

2024 Qualified Allocation Plan Workshop and Application Process

February 13, 2023



Louisiana Housing
Corporation

Opening Statement

- Joshua Hollins, Executive Director
- Louis Russell, Director of Housing Development

Housing Development Tax Credit Department Staff

- Wendy Hall, Housing Finance Manager
- Lionel Dennis, Housing Finance Supervisor
- Richard Buchholz, Housing Finance Specialist
- Sandra Fields, Housing Finance Specialist
- Judy Johnson-White, Administrative Assistant



QAP Changes/Updates

- Pools and Set-Asides
- Design Standards
- Underwriting Guidelines
- Diversity, Equity and Inclusion
- Selection Criteria



Pools and Set-Asides

Improved Pool Categories

- LHC will make available a maximum award of \$1.5 million in LIHTCs

Per Capita Credits Only

ALLOCATION POOLS	AMOUNT AWARDED
Nonprofit/CHDO	\$1,500,000
Rural Areas	\$2,000,000 Rehab Sub-Pool
	\$2,000,000 New Construction Sub-Pool
Urban* Areas	\$6,000,000
Choice Neighborhood Initiative (CNI)	\$1,500,000

Urban Areas: EBR, Orleans, Caddo, Ouachita, Calcasieu, Lafayette, St. Tammany, Jefferson

Design Standards

Resiliency Standards

- **Project Threshold Requirements(New Construction Only)**
 - The building footprint (for buildings with residential units) may not be located within or partially within the Special Flood Hazard Area (SFHA).
 - The building footprint may be in Zone B or X-Shaded (500-YR) area.
 - Irrespective of Flood Insurance Rate Map (FIRM) designation, the application must clearly establish whether the proposed building footprint experienced flooding in the 2016 Great Floods.
 - Fortified Roof - (All projects)
- **Selection Criteria Points**
 - FORTIFIED SILVER – 5 points
 - FORTIFIED GOLD – 7 points



Design Standards

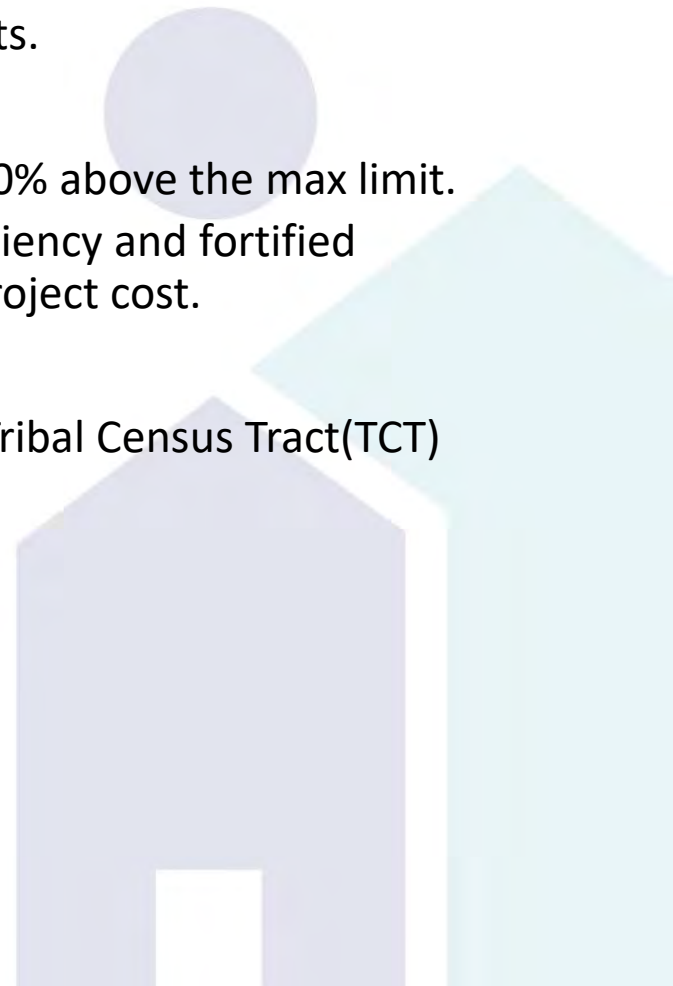
- Unit Size Requirements
 - Bathroom for 4 BR unit reduced to 2.5
 - Square ft. Reduced for all unit sizes

Minimum Square Footage and Full Bathrooms Per Unit Type

Unit Type	Bathrooms	Minimum Square Feet
Efficiency	1	450
1 Bedroom	1	650
2 Bedroom	1	800
3 Bedroom	2	1100
4 Bedroom	2.5	1400

Underwriting Guidelines

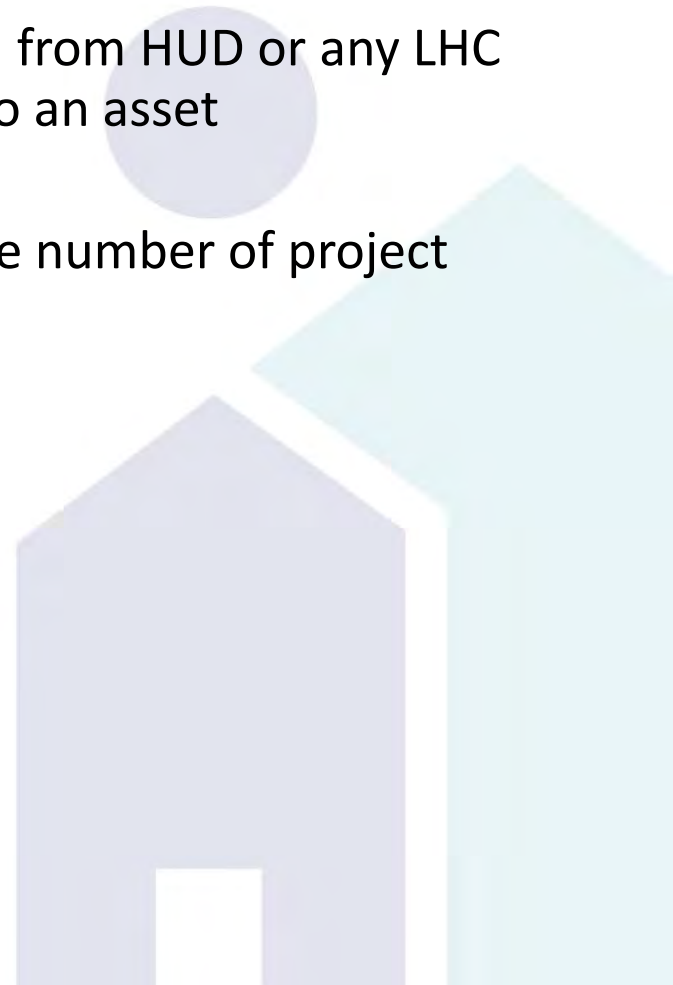
- Replacement Reserves
 - \$500 per unit per year for all types of developments.
- Total Development Costs
 - Staff approval level for allowable increases up to 40% above the max limit.
 - The costs associated with the requirements of resiliency and fortified standards will be excluded from establishing the project cost.
- Basis Boost Determination
 - Projects located in a federally or state recognized Tribal Census Tract(TCT) may qualify for a 30% basis boost.



Underwriting Guidelines

Asset Management

- Projects receiving federal funds that originated from HUD or any LHC resources in the form of soft funds will undergo an asset management review annually.
- The costs for such a review will be based on the number of project units and are listed below:
 - 1-4 units \$250
 - 5-10 units \$500
 - 11-20 units \$1,000
 - 21-50 units \$2,000
 - 51-100 units \$2,500
 - 101 units and over \$3,000



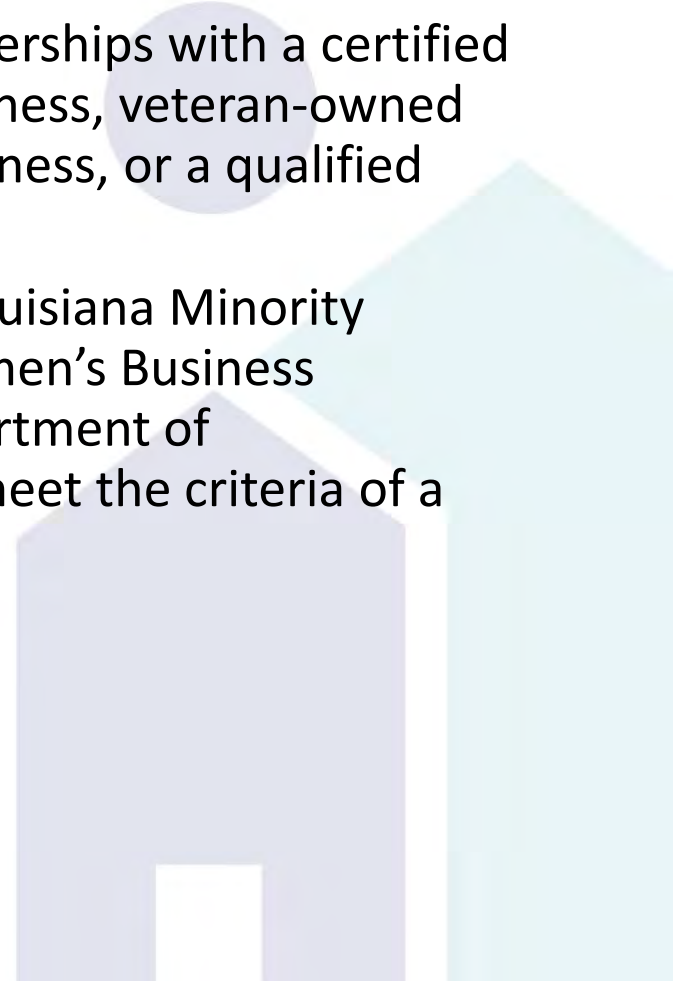
Diversity, Equity and Inclusion

Material Participation of a Minority

- LHC may award up to four points for material participation in the development team by a minority-owned business, woman-owned business, veteran-owned business, service disabled veteran-owned business which meets eligibility criteria of the Minority Business Enterprise (MBE)/Women Business Enterprise (WBE). The ownerships must be certified by either: Louisiana Minority Supplier Development Council (LAMSDC), Women's Business Enterprise Council South (WBEC), U.S. Department of Transportation, or the State of Louisiana.

Diversity, Equity and Inclusion

Minority Joint Ventures

- LHC may award 5 points to Joint venture partnerships with a certified minority-owned business, woman-owned business, veteran-owned business, service-disabled veteran-owned business, or a qualified small business.
 - The ownerships must be certified by either: Louisiana Minority Supplier Development Council (LAMSDC), Women's Business Enterprise Council South (WBEC), or U.S. Department of Transportation, or the State of Louisiana and meet the criteria of a qualified small business.
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Policy Addendums

Eviction Prevention and Low Barrier Tenant Selection

- Recognizing the importance of preventing evictions to reduce the impact of eviction on low-income households, LHC has added a scoring element in the 2024 Qualified Allocation Plan.
 - Two points will be awarded if the Applicant commits to creating an Eviction Prevention Plan for the property.
 - One point will be awarded if the Applicant commits to implementing low-barrier tenant screening in order to minimize the impact of previous evictions on a household's ability to secure future housing.

Selection Criteria

Optional Project Amenities

- In-unit Washer/Dryer: Increased from 1 point to 2
 - Washers and dryers must be IN UNIT or on-site.
 - Points will not be given for simply installing hook-up
- Separated options
 - Green Building: 5 points
 - Universal Design: 2 points
- On-site Security
 - Points increased from 1 to 2
 - Extra point for linking to city or community system



Selection Criteria

Project Amenities

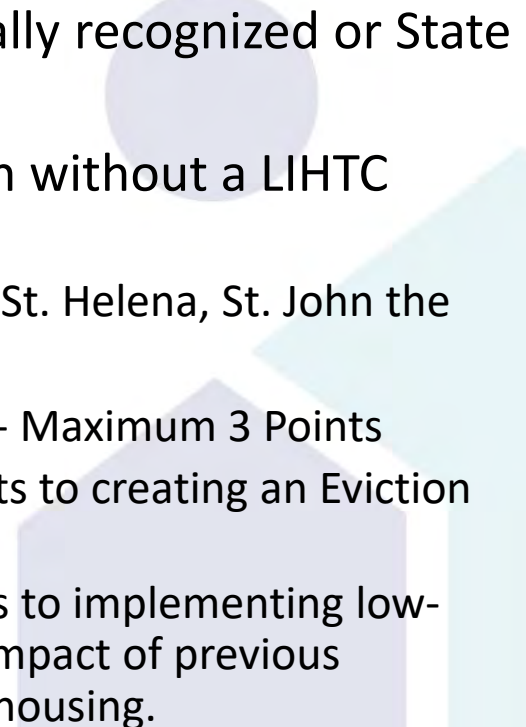
- List revised (1 point each/maximum 2 points)
 - Playground
 - Computer Center (minimum 5 computers)
 - Exercise Room (with equipment)
 - Picnic Area with permanent grill
 - Courtyard with Seating

***All amenities must be located on the project site and must be new or an improvement.**



Selection Criteria

Governmental Priorities

- 2 points allowed for project located in a Federally recognized or State recognized Tribal census tract.
 - 2 points allowed for projects located in a parish without a LIHTC award within the last 20 years
 - Beauregard, Claiborne, Grant, La Salle, St. Charles, St. Helena, St. John the Baptist, and Tensas
 - Eviction Prevention and Low Barrier Tenant Screening - Maximum 3 Points
 - Two points will be awarded if the applicant commits to creating an Eviction Prevention Plan for the property.
 - One point will be awarded if the applicant commits to implementing low-barrier tenant screening in order to minimize the impact of previous evictions on a household's ability to secure future housing.
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Selection Criteria

Diversity, Equity & Inclusion

- Material Participation of Minority, Women's, and Veteran's Businesses

<u>Firm/Entity</u>		(Maximum 4 points)
Professional Services/ General Contractor		2 points
Sub-Contractors/Vendors	<u>1% - 4.99% of Total Development Cost</u>	1 points
Sub-Contractors/Vendors	<u>>5% of Total Development Cost</u>	2 points

- Points for JV with a Certified Minority Entity, Woman-Owned Business, Veteran-Owned Business, Service-Disabled Veteran-Owned Business, or a Qualified Small Business (Maximum 5 points)
 - A joint venture property development arrangement between two or more parties that agree to combine resources, share ownership, governance, returns, and risks.

Selection Criteria

Project Diversity

- Percentage of Low Income Units at of 60% AIM does not exceed:
 - 80% of the Total Project units - 5 points
 - 70% of the Total Project units - 4 points
 - 60% of the Total Project units - 3 points

Extended Affordability Agreement

- Taxpayer/Owner will execute an Extended Affordability Agreement to keep the project affordable until after the:
 - 35th year – 3 points
 - 40th year – 4 points
 - 45th year – 5 points



QAP 2024 Program Schedule

Date	Applicant	LHC
November 9, 2022		Presentation of Draft QAP to Board of Directors
November 14, 2022		2024 Draft QAP Posted on LHC website
November 14 – January 5, 2023	Written Comments	Public Comment Period
December 22, 2022		Statewide Publication of Revised Draft and Public Hearing Notice
January 5, 2023		Public Hearing for QAP
January 18, 2023		Presentation of Staff Recommendations, Adoption of Final QAP and Submission to the Governor for Signature
January 18 – 24, 2023	Written FAQs	FAQ period
January 30, 2023		FAQ Responses Posted
February 13, 2023		QAP Workshop/Application Process
March 15, 2023	Pre-submission Packet and Market Study Fees along with location characteristics	
May 4, 2023	Submission of Underwriting Application, Financial Commitments, Evidentiary Materials to support the Appendixes and Financial Commitments, Selection Criteria and Application Fees Due	
May 10, 2023		Proposed Projects for Underwriting presented to the Board of Directors
June 14, 2023		Score Reconciliations Provided to Developers
28-Jun-23		
12-Jul-23		Approval of Final Rank, Scoring and Reservation of LIHTCs

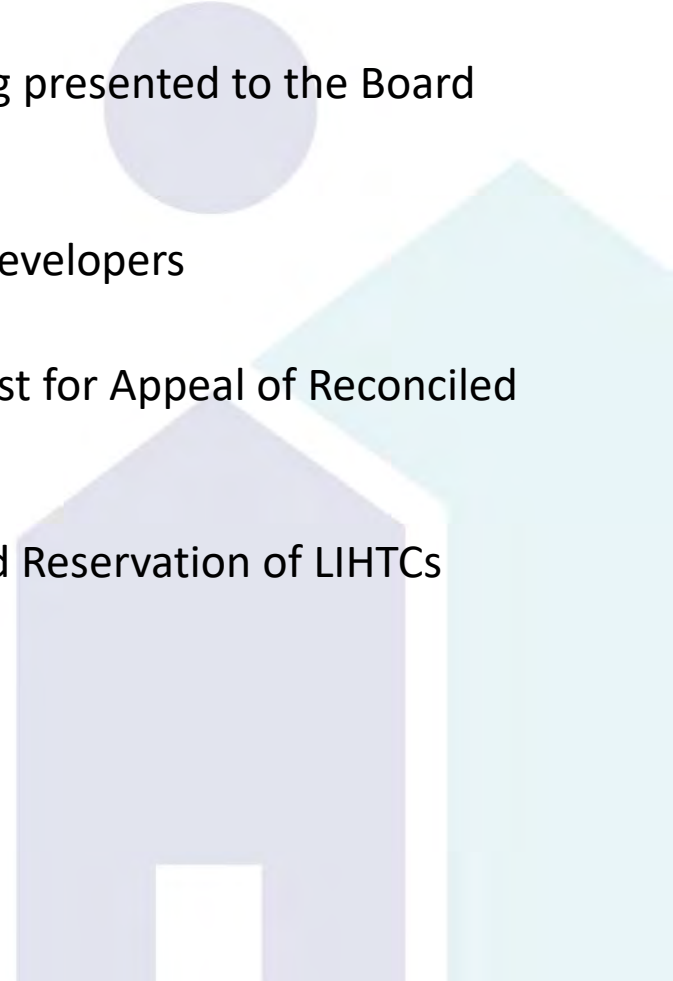
Submission Process and Timeline

QAP 2024 Program Schedule

- February 13, 2023 – QAP Workshop/Application Process
 - February 14, 2023 - Underwriting Application & Market Study Checklist will be posted on the website
- March 15, 2023 – Pre-submission Packet Deadline
 - Market Study Checklist
 - Market Study Fee
 - Location Characteristics
 - **Submit via email to qapcomments@lhc.la.gov**
- May 4, 2023 – Application Submission Deadline
 - Underwriting Application
 - Financial Commitments
 - Evidentiary Materials to support the Appendixes and Financial Commitments
 - Selection Criteria
 - Application Fee

***Analysis Fees are **only** due upon request from LHC staff

QAP 2024 Program Schedule

- May 10, 2023 – Proposed Projects for Underwriting presented to the Board of Directors
 - June 14, 2023 – Score Reconciliation Provided to Developers
 - June 28, 2023 – Deadline to Submit Written Request for Appeal of Reconciled Score
 - July 12, 2023 – Approval of Final Rank, Scoring, and Reservation of LIHTCs
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2024 QAP Application Presentation

- Application Submission Portal Demo
 - Login & Registration
 - Application Creation and Document Upload
 - Application Submission
- QAP Underwriting Model Demo
 - Printing Options
 - Project Description Tab
 - Selection Criteria Tab
- Updates from the previous application Model
- Feedback from the Test Application Model
- Questions and Answers



- **Low-income Housing Tax Credit (LIHTC) Program Website**
 - [Low-Income Housing Tax Credit \(LIHTC\) Program \(la.gov\)](https://www.la.gov/low-income-housing-tax-credit)
- **Electronic Underwriting Application**
 - [2024 QAP Application Test Model](#)
- **Application Submission Website**
 - <https://forms.lhc.la.gov/lihtc/login>
- **2024 Qualified Allocation Plan - FAQs**
 - [2024 Qualified Allocation Plan - FAQs](#)

Please consider submitting early to avoid any delays.

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