



In This Issue

[Mark Your Calendars: Multifamily Developers' Forum/Public Hearing](#)

[Investor/Syndicator Conference Call](#)

Quick Links

[News](#)

[About Us](#)

[Multifamily Finance](#)

[Compliance](#)

[Monitoring](#)

Mark Your Calendars: Multifamily Developers' Forum/Public Hearing

Kentucky Housing Corporation (KHC) will host a Multifamily Developers' Forum/Public Hearing on the 2013 Qualified Allocation Plan (QAP) on **Monday, December 5, 2011**, from 9 a.m. to 12 noon, at the Frankfort Public Library, located at 319 Wapping Street, Frankfort, KY 40601. Developers are invited to attend the forum and submit any questions or comments they may have about the 2013 QAP. KHC will post a draft of the 2013 QAP on the Multifamily Finance Department Web page prior to the Thanksgiving holiday.

Comments on the proposed 2013 QAP will be accepted until Thursday, December 15, 2011. Comments may be submitted by mail to Andrew Hawes, Kentucky Housing Corporation, 1231 Louisville Road, Frankfort, Kentucky 40601, or by e-mail to rentalqap@kyhousing.org.

The QAP will contain the proposed plan for allocating the 2013 Low Income Housing Tax Credit (Housing Credit) in early 2012 to allow developments the opportunity to place in service prior to Tuesday, December 31, 2013. The Housing Economic Recovery Act provision which fixed the credit factor at 9 percent will expire on Tuesday, December 31, 2013. All projects which do not place in service before the expiration date, will lose the benefit of the fixed 9 percent credit factor, and will be forced to use the lower credit percentage established by the U.S. Department of Treasury on a monthly basis (the November 2011 published credit factor is 7.44 percent). Developers do not have the ability to lock in the 9 percent credit factor prior to placing in service.

The draft 2013 QAP will contain the following proposals:

1. Allocating 20 percent of the 2013 Housing Credit to the applications received on October 1, 2011, for 2012 Housing Credit.
2. Allocating 60 percent of the 2013 Housing Credit to a separate application round for new construction properties only; applications due on March 1, 2012.
3. KHC will not allocate the maximizing outcomes pool until the final 2013 Housing Credit figures have been established in late 2012.
4. Limitations on the number of applications that may be submitted by developers and/or consultants for the March 1, 2012, application round.
5. No HOME Investment Partnerships Program or Affordable Housing Trust Fund monies will be available for the 2013 Housing Credit application round.

KHC welcomes the input of our developers and investors as we try to preserve the increased benefits of the fixed 9 percent credit factor for Kentucky.

To register for the Multifamily Developers' Forum/Public Hearing, please e-mail Andrew Hawes at ahawes@kyhousing.org.

Investor/Syndicator Conference Call

KHC would like to conduct an investor/syndicator conference call on **Tuesday, December 6, 2011**, at 1 p.m., Eastern time, to discuss the goals of the 2013 application round and to solicit input on KHC's QAP requirements and timeframes. To register, please contact Andrew Hawes at ahawes@kyhousing.org. Call information will be provided after registration.

DO NOT REPLY-This is an unmonitored e-mail address.

Kentucky Housing Corporation prohibits discrimination on the basis of race, color, religion, sex, national origin, sexual orientation or gender identity, ancestry, age, disability, or veteran status.

If you have subscription problems, please contact KHC's Danielle Humes toll-free in Kentucky at (800) 633-7630 or (502) 564-7630, extension 747; TTY 711; or e-mail dhumes@kyhousing.org.