JOHN BEL EDWARDS
GOVERNOR

EDSELLE KEITH CUNNINGHAM, JR.
INTERIM EXECUTIVE DIRECTOR

Louisiana Housing Corporation

The following resolution was offered by Board Member Michael T. Anderson and seconded by Board Member Elton M. Lagasse:

RESOLUTION

A resolution approving the Louisiana Housing Corporation (LHC or Corporation) staff's recommended strategies for awarding HOME funds under the 2016 Spring NOFA (Notice of Funding Availability); and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation has been ordered and directed to act on behalf of the State of Louisiana (State) in applying for, implementing, allocating, and administering programs, grants, and/or resources made available pursuant to 24 CFR Part 92 (The HOME Investments Partnership Program); and

WHEREAS, the Corporation has a minimum of four million dollars ($4,000,000) in HOME funds available to be used for the promotion of development of affordable housing in the 2016 Spring NOFA; and

WHEREAS, Corporation staff has recommended an initiative to allocate the HOME funds that promote maximum utilization of the available funds giving priority to projects that are able to utilize local governmental funding, demonstrate a readiness to proceed, and that are located in small cities or rural parishes with demonstrated need; and

WHEREAS, The Board of Directors of the Louisiana Housing Corporation (Board) desires to approve the recommendations of staff and to authorize and direct staff and counsel to implement the 2016 Spring NOFA.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. The terms, conditions and parameters for awarding HOME funds to projects in conjunction with 2016 Spring NOFA are hereby adopted and approved by the Board.

.SECTION 2. The Corporation staff and legal counsel are authorized and directed to prepare the forms of such notices, documents, and/or agreements as may be necessary to implement the strategies described in this resolution and the 2016 Spring NOFA.

SECTION 3. The Chairman, Interim Executive Director of the Corporation, and/or Secretary of the Corporation be and they are hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: Michael T. Anderson, Christopher Trahan obo Treasurer John N. Kennedy, Tammy P. Earles, Elton M. Lagasse, Willie Rack, Donald B. Vallee, Jennifer Vidrine.

NAYS: None.

ABSENT: Ellen M. Lee, Larry Ferdinand.

ABSTAIN: None.

And the resolution was declared adopted on this, the 11th day of May 2016.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (Board), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board on May 11, 2016, entitled: "A resolution approving the Louisiana Housing Corporation (LHC or Corporation) staff's recommended strategies for awarding HOME funds under the 2016 Spring NOFA (Notice Of Funding Availability); and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 11th day of May 2016.

Secretary

(SEAL)

LOUISIANA HOUSING CORPORATION

2016 SPRING AFFORDABLE HOUSING INITIATIVE NOTICE OF FUNDING AVAILABILITY

RELEASE DATE: May 11, 2016

The Louisiana Housing Corporation (LHC or Corporation) hereby releases this Notice of Funding Availability (NOFA) for the Preliminary Commitment of **at least $4,000,000** of HOME Investment Partnership Program funds (HOME Funds). This NOFA is designed to provide funding to projects located in non-HOME entitlement areas (Non-PJs). Should however no projects are submitted for non-entitlement areas or projects from such areas are insufficient to use all available funds, projects from HOME entitlement areas may be considered.

The Louisiana Housing Authority (LHA) has Permanent Supportive Housing (PSH) Project-Based Vouchers (PBV) to award through this NOFA. PSH/PBVs will only be awarded to affordable rental housing developments that have a minimum number of 1 bedroom units available to serve households in need of PSH as supported by the market study for the development. Specific requirements for receiving an award of PBS/PBV are included in the Rental Development section of this NOFA.

The NOFA is expected to address a portion of the unmet housing needs of the state by soliciting for-profit developers, units of local government, experienced non-profit organizations and community housing development organizations (CHDOs) interested in undertaking affordable rental housing development across the state. This NOFA does not specifically target CHDOs; however, an applicant of CHDO sponsored affordable housing development may apply.

Interested parties will submit applications for the development, construction/rehabilitation and management of all phases of an affordable rental housing development, including the planning, program administration, program documentation, applicant intake and financing necessary to receive an investment of HOME Funds. HOME Funds will only be awarded in connection with the issuance by the LHC of Tax-Exempt Bonds pursuant to Section 142(d) of the Internal Revenue Code (Code) and the allocation by the LHC of Low Income Housing Tax Credits (LIHTCs) pursuant to Section 42(h)(4) of the Code.

The NOFA will be posted to the LHC website no later than 4:30 P.M. C.S.T. on Friday, May 13, 2016. LHC strongly encourages, but does not require, that all potential applicants attend the 2016 Spring Affordable Housing Initiative NOFA Orientation Workshop, scheduled for May 18, 2016, at 10:00 A.M. C.S.T., at the headquarters of the Louisiana Housing Corporation (2415 Quail Drive, Baton Rouge, Louisiana 70808).

If you require special services or accommodations, please submit request via e-mail to Desiree Armstead at darmstead@lhc.la.gov.

Applications shall be received no later than 4:00 P.M. C.S.T. on June 13, 2016. Successful applicants will be awarded HOME Funds no later than July 13, 2016.

All HOME Funds will be awarded in the form of a soft cash flow loan payable from Surplus Cash. HOME Funds will accrue interest at a rate not exceeding the long-term applicable federal rate (AFR) and will be payable from not less than 50% of Surplus Cash so that at the end of the term of and hard first Mortgage Note the unpaid balance of such Note will not exceed 80% of the residual value of the project. Any deferred developer fees will be paid from Surplus Cash in conjunction with the repayment of the soft cash flow loan, preferably within the ten year credit period for LIHTCs, but not later than initial fifteen year compliance period for LIHTCs.

2016 SPRING AFFORDABLE HOUSING INITIATIVE

GOALS AND OBJECTIVES

The NOFA is designed to address a portion of the unmet affordable rental housing needs of the state, particularly in rural areas that have had no new multifamily housing developments within the last ten (10) years, by expanding and sustaining the supply of affordable rental housing units throughout the state. The objective of this NOFA is to:

•Create and preserve existing affordable housing with emphasis on developments with project based Section 8 Contracts;

Provide funding to meet housing needs of persons that are most burdened or subject to sub-standing housing.

All developments funded through this NOFA must benefit very low and low income persons. HUD defines "very low income" residents as those families whose total household income, adjusted for family size, does not exceed 50% of the area median income. HUD defines "low income" residents as those families whose total household income, adjusted for family size, and does not exceed 80% of the area median income.

FUNDING

No less than $4,000,000 in HOME funds will be made available through this NOFA. The Corporation, at the discretion of its Board of Directors, may increase this amount dependent on the quality and number of viable applications received.

No affordable rental housing development will be awarded more than $1,350,000 in HOME Funds. The highest scoring projects will be awarded until the funds are exhausted.

An applicant receiving funds under this NOFA will be expected to maintain the fiscal, physical and managerial soundness of the affordable rental housing development receiving the HOME Funds for the longer of the period of affordability or the maturity of any loan or guaranty financing provided by the

LHC. Applicants must assure compliance with all federal cross cutting and LHC regulatory and administrative requirements, including but not limited to:

•Implementing the project or program activity as proposed in the submitted application;

•Ensuring compliance with all reporting requirements;

•Managing fund disbursement and accounting;

•Preparing work specifications;

•Conducting inspections;

•Affirmatively marketing;

•Program administration;

•Program documentation;

•Applicant intake; and

•Ensuring that all HOME requirements are met for the entire affordability period applicable to the project.

ELIGIBLE USES

HOME Funds awarded under this NOFA will only reimburse costs incurred to develop a project. No HOME Funds will be advanced to reimburse a project cost unless the electronic Funds Requisition Form with back-up invoices and receipts is submitted and approved. No funds will be disbursed until all funding commitments and grant agreements are signed, and environmental conditions are satisfied.

The purchase of land is an eligible use of funds under this NOFA; however, in no case will the entire award to an activity under this NOFA be allowed for **only** the acquisition of land.

Construction/Rehabilitation costs must be included as a budgeted item and approval must be drawn on a pari passu basis with other permanent funding sources.

INELIGIBLE USES

HOME Funds cannot be used to purchase land from a person or person within an entity that has an identity of interest with the applicant.

Properties previously financed with HOME Funds during their affordability periods cannot receive additional HOME assistance unless assistance is provided within the first year after project completion.

HOME Funds may not be used for development, operations or modernization of public housing financed under the 1973 Act (Public Housing Capital and Operating Funds).

Projects that previously received funding from LHC are ineligible to apply during this round.

RENTAL DEVELOPMENT

Affordable Rental housing developments must meet the affordability requirements of this section:

1. Rent for HOME Funds-assisted units must not exceed 30% of the adjusted income of a family whose annual income equals or is less than 65% of the area median income as determined by HUD, adjusted by bedroom size. HUD provides annual HOME rent limits that include average occupancy per bedroom and adjusted income assumptions. For purposes of this initiative, HOME rent limits and requirements will be used for all HOME Funds-assisted units.

2. In affordable rental housing developments with 5 or more HOME Funds-assisted units, 20% of the HOME-assisted units must be occupied by very low income families and meet one (1) of following rent requirements:

a. The rent does not exceed 30% of the annual income of a family whose income equals 50% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions.

b. The rent does not exceed 30% of the family's adjusted income. If the unit receives federal or state project-based rental subsidy and the very low income family pays as a contribution toward rent not more than 30% of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the federal or state project-based rental subsidy program.

3. PBV may be awarded to projects that have one-bedroom units available to serve households in need of PSH. In addition to the unit size the project must be close to public transportation and health care. No more than 25% of the units in a project can be set aside for PSH PBVs. Projects that request PBVs will be reviewed by the PSH Executive Management Counsel and the with PSH/PBV waiting list to ensure the project is in a location where services are accessible and people in need of PSH want to live. The project must satisfy the glossary definition for "Permanent Supportive Housing".

FINANCIAL SUSTAINABILITY

Applicants unable or unwilling to provide the required information indicated below will not be funded under this NOFA.

PERFORMANCE BOND

Each funded application that receives an award of HOME Funds will be required to post a performance bond during the period of construction sufficient to cover the HOME Fund award or provide proof of minimum net financial resources as indicated below.

MINIMUM NET FINANCIAL RESOURCES

In lieu of a performance bond, demonstration of minimum net financial resources is an option for a person or entity alone or in combination with other persons or entities having net assets equal to the applied for HOME Fund Loan **and** who has unrestricted liquid assets at least equal to 10% of the applied for HOME Fund Loan. Applicants must provide proof through submittal of certified audited financials.

MANDATORY ACTIVITIES & THRESHOLD REQUIREMENTS

CROSS CUTTING FEDERAL REQUIREMENTS

All applicants shall comply with the following:

1. Environmental clearance;

2. Uniform Residential Requirements as applicable;

3. Feasibility and viability; and

4. Market studies.

THRESHOLD REQUIREMENTS

1. Applicants must complete and submit the LHC LIHTC electronic application and Bond application with the LHC simultaneously by no later than **June 13, 2016 at 4:00 CST**. Applicants must provide the required performance bond or provide proof of minimum financial requirements at start of construction.

3. Projects with multiple environmental issues will cause the award of HOME Funds to be canceled.

4. Projects involving the relocation of tenants must include in the application submittal a relocation plan and evidence in the project's Sources and Uses the costs associated with the relocation of tenants. Applicants must provide a copy of the HUD required General Information

Notice in the application package. The budget for relocation must be included in the application and the expected cost must be reasonable.

5. Projects shall prove that water and sewer services will be provided upon completion by submitting the following:

a. Letter from the local service provider; or

b. Architectural submission.

CAPITAL NEEDS ASSESSMENT – REHABILITATION PROJECTS ONLY

A capital needs assessment must be submitted at the time of application for all rehabilitation projects.

An independent, experienced third party must perform the Capital Needs Assessment and this party cannot have a financial interest in ownership of the development (i.e. not a member of the development team). It is required that a licensed professional, such as an engineer/architect, perform the assessment and supply the LHC with their professional opinion of a property's current overall physical condition. This includes the identification of significant deferred maintenance, existing deficiencies, and material building code violations that affect the property's use and its structural or mechanical integrity.

The assessment shall include a site visit and physical inspection of the interior and exterior of units and structures, as well as an interview with available on-site property management and maintenance personnel to inquire about past repairs/improvements, pending repairs and existing or chronic physical deficiencies. The assessment should include an opinion as to the proposed budget for recommended improvements and should identify critical building systems or components that have reached or exceeded their expected useful lives. The assessment should also include recurring probable expenditures for significant systems and components impacting use and tenancy, which are not considered operation or maintenance expenses, in order to determine the appropriate replacement reserve deposits on a per unit per year basis.

The following components should be specifically examined in the Capital Needs Assessment:

1. Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, sewer, storm drainage, gas, and electric utilities and lines;

2. Structural systems, both substructure and superstructure, including exterior walls and balconies, exterior doors and windows, roofing system, and drainage;

3. Interiors, including unit and common area finishes (carpeting, vinyl tile, plaster walls, paint condition, etc.), unit kitchen finishes and appliances, unit bathroom finishes and fixtures; and common area lobbies and corridors;

4. Mechanical systems, including plumbing and domestic hot water, HVAC, electrical, and fire protection; and

5. Elevators and/or stair wells (if applicable).

CHANGES TO PROJECT AFTER AWARD

Any changes to a project, including but not limited to unit count and configuration, after the notice of award must be approved in advance by the Corporation in writing. Changes made without the prior written approval of the Corporation will result in the cancelation of the project and the recapture of all awarded funds.

STRICTLY ENFORCED DEADLINES

For awards under this NOFA, LHC will **strictly adhere** and impose deadlines for committing and expending funds based upon the activity proposed and other information provided in the application. Any funds not committed or expended within these timeframes will be recaptured by the Corporation.

1. A complete environmental review package including but not limited to a Phase I and 24 CFR Part 58 review (in a binder with tabs) is sent to Agaha Brass, Environmental Impact Officer, via mail to 2415 Quail Drive, Baton Rouge, LA 70808, (using a tracking service) and emailed to HOME@lhc.la.gov with tracking information within one hundred and twenty days (120) of this Conditional Commitment. Incomplete submissions will not be deemed as a submission and will not meet the 120 day requirement. Furthermore, the submission must contain the appropriate acknowledgment form (Exhibit C- Environmental Review + Davis Bacon and Related Acts Requirements Letter_Template.pdf).
2. Financial closing at which all other sources of funds in the Development Budget are fully documented for the Project does not occur within one hundred eighty (180) days of this Conditional Commitment.
3. Construction at the site does not commence within two hundred ten (210) days of the date of this Conditional Commitment.
4. The initial draw of HOME Funds is not made within two hundred forty (240) days of this Conditional Commitment.
5. Projects that have been awarded HOME Funds for which no draws have been disbursed within 12 months from date of award or for which construction has not begun within 18 months from the date of award will be cancelled automatically.

6. All projects must be completed within 4 years from date of award or all HOME Funds shall be repaid to LHC.

7. Rental Projects must have all assisted units initially leased to an eligible tenant within 18 months from date of construction completion or all HOME Funds which were a part of the project must be repaid to the LHC.

8. Soft Fund awards may be terminated at any time prior to the award expiration date due to the absence of program/project productivity. Funds advanced prior to the termination of a project (whether voluntary or involuntary) must be repaid to the LHC.

   Developer Fee-Fifty percent (50%) of the reimbursable portion of the developer fee will be paid at project completion. The remaining fifty percent (50%) will be paid once all "HOME" assisted units have been initially leased to eligible tenants.

NOTE: IF ANY OF THE ABOVE REFERENCED TIMELINES/REQUIREMENTS ARE NOT MET IT WILL RESULT IN AN AUTOMATIC RECESSION OF THE CONDITIONAL COMMITMENT.

COMPLETED PROJECTS

Projects are considered complete only after all units identified in a single project are at 100% Construction and occupied by an eligible tenant.

REGULATORY AUTHORITY & REQUIREMENTS

All applications under this NOFA are governed by the 2016 Qualified Allocation Plan, HOME regulations and Final HOME Rule dated July 24, 2013, as amended (24 CFR Part 92). Modification of federal statutes or regulations governing the HOME Program by Congress, the Department of Housing and Urban Development (HUD), the state legislature, or LHC may become effective immediately and apply to the activities funded under this NOFA.

All HOME Funds must be spent in accordance with HOME Program rules and regulations on eligible HOME activities.

All dwelling units assisted with HOME Funds shall comply with the applicable federal, state, and local codes and ordinances, the rules and regulations for affordable housing set forth at 24 CFR 92.254, Subpart H--"Other Federal Requirements" (such as Affirmative Marketing, Lead-Based Paint Poisoning Prevention Act), and the rules and regulations set forth in 24 CFR Part 92 including Model Energy Code.

This NOFA does not include the text of all applicable regulations that may be important to particular projects. For proper completion of the application, LHC strongly encourages potential applicants to consult the federal HOME Program regulations, and other federal cross-cutting regulations (referred to in Subpart H of the federal HOME regulations). Applicants should also consult the state Uniform Multifamily Regulations (UMRs).

SITE DEVELOPMENT REQUIREMENTS

Pursuant to 24 CFR §92.251, single-family new construction housing that is financed by HOME Funds must meet all applicable local building codes and building and zoning ordinances in effect at the time of project's completion. In the absence of a locally adopted building code, the project must meet the 2000 International Residential Code.

AFFORDABILITY REQUIREMENTS

The affordability period for each newly-developed unit is based on the amount of HOME Funds invested pursuant to 24 CFR §92.254. In the event that the housing unit is sold, the Corporation will recapture the shared net proceeds available based on the requirements of 24 CFR §92.254 and the housing unit must be sold for an amount not less than the current appraised value as then appraised by the appropriate governmental authority unless the balance on the loan will be paid at closing.

MINIMUM HOME ASSISTANCE PER UNIT

The minimum HOME assistance amount per unit may not be less than $1,000. The number of HOME units will be determined by dividing the total amount of HOME Funds by the total

permanent sources and applying the resulting percentage across all bedroom configurations. Each calculation is rounded up to the next whole number.

HOUSING CHOICE OPPORTUNITIES

Projects awarded HOME Funds must comply with Title VI of the Civil Rights Acts of 1964, the Fair Housing Act, Section 504, Executive Order 11063 and HUD regulations issued pursuant thereto so as to promote greater choice of housing opportunities.

UNIFORM RELOCATION AND REAL PROPERTY ACQUISITION ACT

If HOME Funds are proposed to pay for acquisition costs and activities, the Applicant follows the procedures of the Uniform Relocation and Real Property Acquisition Act to acquire the project site. The procedures must be followed prior to the site acquisition. HOME Funds cannot be used to pay or reimburse an applicant for site acquisitions activities that do not comply with the requirements of the Uniform Act.

DAVIS BACON PREVAILING WAGE RATE COMPLIANCE

If HOME Funds are awarded for rehabilitation and renovation cost activities or new construction of 12 or more housing units, the project budget costs must be based on the prevailing wage residential rates.

UNIFORM PHYSICAL PROPERTY CONDITION STANDARD

Housing that is constructed or rehabilitated with HOME Funds must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances at the time of project completion. If there are no such standards or code requirements, the housing must meet the Uniform Physical Property Condition Standard for the entire affordability period.

ACCESSIBILITY REQUIREMENTS

All funded projects must meet the accessibility requirements at 24 CFR Part 8, which implements Section 504 of Rehabilitation Act of 1973 (29 U.S.C. 794) and covers multifamily dwellings, as defined at 24 CFR 100.201, and must also meet the design and construction requirements at 24 CFR 100.205, which implement the Fair Housing Act (42 U.S.C. 3601-3619). These requirements must be met for the entire affordability period.

CHDO SET-ASIDE REQUIREMENTS

The New Final Rule at 24 CFR Part 92 imposed new requirements on projects that receive funds from the HOME Investment Partnerships Program. Community Housing Development Organizations must demonstrate staff with capacity to undertake the proposed activity. CHDOs

may use contracted staff to meet the capacity requirements. Contracted staff must be so contracted for a period of time and not for a particular project.

NOTE: Any changes in staff subsequent to the CHDO's designation must be fully disclosed within the application. See below for a summary of CHDO requirements in the event of changes within the CHDO organization:

STAFF DEVELOPMENT EXPERIENCE

1. Staff classification and documentation – To be counted as staff, the person must be employed by the CHDO, and documentation is needed.

a. Full time or part time employment – This would be evidenced by a payroll report or a W-4 or a W-2.

b. Contracted staff – This would be evidenced by a "contract" for employment and a

W-9 and 1099 (at the end of a year).

2. Relevant development experience – Document the basis for answers to the applicable project type.

a. Homeownership Development – Has the staff person been involved in the acquisition, rehabilitation/construction and sale of homebuyer housing? Previous experience purely in counseling, marketing, or financing activities is not sufficient to be considered development experience.

b. Rental Development – Has the staff person been involved in the acquisition, rehabilitation/construction and/or ownership/operation of rental housing?

CHDO ORGANIZATION CAPACITY

The LHC must consider the organizational capacity of the CHDO. The LHC will review information submitted to determine if the CHDO has the organizational capacity to undertake an award under the current NOFA. Factors that the LHC will consider include:

1. Organizational structure – Can the current corporate organizational structure support housing development activities or is there a need for a subsidiary or other organizational structure for future development? Are there operations or activities that need to be organizationally separate from housing development activities and portfolios?

2. Management structure/practices – Does the current CHDO management have the ability to manage additional development activities? Are the corporate lines of authority for development activities clear? Are policies & procedures in place governing development activities?

3. Pipeline/portfolio – What does the CHDO have as its current project pipeline and program responsibilities? Will CHDO be able to handle the additional project proposed? If the CHDO organization pursues housing development, what other activities are likely to suffer or not be able to be pursued due to the effort required for development activities? Does CHDO's portfolio of projects/properties evidence competent management and oversight? Do the properties appear to have adequate funding?

APPLICATION SUBMISSION

ORIENTATION WORKSHOP

LHC strongly encourages, but does not require, all potential applicants to attend the2016 Spring Affordable Housing Initiative NOFA Orientation Workshop, scheduled for **May 18, 2016, at 10:00 A.M. C.S.T.**, at the headquarters of the Louisiana Housing Corporation located at 2415 Quail Drive, Baton Rouge, Louisiana 70808. The workshop will cover the requirements of the NOFA, including how to submit applications and information necessary for a successful application submission.

APPLICATIONS

This NOFA does not commit the LHC to award any contract nor to pay any costs incurred in the preparation or delivery of applications. Furthermore, the LHC reserves the right to accept or reject, in whole or in part, any and all applications submitted, and/or to cancel this NOFA. The LHC also reserves the right to ask for additional information or conduct interviews from/with any applicant and/or all applicants as may be necessary or appropriate for purposes of clarification. LHC reserves the right, at its sole discretion, to suspend or amend the provisions of this NOFA. Any such revisions will be formalized by the issuance of an amendment to this NOFA.

APPLICATION FEE [Due at Application]

1 to 4 units	$100.00
5 to 32 units	$1,000.00
33 to 60 units	$1,500.00
61 to 100 units	$2,500.00
Over 100 units	$5,000.00

ANALYSIS FEE [Due at Application]

1 to 4 units	$100.00
5 to 32 units	$1,000.00
33 to 60 units	$1,500.00
61 to 100 units	$2,500.00
Over 100 units	$5,000.00

Market Analysis Fee of ($4,500.00) is due at the time of application and is not refundable. Should the project receive an LHC award, an award fee equal to 5% of the 4% LIHTC will be required.

INELIGIBLE APPLICATIONS

Applications will be deemed ineligible if any of the following conditions exist as of March 11, 2016:

1. Any person and or entity on the federal debarred list or an organization representing such person or entity is on the list.

2. Any person and or entity that received notice that they are currently out of compliance with LHC regarding annual audits or who are in arrears with other LHC financed projects.

3. Homeownership Developments proposed by entities that currently have unsold properties funded by LHC HOME Funds.

4. Any person or entity that currently has a LHC financed project with compliance issues that are unresolved for greater than 90 days.

5. Projects previously awarded financing by LHC that are currently incomplete.

REQUIREMENTS AND ORDER OF SUBMISSION

1) Submit a completed LIHTC Application with all applicable attachments and all financial commitments.

2) Submit a completed LHC Tax Exempt Bond Application. If a Bond Application is not submitted with the LIHTC application, the application will be disqualified.

3) Applicable fees stated above.

4) The application must be submitted in the following order and style:

A. Application Checklist
B. Complete hardcopies of both the LIHTC and LHC Tax Exempt Bond applications with each section and attachment individually labeled and tabbed;

C. Complete electronic copies of both the LIHTC and LHC Tax Exempt Bond applications with each section and attachment individually scanned and labeled.

DEADLINE TO SUBMIT

Applications must be received by the LHC, in their entirety, by no later **than June 13, 2016 at 4:00 P.M. C.S.T. WHERE TO SUBMIT**

Each proposal and accompanying documentation shall be submitted in a sealed envelope. The outside of the envelope must be address as follows:

Louisiana Housing Corporation

Housing Production

2415 Quail Drive

Baton Rouge, Louisiana 70808

Re: 2016 Spring Affordable Housing Initiative

Must include: Applicant/Company Name & Return Address

METHODS OF SUBMISSION

Applicants assume the risk of the delivery method chosen, including delivery via private courier or the U.S. mail. Be advised that applications arriving after the **June 13, 2016, 4:00 P.M. C.S.T** application deadline, whether via personal delivery, U.S. mail, Federal Express, UPS, or other comparable method of delivery, will not be accepted for any reason.

IMPORTANT DATES AND DEADLINES

NOFA and application published and posted to LHC website	May 13, 2016, 4:30 P.M. C.S.T.
2016 Spring Affordable Housing Initiative NOFA Orientation Workshop	May 18, 2016, 10:00 A.M. C.S.T.
Deadline to submit written inquiries to LHC	May 20, 2016 4:30 P.M. C.S.T.
Deadline for LHC to post FAQ in response to written inquires	May 24, 2016 3:30 P.M. C.S.T.
Application Deadline	June 13, 2016 4:00 P.M. C.S.T.
Award of Applications	No later than July 13, 2016

Written Agreement signed by	Within 7 days from preliminary award
Applicant and returned to LHC	

NOTE: LHC reserves the right to revise this schedule. Any such revision will be formalized by the issuance of an amendment to the NOFA.

Written agreements, signed by the applicants, not received by the LHC within 7 days.

QUESTIONS AND COMMUNICATION

LHC will consider written inquiries from applicants regarding the NOFA. Inquiries will only be considered if they are **submitted in writing to HOME@lhc.la.gov by the deadline for submission of written inquiries** set forth above. Inquiries shall clearly reference the section of the NOFA for which the applicant is inquiring or seeking clarification. Any and all written inquiries from applicants submitted in writing to HOME@lhc.la.gov will be deemed to require an official response.

In addition to written responses to individual inquiries, an official response to each inquiry, along with the actual inquiry, will be posted by 3:30 P.M. C.S.T. on May 21, 2016 in the form of a Frequently Asked Questions Addendum (FAQ) at http://www.lhc.la.gov.

It is the sole responsibility of the applicant to inquire into and clarify any item of the NOFA that is not understood. The Corporation also reserves the right to decline to respond to any inquiry that will cause an undue burden or expense for LHC. As mentioned above, the LHC will post all inquiries with answers on its website, http://www.lhc.la.gov.

It is the strict policy of the LHC that prospective respondents to this NOFA refrain from initiating any contact or communication, direct or indirect, with LHC staff or members of the Louisiana Housing Corporation's Board of Directors with regard to the competitive selection of applicants. Any violation of this policy will be considered as a basis for disqualification from consideration.

The LHC will produce public records in accordance with LA R.S. Title 44.

DEFINITIONS

Terms not specifically defined herein have the meaning given to them in LHC's 2016 Qualified Allocation Plan (QAP) available on LHC's website at:

http://www.lhc.la.gov/assets/Programs/Low_Income_Housing_Tax_Credit/QAP/2016/Draft2016QAP.pdf

Applicant – An employee of the CHDO as defined in the HOME Regulations.

CHDO Developer - CHDO as a "developer" it is a LHC certified CHDO that (1) either owns a property and develops a project, or has a contractual obligation to a property owner to develop a project; and (2) performs all the functions typically expected of for-profit developers, and assumes all the risks and rewards associated with being the project developer.

For rental housing, the CHDO must obtain financing, and rehabilitate or construct the project. If it owns the property, the CHDO must maintain ownership and manage the project through the affordability period. If it does not own the property, the CHDO must enter into a contractual obligation with the property owner. LHC will not make a reservation of HOME Funds to a CHDO for development unless it has determined that the CHDO has staff with demonstrated development experience and the knowledge and skills necessary to undertake the project.

Completed Projects - Projects are considered complete only after all units identified in a single project are a 100% construction complete and occupied by an eligible tenant or sold to an eligible buyer.

Construction Completion - All necessary title transfer requirements and construction work have been performed; the project complies with the requirements of this part (including the property standards under § 92.251); the final drawdown of HOME Funds has been disbursed for the project.

Corporation – The Louisiana Housing Corporation (LHC)

LHC – Louisiana Housing Corporation (LHC)

Entity/ Organization – A legal body (non-profit; for-profit, local units of government) that will have legal ownership of the project and property before and after project completion. A developer may contract with an entity or be a part of a development team.

Income Targeting – Not less than 90% of the families receiving tenant based rental assistance (TBRA) are families whose annual incomes do not exceed 60% of the median family income for the area, as determined and made available by HUD with adjustments for smaller and larger families at the time of occupancy or at the time funds are invested, whichever is later or the dwelling units assisted with HOME Funds are occupied by families having such incomes.

Permanent Supportive Housing - Housing that is (i) safe and secure, (ii) affordable to the eligible target population (as defined under "Eligible Target Population for Permanent Supportive Housing" in this glossary, (iii) permanent, with continued occupancy as long as the eligible target population pays the rent and complies with the terms of the lease or applicable landlord/tenant laws in the State of Louisiana and (iv) linked with supportive services that are flexible and responsive to the needs of the individual, available when needed by the eligible target population and accessible where the tenant lives, if necessary.

Project – A site or sites together with any building (including a manufactured housing unit) or buildings located on the site(s) that are under common ownership, management, and financing and are to be assisted with HOME Funds as a single undertaking located within a 5 mile radius of each other within a single governmental entity (if located within a city, town, or other similar political subdivision then all

sites must be within the same political subdivision for rental projects and within the same parish for homeownership projects. If located outside of a local jurisdiction then all sites must be within the same Parish for both rental and ownership projects. The project includes all the activities associated with the site and building.

Responsible Entity – Anybody of general government that has jurisdiction over the area in which a project is located, and exercises authority over land use issues in that jurisdiction (24

CFR § 58.2) which may include participating jurisdictions, state recipients, or insular areas responsible for conducting environmental reviews.

Rural Parish – A Parish which is entirely defined by USDA as rural.**Sponsor** – Person(s) with respect to the project concerned, having site control (evidenced by a deed, a sales contract, or an option contract to acquire the property), a preliminary financial commitment, and a capable development team.

Substandard Housing - Any housing unit which does not satisfy the Habitability Standards and requires Substantial Rehabilitation.

Written Agreement – The document entered into between the LHC and the applicant for the HOME assisted units that includes, but is not limited to, the terms of funding.

SCORING

Awarded projects are required to have a minimum score of 40 points. In addition to points requested via the LIHTC 2016 QAP, applicants may select the following additional points:

I. LOCATION POINTS (MAXIMUM 10 POINTS)

10 points - Awarded to

Projects proposed in an town that has not received funding for a new development of multifamily housing production from LHC within the last 10 years

5 points – Awarded to

Projects with existing HAP contracts or any other federally funded rental subsidy on at least 25% of its units.

II. ABILITY TO LEVERAGE HOME FUNDS WITH LOCAL GOVERNMENTAL FUNDING

(MAXIMUM 10 POINTS – Points will not be allowed in both this category and 2016 QAP Selection Criteria Item E. Governmental Support)

Leveraging of Local Governmental Funds

10 points – Awarded to

Projects evidencing leveraging of HOME Funds and 4% tax credits with local governmental funding or support greater than 5% of the project's development costs.

5 points - Awarded to

Awarded to projects evidencing leveraging of HOME Funds and 4% tax credits with local governmental funding or support greater than 2% of the project's development costs.

III. PROJECT READINESS & DEVELOPMENT SCHEDULE (MAXIMUM 22 POINTS)

Readiness to Proceed - All evidence must be submitted in the file in order to obtain the points

7 points Awarded to Projects that have completed environ – mental clearance review-evidence must be submitted with the file.

6 points

Awarded to projects on sites that have obtained discretionary public land use approvals (obtaining building permits is not necessary to score points).

5 points

Awarded to projects that are ready to proceed without requiring any additional development approvals.

4 points

Awarded to projects that have secured an executed contract from its general contractor.

V. SAMPLE PRELIMINARY PLOT PLANS and ELEVATIONS (MAXIMUM 10 POINTS)

Plot Plans and Elevations:

To receive points, photos of the neighboring properties must be submitted. Neighboring properties include all properties/structures on the same block including across the street. Photos must be labeled and indicated on a block map. Applicants will receive **either** 5 or 10 points depending on the submission.

10 points Sample floor plans and elevations must include design features that are consistent with

existing neighborhood housing stock.

5 points Sample schematic designs must be consistent with existing neighborhood housing stock.

V. PROJECT WITH PREVIOUS PARTICIPATION (MAXIMUM 5 POINTS)

Previous Participation 5 points Project that competed in the 2016 9% LIHTC Round but was unfunded.

VI. PROJECT SERVING TENANTS AGING OUT OF FOSTER CARE (MAXIMUM 5 POINTS)

5 points
Project will reserve a minimum of 5% of the project's units to accommodate persons Aging-out of Foster Care. A description of the supportive services tailored to meet the needs of-the aforementioned tenants must be included in the submission. Applicants-must-evidence in the project's financials the ability to provide rental subsidies throughout the affordability period and the cost of related supportive services.

VII. PROJECT COST CONTAINMENT (MAXIMUM 5 POINTS)

Cost Containment 5 points Project Costs at or below the 2016 QAP per unit total development costs.

VIII. Demonstrated Need (MAXIMUM 12 POINTS)

Home Value4 pointsAwarded to Projects in a city/town where the median housing value, As listed in the 2010-2014 American Community Survey 5-Year Profiles, is $45,000 or less

Income4 pointsAwarded to Projects in a city/town where household median income, as listed in the 2010-2014 American Community Survey 5-Year Profiles, is $22,500 per year or less.

Poverty4 pointsAwarded to Projects located in a city/town with a poverty rate, as listed in the 2010-2014 American Community Survey 5-Year Profiles, of 50% or more.

To receive points for any of the three criterion above applicants must print out the information from the 2010-2014 American Community Survey 5-Year Profiles. This can be accessed by going to the following link http://www.census.gov/quickfacts/table/PST045215/22 and entering the town's name, followed by Louisiana, in the search box. Staff in its review will verify the information.