larger family units.	No.
F2. Incentives targeting families/families with children	No.
G1. Scoring that promotes units for lowest-income households (<i>outside high-poverty areas</i>).	No.
REPORTING REQUIREMENTS	
H1. Racial/demographic	No.

² Evidence of the inverse: preferences or requirements for local participation should also be noted.

reporting requirements.	
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OVERALL ASSESSMENT

TOTAL POINTS POSSIBLE: 405 (Scoring systems is such that points can be gained or lost.)

- *Few provisions that speak to the measures outlined above though Community Impact Pool set-aside is encouraging.*
- *Much of the cited provisions pertain to strong provisions to rehab existing, distressed properties (presumably more likely to be in distressed neighborhoods).*

Notes:

Set-asides and pools include: 1) competitive urban pool (30%); 2) competitive rural pool (30%); 3) nonprofit supportive housing pool (20%); and 4) community impact pool (20%) (p. 9). Each project may apply to no more than 2 pools.

Scoring criteria laid out in the application (separate from QAP).

OTHER CATEGORIES	
O1. Scoring that promotes units for persons with disabilities.	No.
O2. Scoring that promotes units for special needs populations.	No.
O3. Scoring to promote home ownership.	No.
O4. Provisions affirmatively furthering fair housing laws.	No.