LOUISIANA
HOUSING CORPORATION

2015
ANNUAL REPORT

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As Chairman of the Louisiana Housing Corporation (LHC) Board of Directors, I'm pleased to present our Fiscal Year 2015 annual report which gives a year in review of the work we've been doing to expand affordable housing statewide. The board and I are honored to serve alongside the LHC team in providing Louisiana citizens with safe, sanitary and affordable housing.

This past fiscal year, the LHC has had a $275 million impact on 109,305 Louisiana households. We've increased the amount of affordable housing statewide by constructing or rehabilitating 445 units more than we did the previous year. We accomplished these goals with $87.4 million in matching funds from public and private sources utilizing a variety of tools including tax credits, bonds and HOME funds.

We've successfully built upon our partnerships with local government officials, community leaders and non-profits in all corners of the state. We will continue to work with the stakeholders who help us build affordable housing including tax credit developers, realtors, lenders, non-profits and local elected officials. We will also work to expand housing developments in the parts of the state that need it the most including our rural and delta parishes.

I am especially proud of the work the LHC has done this year to provide homes for Louisiana veterans. We promoted VA mortgages to make homeownership easier for men and women in the armed forces. We successfully encouraged several Louisiana mayors to sign on to the pledge to end veteran homelessness, and we took steps in our Qualified Allocation Plan to place a priority on the development of veteran housing.

Our focus in the upcoming year will be to build on what we have accomplished to broaden available homeownership opportunities in Louisiana. The board and I pledge to continue our work along with the LHC team to provide the best possible service to those who need access to housing and related assistance. We will also continue to ensure the LHC is transparent, technologically advanced, engaged and knowledgeable.

Sincerely,

Mayson Foster
Chairman
Louisiana Housing Corporation

2015 Louisiana Housing Corporation Board of Directors

Chairman
Mayson Foster

Vice Chairman
Malcolm Young

State Treasurer
John Kennedy

Michael Airhart

Dr. Daryl Burckel

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Willie Spears

Guy Williams

Act 408 (the Act) of the 2011 Regular Session of the Louisiana Legislature created the Louisiana Housing Corporation (LHC). The intent of the Act was to consolidate funding sources and programs for affordable housing throughout the State and provide for a coordinated approach to overall State housing policy to ensure an adequate supply of affordable and accessible housing for all Louisiana residents.

Prior to the establishment of LHC, billions in federal and State dollars flowed through many different agencies in Louisiana, including the Louisiana Housing Finance Agency (LHC's predecessor agency), the Office of Community Development's Disaster Recovery Unit, the Department of Health and Hospitals, the Department of Children and Family Services, and the Louisiana Housing Authority, along with many other State programs that planned, funded and monitored homeownership, homelessness prevention, rental assistance and housing- related childcare.

This consolidation of such a broad range of housing programs was unprecedented for a State housing finance agency, creating a national model for comprehensive affordable housing policy development and financing, as well as coordinating the response to statewide housing disaster recovery.

The mission of the LHC is to ensure that every Louisiana resident is granted an opportunity to obtain safe, affordable and energy-efficient housing. As Interim Executive Director of the LHC, I'm pleased to present the Fiscal Year 2015 (FY15) Annual Report highlighting the corporation's work to achieve this important mission.

This fiscal year, we awarded **$88.2 million** to developers which allowed them to leverage an additional **$87.4 million** from other public and private investors to finance the development of **1,250 units** of affordable housing across the state. We increased the number of affordable units produced this year by more than **30 percent** over the previous fiscal year, while cutting the cost to develop each unit by almost half.

Our single family loan programs helped **277 Louisianans** borrow **$34.8 million** to purchase new homes. Our mortgage loan production was up by more than **50 percent** this fiscal year when compared to the previous year.
We helped **9,617** households through programs administered by the Louisiana Housing Authority and provided over **$30 million** in services to the homeless, disabled, veterans and youth aging out of foster care. We've helped thousands of families with their utility bills and weatherized hundreds of homes to improve energy-efficiency.

We've accomplished these goals by streamlining operations and administering programs more efficiently. Since 2011, the Legislature has swept $63 million in reserves which has severely diminished LHC's investment returns. As a result, we have eliminated vacancies; adopted a retirement incentive program; cross-trained employees; and ramped up collection efforts in our Asset Management Division. While we have had to make tough decisions in the midst of significant budget reductions, the quality of services we provide to families in search of affordable homes has not suffered.

We've made smart investments in technology and staff training in order to be more responsive to our constituents. LHC staff participated in more than **4,100 training hours** this past year. Approximately 21 percent of our staff will complete the Housing Development Finance Professional Certification Program; 7.5 percent are Housing Quality Standards (HQS)/Uniform Physical Condition Standards (UPCS) certified; and we have the first Building Performance Institute's (BPI) Quality Control Inspector to be certified in the State of Louisiana. We also have the only BPI-accredited testing facility in the State. The corporation will continue to invest in our employees so that we work smarter and can better serve our customers in new and broader ways.

As Interim Executive Director, I pledge that we will continue advancing our mission regardless of the State's budget climate. The LHC team will work hand-in-hand with the board to continue to provide the best affordable housing services we can to the State's most vulnerable families.

We will do our jobs and do them well; operating with absolute transparency and accountability. Thank you for working with us to make owning a Louisiana home more affordable. We look forward to engaging with you and our State and local partners in the coming year.

Sincerely,

Michelle L. Thomas
Interim Executive Director
Louisiana Housing Corporation

The impact of LHC programs can be seen by the eight Regional Housing Planning Areas (RHPA) each of which is typically referred to by the metropolitan area around which it is formed. RHPAs are economically integrated areas within which individuals can reside and find employment within a reasonable distance or can readily change jobs without changing their place of residence. RHPAs consist of all 64 parishes of the State.

REGIONS

RHPA1 - New Orleans (Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. James, St. John the Baptist, St. Tammany)

RHPA2 –Baton Rouge (Ascension, East Baton Rouge, East Feliciana, Iberville, Livingston, Pointe Coupee, St. Helena, Tangipahoa, Washington, West Baton Rouge, West Feliciana)

RHPA3 – Houma-Thibodeaux (Assumption, Lafourche, Terrebonne)

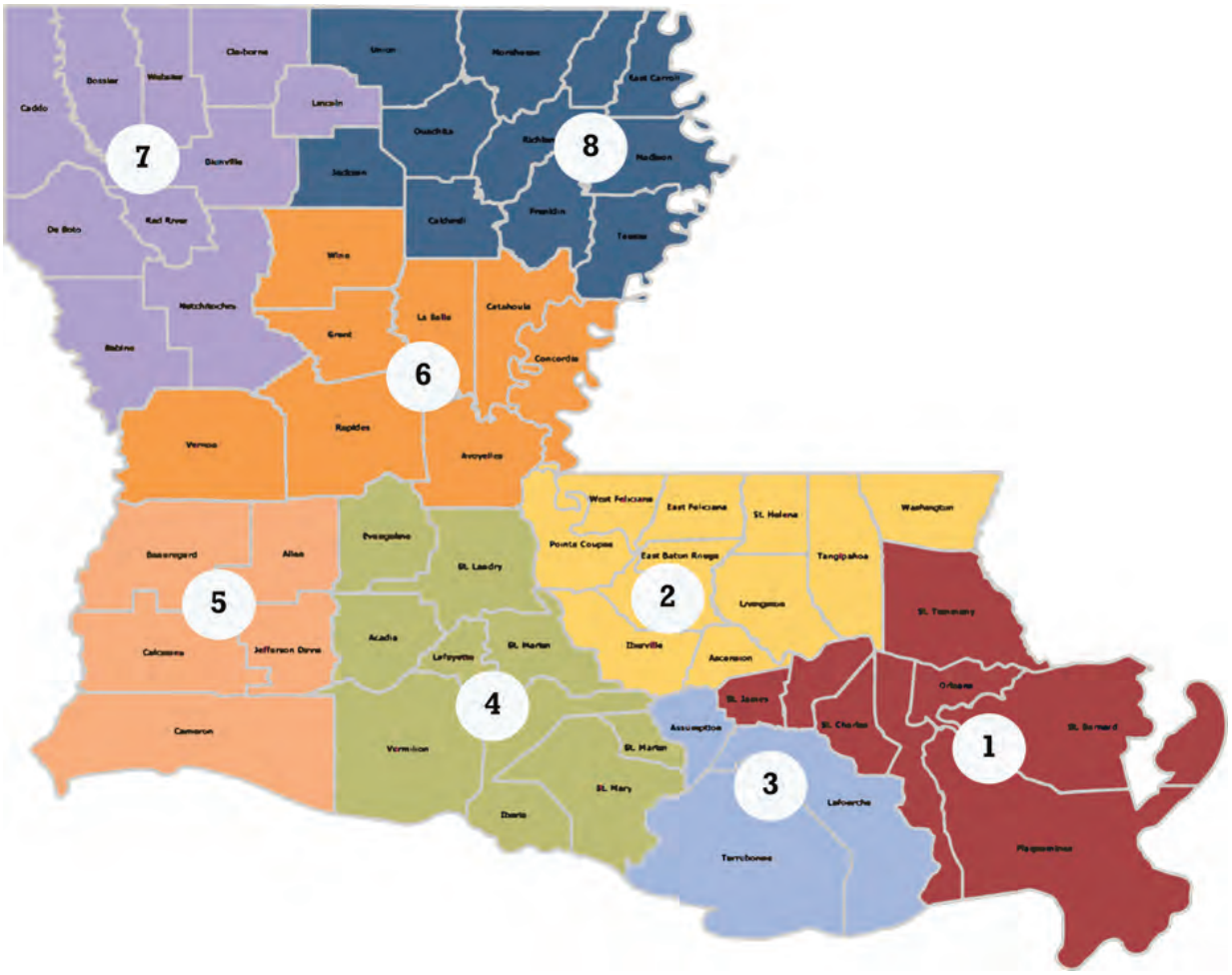
RHPA4 – Lafayette (Acadia, Evangeline, Iberia, Lafayette, St. Landry, St. Martin, St. Mary, Vermilion)

RHPA5 – Lake Charles (Allen, Beauregard, Calcasieu, Cameron, Jefferson Davis)

RHPA6 - Alexandria (Avoyelles, Catahoula, Concordia, Grant, LaSalle, Rapides, Vernon, Winn)

RHPA7 – Shreveport-Bossier (Bienville, Bossier, Caddo, Claiborne, DeSoto, Lincoln, Natchitoches, Red River, Sabine, Webster)

RHPA8 – Monroe (Caldwell, East Carroll, Franklin, Jackson, Madison, Morehouse, Ouachita, Richland, Tensas, Union, West Carroll)



In FY15 the LHC awarded $88,237,633 for the development of 1,250 affordable housing units across the state. Louisiana families borrowed $34,765,815 in single family loans to purchase 277 new homes. $34,532,495 in utility payment assistance and weatherization grants resulted in 78,706 payments and grants disbursed to families in need. LHC also provided contract administration and performed physical inspections on a total of 19,455 units.

In FY15, $30,362,780 allowed the Louisiana Housing Authority to provide emergency solutions, homelessness prevention, vouchers, and supportive housing assistance to 9,617 of the state's most vulnerable households.

LHC's $187,898,723 in funding, assistance, and grants in addition to the $87,366,680 of public and private leverage for multifamily developments allowed the LHC to have a statewide impact of $275,265,403 on 109,305 households in FY15.

HOUSING PRODUCTION

Housing Production Regional Impact	RHPA1 New Orleans	RHPA2 Baton Rouge	RHPA3 Houma	RHPA4 Lafayette	RHPA5 Lake Charles	RHPA6 Alexandria	RHPA7 Shreveport	RHPA8 Monroe	Statewide
HOME Funds	$0.00	$1,500,000.00	$0.00	$1,500,000.00	$750,000.00	$0.00	$1,500,000.00	$0.00	$5,250,000.00
4% Low Income Housing Tax Credits	$3,364,100.00	$1,014,313.00	$0.00	$1,013,523.00	$657,225.00	$0.00	$238,472.00	$0.00	$6,287,633.00
Community Development Block Grants	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00
MRB Bonds	$40,300,000.00	$13,650,000.00	$0.00	$13,850,000.00	$0.00	$0.00	$5,900,000.00	$0.00	$73,700,000.00
Total	$46,664,100.00	$16,164,313.00	$0.00	$16,363,523.00	$1,407,225.00	$0.00	$7,638,472.00	$0.00	$88,237,633.00

Housing Production Regional Impact	RHPA1 New Orleans	RHPA2 Baton Rouge	RHPA3 Houma	RHPA4 Lafayette	RHPA5 Lake Charles	RHPA6 Alexandria	RHPA7 Shreveport	RHPA8 Monroe	Statewide
HOME Funds	0	12	0	18	13	0	17	0	60
4% Low Income Housing Tax Credits*	515	180	0	174	262	0	59	0	1,190
Total	515	192	0	192	275	0	76	0	1,250

*Includes CDBG funding and bonds

SINGLE FAMILY LOANS

Single Family Loan Programs Regional Impact	RHPA1 New Orleans	RHPA2 Baton Rouge	RHPA3 Houma	RHPA4 Lafayette	RHPA5 Lake Charles	RHPA6 Alexandria	RHPA7 Shreveport	RHPA8 Monroe	Statewide
Market Rate GNMA Loans	$4,929,529.00	$21,252,873.00	$140,409.00	$545,204.00	$50,000.00	$1,568,353.00	$5,682,120.00	$176,444.00	$34,344,932.00
Preferred Conventional Loans	$0.00	$0.00	$0.00	$246,380.00	$0.00	$0.00	$174,503.00	$0.00	$420,883.00
Total	$4,929,529.00	$21,252,873.00	$140,409.00	$791,584.00	$50,000.00	$1,568,353.00	$5,856,623.00	$176,444.00	$34,765,815.00

Single Family Loan Programs Regional Impact	RHPA1 New Orleans	RHPA2 Baton Rouge	RHPA3 Houma	RHPA4 Lafayette	RHPA5 Lake Charles	RHPA6 Alexandria	RHPA7 Shreveport	RHPA8 Monroe	Statewide
Market Rate GNMA Loans	37	159	1	4	1	14	56	2	274
Preferred Conventional Loans	0	0	0	2	0	0	1	0	3
Total	37	159	1	6	1	14	57	2	277

ENERGY ASSISTANCE

Energy Assistance & Weatherization Regional Impact	RHPA1 New Orleans	RHPA2 Baton Rouge	RHPA3 Houma	RHPA4 Lafayette	RHPA5 Lake Charles	RHPA6 Alexandria	RHPA7 Shreve-port	RHPA8 Monroe	Statewide
Low Income Household Energy Assistance	$6,686,643.37	$6,509,011.61	$1,055,712.45	$4,300,615.49	$1,584,619.45	$2,241,104.61	$4,167,529.05	$2,706,076.22	$29,251,312.25
Weatherization Assistance	$1,208,499.53	$1,331,476.83	$268,743.51	$768,679.53	$89,965.22	$382,244.65	$861,084.13	$370,489.95	$5,281,183.35
Total	$7,895,142.90	$7,840,488.44	$1,324,455.96	$5,069,295.02	$1,674,584.67	$2,623,349.26	$5,028,613.18	$3,076,566.17	$34,532,495.60

Energy Assistance & Weatherization Regional Impact	RHPA1 New Orleans	RHPA2 Baton Rouge	RHPA3 Houma	RHPA4 Lafayette	RHPA5 Lake Charles	RHPA6 Alexandria	RHPA7 Shreve-port	RHPA8 Monroe	Statewide
Low Income Household Energy Assistance	18,154	16,839	3,061	11,412	4,483	5,640	11,175	7,063	77,827
Weatherization Assistance	193	207	42	127	25	77	127	81	879
Total	18,347	17,046	3,103	11,539	4,508	5,717	11,302	7,144	78,706

$275.3m

Total Statewide Impact

109.3k

Household Impact

LHC allocates federally allotted Low Income Housing Tax Credits (LIHTC) that provide an incentive toward the development of low-income rental housing. LHC also partners with Community Housing Development Organizations (CHDOs), non-profit and for-profit developers to distribute federal formula grants to fund a wide range of activities that build, buy and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance. Through the issuance of Multi-Family Mortgage Revenue Bonds (MRBs), LHC provides financing to developers to acquire, construct and/or rehabilitate affordable housing for low to moderate income families and individuals.

To qualify for tax credits, the proposed development must involve new construction or substantial rehabilitation of existing units occupied by low-income individuals and families. Each qualified tax credit development must include a minimum percentage of units to be set aside for eligible low-income tenants. These set-aside units must also be income restricted continuously for no less than 15 years.

LOW INCOME HOUSING TAX CREDITS (LIHTC)
Provides funding for the development costs of low-income housing by allowing an investor (usually the partners or a partnership that owns the housing) to take a federal tax credit equal to a percentage of the cost incurred for development of the low-income units in a rental housing project. Development capital is raised by "syndicating" the credit to an investor or, more commonly, a group of investors.

9 percent tax credits are available in a limited pool and are awarded competitively.

4 percent tax credits are not awarded competitively and must be coupled with LHC's Multifamily Revenue Bonds.

TAX CREDIT ASSISTANCE PROGRAM (TCAP)
Provides loan funding for capital investment in LIHTC projects. The LHC distributes these funds competitively and according to the Qualified Allocation Plan (QAP).

MULTIFAMILY MORTGAGE REVENUE BONDS (MRB)
The Multifamily Bond Program is coupled with the non-competitive (4%) LIHTC when the bonds will finance at least 50% of the cost of the land and buildings in the development. Housing projects that are financed (whether new construction or acquisition/rehab) in part by federal subsidies (i.e. volume cap bonds) are eligible for 4 percent tax credits only.

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME)
The HOME Program provides flexible federal formula grants that fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or home ownership or providing direct rental assistance to low-income residents.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)
A CHDO is a private nonprofit, community-based service organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. State certification as a CHDO allows access to HOME Program funds that are allocated specifically to CHDOs.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
Provides communities with resources to address a wide range of unique community development needs.

In FY15, LHC did not issue a competitive 9% LIHTC funding round. As a result, many developers opted to use $6,287,633 in non-competitive 4% tax credits, $73,700,000 in MRBs, and $5,250,000 in HOME funds to construct and rehabilitate a total of 1250 units – up 445 units over last year.

In the 2015 QAP, the corporation established preservation as a priority as demonstrated by the increase in financing historic rehabilitation in FY15. In FY15 only 34% of funding supported new construction compared to 66% in FY14. The significant increase in historic rehabilitation yielded a lower total cost per unit by $145,556 when compared to FY14 and will provide 1250 households the opportunity to live in affordable housing.

LIHTC 4% - FY14

Construction Type	# of Prorgams	New Units	Rehab Units	Credits	CDBG	HOME	MRB	TDC
Scattered Site/New Construction	1	32	0	$242,000.00	$3,200,000.00	$-	$4,500,000.00	$6,144,011.00
Conversion/New Construction	6	381	0	$3,861,052.00	$8,100,000.00	$3,520,000.00	$34,400,000.00	$148,993,807.54
Acquisition Rehab	5	0	352	$1,290,499.00	$-	$1,500,000.00	$20,165,000.00	$70,159,904.00
Substantial Rehab	2	0	40	$254,006.00	$3,278,143.00	$500,000.00	$4,500,000.00	$12,800,517.00
Historic Rehab	0	0	0	$-	$-	$-	$-	$-
Totals	14	413	392	$5,647,557.00	$14,578,143.00	$5,520,000.00	$63,565,000.00	$238,098,239.54

LIHTC 4% - FY15

Construction Type	# of Programs	New Units	Rehab Units	Credits	CDBG	HOME	MRB	TDC
Scattered Site/New Construction	1	76	0	$238,472.00	$-	$1,500,000.00	$5,900,000.00	$7,641,920.00
Conversion/New Construction	2	384	0	$2,027,836.00	$-	$3,000,000.00	$27,500,000.00	$53,487,107.00
Acquisition Rehab	1	0	275	$657,225.00	$-	$750,000.00	$-	$18,520,239.00
Substantial Rehab	1	0	272	$851,032.00	$-	$-	$-	$21,003,121.00
Historic Rehab	2	0	243	$2,513,068.00	$3,000,000.00	$-	$40,300,000.00	$74,951,926.33
Totals	7	460	790	$6,287,633.00	$3,000,000.00	$5,250,000.00	$73,700,000.00	$175,604,313.33

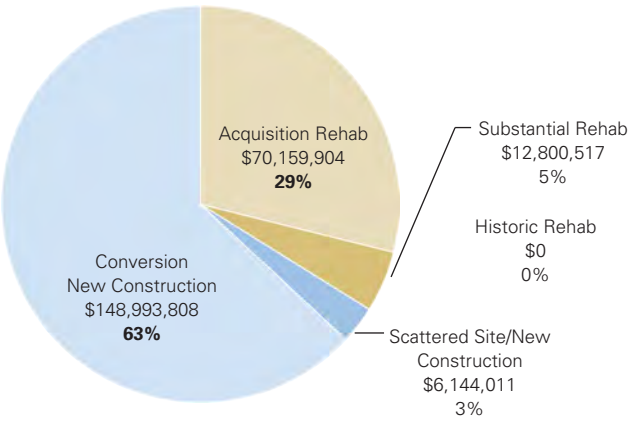
$175.6m

in Total Development Costs, anchored by LHC's $88m contribution of 4% LIHTC, HOME funds, CDBG, and MRBs impacts the economy by creating local jobs, generating revenue for municipalities, and increasing employment income.

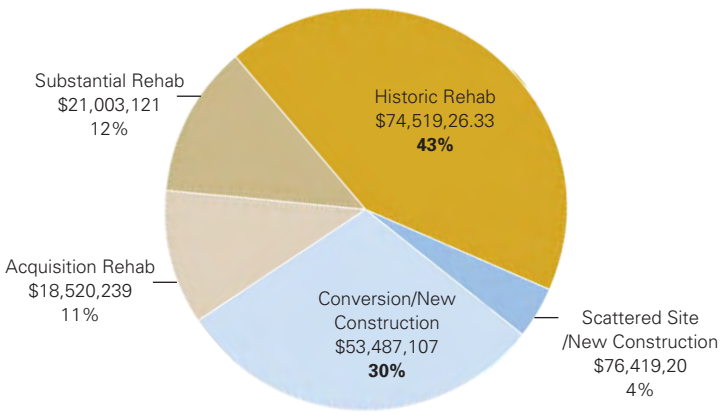
1250 units

of affordable housing will be produced as a result of funding awarded in FY15.

FY14 – Multifamily Development Investments



FY15 – Multifamily Development Investments



The LHC's Single Family Homeownership Programs help low- to moderate- income homebuyers achieve the American dream of owning their own homes. The LHC offers programs to assist homebuyers with the purchase of their principal residence, grants for down payment and/or closing costs and affordable rates. These programs are available for both first-time homebuyers and people who have owned homes before.

MARKET RATE GNMA PROGRAM

This program offers 3% for down payment assistance, closing costs and/or prepaid items. It is available to potential homebuyers with household incomes up to 115% of a parish's area median income (AMI) and offers a broader income range for eligibility while still providing down payment assistance.

The Government National Mortgage Association (GNMA) or Ginnie Mae guaranty allows mortgage lenders to obtain a better price for their mortgage loans in the secondary mortgage market.

LHC PREFERRED CONVENTIONAL PROGRAM

This program allows higher loan to value compared to FHA, higher income limits, and no up-front mortgage insurance premiums. The program offers 3% for down payment assistance, closing costs and/or prepaid items; no origination or discount fees; and reduced mortgage insurance.

HOMEOWNERSHIP EDUCATION COUNSELING PROGRAM

Our Homeownership Education Counseling Program helps citizens understand the rights, privileges and responsibilities of homeownership. LHC's approved housing counseling agencies present a series of workshops to help potential homeowners prepare for finding, buying, and maintaining their first home.

$34.7m

in LHC loans helped 277 Louisiana families purchase a home

$125.5k

Average purchase price for borrowers with an average income of $39,819

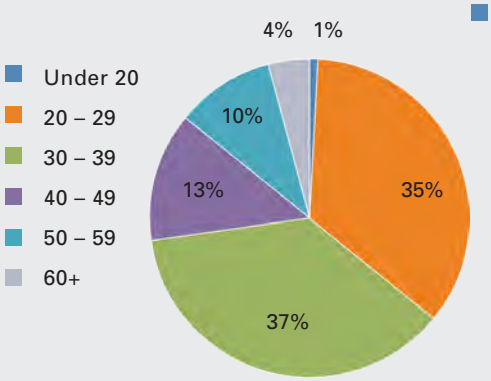
$479k

Granted to 18 approved housing counseling agencies to counsel 4,694 people on topics essential to homeownership

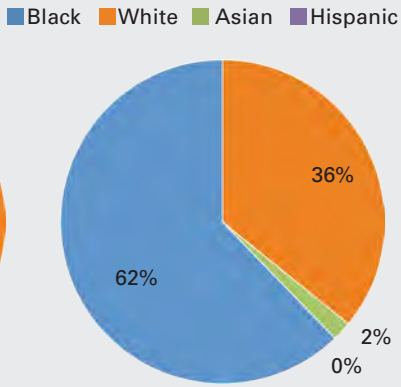
277 LHC loans were closed in FY15

The majority of the borrowers who took advantage of Market Rate GNMA and Preferred Conventional loans had an income between $30,000 and $49,000. The majority of borrowers were African-American females between the ages of 20 and 39.

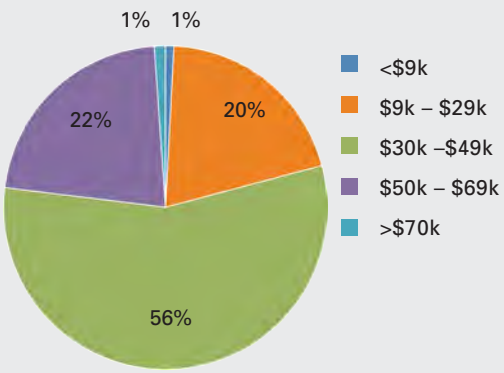
Average Borrower Age



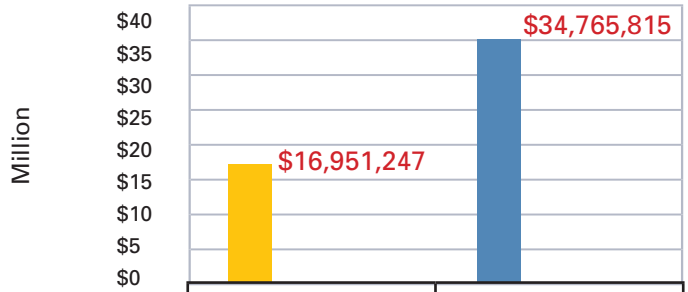
Race/Ethnicity



Borrower's Income



Single Family Loans – FY15 vs. FY14



	FY14	FY15
Total Loan Value	$16,951,247.00	$34,765,815.00
Homes Purchased	139	277
Avg. Loan Amount	$121,951	$125,508

HARMONY HOMES: APRIL'S STORY

"My biggest obstacles were being patient, working on my credit, and saving to pay off collections. Homeownersip builds communities, and I chose Central City because it is where I grew up and where my family resides. I love my home and will recommend the program to anyone who wants to own a home"

The LHC offers programs that provide assistance with the cost of energy and home weatherization assistance to low-income families across the state.

LOW-INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)
LIHEAP is a federally funded program that helps low income households with their home energy bills. The program may provide utility bill payment assistance and/or energy crisis assistance.

WEATHERIZATION ASSISTANCE PROGRAM (WAP)
This program weatherizes homes to improve heating and cooling efficiency; thereby reducing energy costs and improving the comfort level of household members. Priority is given to the elderly, disabled families with children under 18, and households with a high energy burden.

$29.3m

77,827 utility payments were made on behalf of distressed households

$5.3m

Provided to 879 Louisiana households for weatherization assistance

Decreases in federal funding resulted in decreased LIHEAP and WAP assistance available in FY15.

Low Income Home Energy Assistance Program

Fiscal Year	Funds Deployed	Payments Made	Average Payment Amount
FY14*	$33,505,336	94,687	$354.00
FY15	$29,251,312	77,827	$378.00
2-year Avg.	$31,378,324	86,257	$365.00

Weatherization Assistance Program

Fiscal Year	Funds Deployed	Grants Provided	Average Grant Amount
FY14*	$6,993,502.00	1,182	$5,917.00
FY15	$5,281,183.35	879	$6,008.00
2-year Avg.	$6,137,342.70	1,031	$5,962.50

**The number of WAP grants provided and LIHEAP payments made in FY14 reflects a revision made to the number reported in the 2014 Annual Report.*

Upon the formation of the LHC in 2012, the corporation began administering a portion of the state's disaster housing recovery programs and delivering housing initiatives in impacted parishes. Through our work, housing units have been brought back from desolation to serve as shining examples of what affordable housing can and should look like in Louisiana.

["We are very proud of the impact that these units have had on the revitalization of the state, and the opportunities that they have afforded to those wanting to return home." – Mayson Foster]

SMALL RENTAL PROPERTY PROGRAM (SRPP)
This program aimed to restore and rebuild the stock of one to four unit rental properties in order to address the rental housing needs of low- to moderate-income people in the areas most heavily damaged by hurricanes Katrina and Rita.

NON-PROFIT REBUILDING PILOT PROGRAM (NRPP)
This program provided grants to rebuilding organizations that had a proven track record of assisting homeowners to meet the gap in rebuilding their Katrina/Rita storm or flood damaged homes.

NEIGHBORHOOD STABILIZATION PROGRAM 3 (NSP3)
Working in partnership with the Small Rental Property Program, NSP3 addressed the housing needs of low to moderate income residents in a specific target area of New Orleans' Lower Ninth Ward. NSP3 provided gap financing in the form of forgivable loans to rental property owners to help restore their damaged units and offer them at affordable rents to income-eligible tenants.

PLAQUEMINES PARISH HOMEOWNER REHABILITATION PROGRAM
This program allowed the conversion of a portion of the parish's SRPP allocation to be used as a homeowner rehabilitation program. Funds were used to assist eligible homeowners to complete repairs or rebuild in Plaquemines Parish only.

LOUISIANA LOAN FUND
The Enterprise Louisiana Loan Fund (ELLF) was comprised of two combined programs – Housing Development Loan Fund (HDEV) and the Housing Land Assembly Operations (HLAS). HDEV was a revolving fund that provided resources to qualified non-profit and for-profit developers for early predevelopment and acquisition soft costs related to the development of affordable housing. HLAS provided a way to jumpstart development in Katrina/Rita-impacted communities that lost the most housing.

STATE AFFORDABLE RENTAL PROGRAM (ARP)
This program was used to restore and create affordable rental housing in parishes affected by hurricanes Gustav and/or Ike for individuals with low- and moderate-incomes through the new construction of rental housing or the acquisition/rehabilitation of existing facilities.

PARISH AFFORDABLE RENTAL PROGRAM (SRPP)
The five parishes most impacted by Gustav and Ike were allocated a share of $24 million to invest in affordable housing.

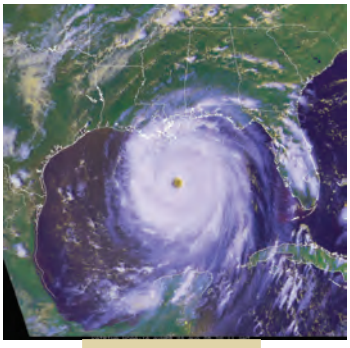
PARISH HOUSING PROGRAMS
In order to address the housing recovery needs resulting from hurricanes Gustav and Ike, the State provided federal Disaster Community Development Block Grants directly to impacted parishes. Choosing from a variety of programs (e.g. Homeowner Rehab, First Time Homebuyer, and Neighborhood Redevelopment), parishes have used these funds to assist homeowners throughout the state.

Katrina/Rita
recovery efforts

8,727 AFFORDABLE HOUSING UNITS
386 SINGLE FAMILY HOMES COMPLETED

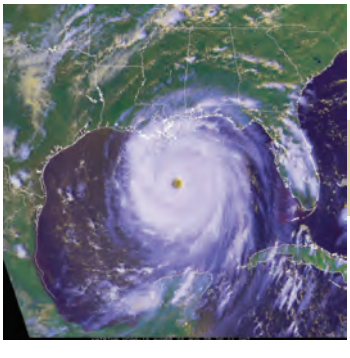
BYWATER ART LOFTS: SHANNON'S STORY

"I'm surrounded by talented people who always encourage my artistic endeavors. I sculpt, I paint, play music, act in film, produce wonderful video and do live performance art in front of thousands. I couldn't be who I am now if not for the Bywater Art Lofts; there is no doubt: my home, here, made my rebirth possible."



Gustav/Ike
recovery efforts

539 AFFORDABLE HOUSING UNITS
70 PERMANENT SUPPORTIVE HOUSING UNITS
22 EXTREMELY LOW INCOME HOUSING UNITS



ISAAC
$37Million
ALLOCATED FOR RECOVERY

The Louisiana Housing Authority is a subsidiary of the LHC which develops and implements strategies to eradicate homelessness and address housing needs in Louisiana. These strategies include the Permanent Supportive Housing (PSH) program that links affordable rental housing with voluntary, flexible, and individualized services to people with severe and complex disabilities, enabling them to live successfully in the community.

CALCASIEU PARISH CONTINUUM OF CARE CAPACITY BUILDING PROJECT HOMELESSNESS PREVENTION*
Provides short-term rental assistance and capacity building for the local Continuum of Care.

CONTAMINATED DRYWALL/SHORT TERM ASSISTANCE RENTAL SERVICES (STARS)
Provides optional relocation assistance for Road Home Option 1 grantees with contaminated drywall while their homes are remediated.

GUSTAV/IKE HOMELESSNESS PREVENTION*
Provides operating services to the One-Stop and Options and partially funded the construction of the Esplanade project that will provide 20 PSH units.

EMERGENCY SOLUTIONS GRANT (ESG)
ESG is a federal block grant for activities in connection with emergency shelter, homelessness prevention and rapid re-housing activities to include short-term and medium-term rental assistance and services to stabilize individuals and households who are homeless or at risk of becoming homeless.

HOMELESS SUPPORTS AND HOUSING*
Funds the restoration and expansion of homelessness housing capacity in hurricane impacted areas by providing funds for repairing damaged facilities and the creation of permanent supportive housing units.

LOUISIANA SERVICES NETWORK DATA CONSORTIUM
Initiative to consolidate the 9 separate Homeless Management Information Systems into one statewide system.

PROJECT-BASED VOUCHER PROGRAM (PBV)
Project-based vouchers provide decent, safe, affordable community-based housing by providing rental assistance for eligible families who live in specific housing developments or units.

SECTION 811 PROJECT RENTAL ASSISTANCE DEMONSTRATION PROGRAM
This program assists the lowest income individuals with significant and long-term disabilities to live independently in the community by providing affordable housing linked with voluntary services and supports.

SHELTER+CARE (S+C)
Provides permanent housing in connection with supportive services to homeless people with disabilities and their families. The program provides rental assistance for a variety of housing choices, accompanied by a range of supportive services funded by other sources.

SUPPORTIVE HOUSING SERVICES*
Arranges for and provides an array of services designed to assist individuals in transitioning to permanent supportive housing and in maintaining successful, long-term tenancies.

YOUTH AGING OUT OF FOSTER CARE (YAOFC)
This program is in partnership with the state Department of Children and Family Services and provides two years of rental assistance to youth aging out of foster care.

**LHC administers these programs in partnership with the state Office of Community Development but does not receive program funds.*

LHA Grants and Assistance Programs		
Program	Funds Expended	Households Served
Contaminated Drywall/Short Term Assistance Rental Services (STARS)	$536,545.47	100
Emergency Solutions Grant	$2,927,901.00	586
Project Based Vouchers	$11,240,586.00	1,435
Shelter Plus Care	$8,530,034.00	917
Section 811 Project Rental Assistance Demonstration	$2,264.00	2
Youth Aging Out of Foster Care	$152,972.00	22
Totals	$23,390,302.47	3,062

LHC administers the programs below in partnership with the state Office of Community Development but does not receive program funds

LHA - OCD Grants and Assistance Programs		
Program	Funds Expended	Households Served
Calcasieu Parish Continuum of Care Capacity Building Project Homelessness Prevention	$669,048.37	N/A
Gustav/Ike Homelessness Prevention	$408,671.29	607
Homelessness Supports and Housing – Katrina/Rita	$735,738.50	27
Louisiana Services Network Data Consortium	$18,550.00	N/A
Supportive Housing Services – Katrina/Rita	$5,140,470.09	5,921
Totals	$6,972,478.25	6,555

HOMELESSNESS TO PERMANENT SUPPORTIVE HOUSING: MARLENE'S STORY

I was homeless from 2000 until 2012. I got very sick with a life threatening illness and was hospitalized. My friends Philip and Tommy helped to fill out all of the paperwork to get me some help because it was obvious that I was not going to make it if I continued to live on the streets. A lot of people worked with me and gave me lots of support. Now I have a home and a car and I am helping my friends. I am also proud to serve on the Balance of State Continuum of Care Board to give insight on the homeless situation. I am very happy to be giving back.

LHC is the Performance Based Contract Administrator (PBCA) for the State of Louisiana for its "project based" assets. LHC monitors compliance of Section 8 project owners with their obligation to provide decent, safe, and sanitary housing to assisted residents. LHC also ensures compliance with HUD regulations and requirements, and administers rental payments to project owners.

14,619 units

LHC manages a portfolio of 174 contracts representing over 14k units statewide

Asset Management is responsible for monitoring construction performance, physical conditions, financial performance and compliance with applicable regulations and governing documents for LHC funded properties. Beginning in the construction period and throughout the affordability period, properties and their financial records are examined and monitored to ensure preservation, long-term viability and to accomplish the mission of the LHC to provide safe, decent, sanitary and affordable housing. The portfolio includes properties funded through low income housing tax credits, HOME funds, CDBG and FDIC.

910

Properties in the Asset Management Portfolio

49,689

Housing units in the Asset Management Portfolio

$584k

Compliance fee revenue in FY15

4,845

Units in the Asset Management portfolio were physically inspected in FY15

300%

Increase in revenue due to increased collection efforts.

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