

**2022-2023 Qualified Allocation Plan
Application Review Workshop
10/4/2021**



Louisiana Housing
Corporation

Website Links

- **Louisiana Housing Corporation Website**
 - <https://www.lhc.la.gov/>
- **Low-Income Housing Tax Credit (LIHTC) Program**
 - <https://www.lhc.la.gov/low-income-housing-tax-credit-lihtc-program>
- **Electronic Underwriting Application**
 - [2022-2022 QAP Application Model](#)
- **Application Submission Website**
 - [Application Submission Website](#)

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Louisiana Housing Corporation

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Ready

Printing Options



Louisiana Housing Corporation

2022/2023 QAP Application

(LA),

Printing Options

Using this worksheet, you can create a single PDF file containing the selected worksheets. The selected worksheets will appear in the order indicated below. The PDF file will have the filename "Exported Sheets.pdf" and will be located in the same folder as this Application tool.

Select Printing Option:

Option 1

An error will occur if you skip a row in Option 3

Worksheets Eligible for Automated Printing Selection	Option 1: Key Documents	Option 2: Key User Entry Sheets	Option 3: Custom Print **
Summary	Summary	Unit Mix and Rents	
Selection Criteria	Selection Criteria	Project Description	
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Project Description	Syndication	Revenues and Expenses	
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Ready

Narrative



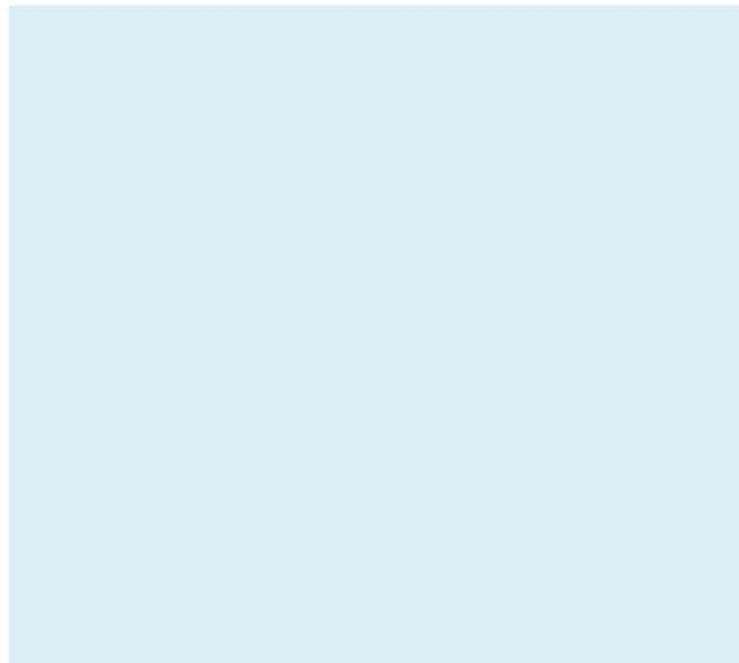
2022/2023 QAP Application Narrative

Project Name & Location:

**2022 Homes - Shreveport, Louisiana
Caddo Parish**

Submitted by:

ABC Partners, LP



Instructions



2022/2023 QAP Application
Matches the 2022/2021 Final QAP (dated July 14, 2021)
Instructions

Section 1 General Instructions		QAP Reference
1.01	In the event there is a conflict between this Application and the QAP, the QAP is the governing document.	II.B
1.02	Note -- if your proposed transaction (a) requests bond financing and (b) <u>does not</u> request LIHTCs or Other LHC Resources, you may apply using the Bond Financing Application.	
1.03	Applicants are advised that materials contained in applications for the LIHTC Program are subject to the requirements of the Louisiana Public Records Request law (La R.S. 44:1 et seq.), and the application materials may be viewed and copied by any member of the public.	II.E
1.04	Applicants are notified that any and all expenses incurred in the preparation of applications to be submitted during this round are incurred at their own risk and are subject to forfeiture.	V.C.3
1.05	It is the applicant's responsibility to notify the Corporation, in writing, of any occurrence of a reprocessing change in a Project. A reprocessing change may occur prior to delivery of Form 8609 to a Project; however, Form 8609 will be withheld until the Taxpayer submits a revised application and reprocessing fee. Following receipt of the revised application and reprocessing fee, the Corporation will complete a new legal, feasibility and viability review in order to determine any adjustment of maximum qualified basis and/or the tax credits to be allocated to the Project. Projects subject to reprocessing are at risk of credit loss if such Project fails to satisfy the minimum score or if other projects on the waiting list which are not reserved credits have higher scores.	VI.C
1.06	Any Site Change may cancel any reservation, commitment or allocation of tax credits to such Project.	VI.C
1.07	Applicants are advised that awarded projects are expected to proceed and be completed in accordance with the awarded application, and that the completed project must conform to the awarded application. See Section VI.D of the QAP. The Applicant/Developer must notify the Corporation of any changes to the project, including but not limited to, unit mix and development type. It is the Applicant's responsibility to provide required public	VI.C
1.08	Applications shall be evaluated using the preference and selection criteria as specifically cited in the QAP. LHC reserves the right not to reserve tax credits to any Applicant for a Project, regardless of the Project's score, and to recapture tax credits allocated to a project prior to delivery of IRS Form 8609 upon discovery of material misrepresentations or fraudulent statements made by an applicant or upon the occurrence of a material change. In the event that the final scores of more than one Application are identical, LHC will implement the Tie-breaking Procedures outlined in the Competitive Evaluation section of the QAP.	VII
Section 2 Using This Application Tool		
2.01	Please do not alter the format of this Application: do not add or delete rows, do not add or delete columns, do not add or delete worksheets, do not move any worksheets, and do not re-name any worksheets. Please do not use the 'cut and paste' method anywhere within this Application (you may use the 'copy and paste' method). LHC will	

Project Description



2022/2023 QAP Application Description of the Proposed Project

Section 10 Project Funding Characteristics

10.01	Tax-Exempt Bond Financing Does the financing plan include tax-exempt bond financing? Skip to Section 10.05	Missing
10.02	Does your transaction include 4% ("30% PV") LIHTCs? Indicate below the appropriate housing credit rate (typically more than 3.0% and less than 4.0%). This is published monthly by the Internal Revenue Service. The housing credit rate is estimated to be: Comment	Missing 0.00%
10.03	What are the estimated costs of issuance?	\$0
10.04	Please explain below the role of tax-exempt bond financing in the financing plan, what governmental entity is planned to be the issuer, and the current state of your discussions with the issuer. Comment	
10.05	Does your transaction include 9% ("70% PV") LIHTCs?	Missing
10.06	Does your transaction include Other LHC Funding*? * HOME, NHTF or CDBG funding from LHC or from another State Agency	Missing
10.07	LHC Funding Type:	

QAP Reference

10		
10.01	No Bonds	
10.02		
10.03		
10.04		
10.05		
10.06		
10.1	Non Pool	Pool = uses 9% LIHTCs or Other LHC Funds

Section 11 Characteristics of The Applicant

QAP Reference

11



Selection Criteria

Louisiana Housing Corporation		2022/2023 QAP Application (LA)		Selection Criteria: Points Claimed by Taxpayer / Applicant		Max			
I. TARGETED PROJECT TYPE		Calculated	Self-Score						
A. De-Concentration Projects. (Only one selection allowed)						16			
i.	Project Diversity.	5 points	0	5	0.0% Low Income Units in Project	5	0.0%		Scoring updated for
ii.	Geographic Diversity.		0	0	Census tract median income is 0.0% of MSA	5	0.0% of MSA	0.0% of Parish	Scoring updated for
B. Community Redevelopment (select one. maximum 3 points allowed)									
i.	Redevelopment Project								
a.	Distressed Property		0			3			
b.	Redevelopment Property		0			3			
c.	Owner Occupied / Plan of Action	0 points	0			3			
ii.	New Construction Project included in a Concerted Community Revitalization Plan		0			3			
C. Rehabilitation & Preservation.									
i.a.	Existing LIHTC project		0			7		Missing (any rehab?)	
i.b.	Rehab of existing Federally Funded Project		0			7			
i.c.	Rehab of existing non-historic residential building		0			7			
i.d.	Blighted housing remediation and/or replacement	0 points	0			7			
i.e.	Rehab Infill / Scattered Site		0			7	Missing (infill?)	Missing (single site?)	
i.f.	Preservation of Residential Historic Property		0			3			
ii.	Existing Federally Funded with HAP Contract	0 points	0			1		Missing (Existing FF with HAP)	
D. New Construction.									
i.a.	New Construction		0			7	0 (any new const?)	0.0% new const (by # of units)	
i.b.	New Construction Infill / Scattered Site (not eligible for points for community facility)	0 points	0			7	No (at least 50% new const by # units)		Scoring
i.c.	Homeownership Project	0 points	0			1			

Unit Mix and Rents

 Louisiana Housing Corporation 2022/2023 QAP Application (LA),																											
Unit Mix, Square Footage and Rents																											
#	Unit Type	# BRs	# Baths	Sqft	# Units	LIHTC?	Staff Unit?	Rental Subsidy?	PSH?	% AMI Restriction	Rent*	Notes**	LIHTC Count	Staff Unit Count	AMI Code	Units Below 60 AMI	Units Below 50 AMI	PSH Units	Non-PSH Units Below 30 AMI	Units Below 20 AMI	Units Below 80 AMI	Units Not AMI Restr.	LIHTC Income Average Calc	LIHTC Units at 70 or 80 AMI	LIHTC Sqft	Ur	
1													0	0		0	0	0	0	0	0	0	0.0	0	0		
2	2 BR 2.0 Bath	2	2.0	900	20	Yes	No	Yes	Yes	20% AMI		#VALUE!	20	0	2	20	20	20	0	20	20	0	4.0	0	18,000		
3													0	0		0	0	0	0	0	0	0	0.0	0	0		
4													0	0		0	0	0	0	0	0	0	0.0	0	0		
5													0	0		0	0	0	0	0	0	0	0.0	0	0		
6													0	0		0	0	0	0	0	0	0	0.0	0	0		
7													0	0		0	0	0	0	0	0	0	0.0	0	0		
8													0	0		0	0	0	0	0	0	0	0.0	0	0		
9													0	0		0	0	0	0	0	0	0	0.0	0	0		
10													0	0		0	0	0	0	0	0	0	0.0	0	0		
11													0	0		0	0	0	0	0	0	0	0.0	0	0		
12													0	0		0	0	0	0	0	0	0	0.0	0	0		
13													0	0		0	0	0	0	0	0	0	0.0	0	0		
14													0	0		0	0	0	0	0	0	0	0.0	0	0		
15													0	0		0	0	0	0	0	0	0	0.0	0	0		
16													0	0		0	0	0	0	0	0	0	0.0	0	0		
17													0	0		0	0	0	0	0	0	0	0.0	0	0		
18													0	0		0	0	0	0	0	0	0	0.0	0	0		
19													0	0		0	0	0	0	0	0	0	0.0	0	0		
20													0	0		0	0	0	0	0	0	0	0.0	0	0		
21													0	0		0	0	0	0	0	0	0	0.0	0	0		
22													0	0		0	0	0	0	0	0	0	0.0	0	0		
23													0	0		0	0	0	0	0	0	0	0.0	0	0		
24													0	0		0	0	0	0	0	0	0	0.0	0	0		
25													0	0		0	0	0	0	0	0	0	0.0	0	0		
26													0	0		0	0	0	0	0	0	0	0.0	0	0		
27													0	0		0	0	0	0	0	0	0	0.0	0	0		
28													0	0		0	0	0	0	0	0	0	0.0	0	0		
29													0	0		0	0	0	0	0	0	0	0.0	0	0		
30													0	0		0	0	0	0	0	0	0	0.0	0	0		

Development Costs

	A	B	C	D	E	F	G	H	I	J	
1											
2											
3	2022/2023 QAP Application										
4	(LA),										
5											
6	Development Costs									35	
7											
8	Section 36 Detail of Development Costs						QAP Reference		36		
9											
10	Note -- see Section 38 for calculation of acquisition (4%) basis and construction (9%) basis.										
11											
12	Acquisition								\$0		
13	36.01	Building Acquisition		\$0						36.01	
14	36.02	Land Acquisition (value of donated land)		\$0						36.02	
15	36.03	Land Acquisition (other)		\$0						36.03	
16	36.04	Acquisition Fee		\$0						36.04	
17											
18	Construction Contract: Building Costs								\$0		
19	36.04	Appliances		\$0						36.04	
20	36.05	Community Facilities		\$0	See Section 20.06		V.D			36.05	
21	36.06	Community Service Facilities		\$0	See Section 20.07		V.D			36.06	
22	36.07	Excess Costs		\$0	See Section 20.08					36.07	
23	36.08	Residential Buildings - New Construction		\$0						36.08	
24	36.09	Residential Buildings - Rehabilitation		\$0						36.09	
25	36.10	Lead-based paint controls or abatement		\$0						36.10	

Basis Calculation

Louisiana Housing Corporation								
2022/2023 QAP Application								
(LA),								
Basis Calculation								
BUILDING CONFIGURATION		Total	Configuration					
		0	1					
THIS SECTION IS NOT REQUIRED BECAUSE THERE ARE NO TAX CREDITS REQUESTED								
	Number of Buildings with Configuration	0						
0	Floor Area of Residential Units + Staff Units	0						
0	Other (Comm, Common Areas, ...)	0						
0	Per Building Total Area	0	0					
0	Number of LIHTC Units	0						
0	Number of Residential Units	0						
	Applicable Fraction by Units		0.0%					
0	Sqft of LIHTC Units	0						
0	Total Sqft of Residential Units	0						
	Applicable Fraction by Sqft		0.0%					
BASIS CALCULATION								
\$0	Adjusted Construction Basis	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	Adjusted Acquisition Basis	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130.0%	Construction Basis After Boost	\$0	\$0					

Revenues and Expenses

	A	B	C	D	E	F	G	H
1			Louisiana Housing Corporation					
2								
3	2022/2023 QAP Application							
4	(LA),							
5								
6	Revenues and Expenses, For First Stabilized Year After Lease-Up							
7								
8	Section 43 Revenues for First Stabilized Year							
9								
10	43.01	Gross Potential Rents (excluding utilities)						\$0
11	43.02	Rent from Commercial Space						\$0
12	43.03	Interest Income						\$0
13	43.04	Laundry Income						\$0
14	43.05	Parking Income						\$0
15	43.06	Tenant Charges (e.g. late fees)						\$0
16	Operating Subsidies:							
17	43.07	Other (identify)						\$0
18	43.08	Other (identify)						\$0
19	43.09	Other (identify)						\$0
20	Other Revenue:							
21	43.10	Other (identify)						\$0
22	43.11	Other (identify)						\$0
23	43.12	Other (identify)						\$0
24								
25	43.13	Total Revenue Before Rent Loss						\$0
26								

Proforma

 Louisiana Housing Corporation 2022/2023 QAP Application (LA), Pro Forma Cash Flows										
	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40	
Rent Loss %	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Gross Rent Potential	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent from Commercial Space	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laundry	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tenant Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Operating Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$0									
Property Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LHC Compliance Monitoring Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Asset Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Administrative Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating & Maintenance Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utilities Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes & Insurance Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Selection Criteria

		Calculated	Self-Score			Max
1						
2	Louisiana Housing Corporation					
3	2022/2023 QAP Application					
4	(LA),					
5	Selection Criteria: Points Claimed by Taxpayer / Applicant					
6			Calculated	Self-Score		
7	I.	TARGETED PROJECT TYPE				16
8	A.	De-Concentration Projects. (Only one selection allowed)				
9	i.	Project Diversity.			5	0.0%
10	ii.	Geographic Diversity.	5 points	0	5	0.0% of MSA
11				0	0	0.0% of Parish
12						
13	B.	Community Redevelopment (select one. maximum 3 points allowed)				
14	i.	Redevelopment Project				
15	a.	Distressed Property		0	0	3
16	b.	Redevelopment Property		0	0	3
17	c.	Owner Occupied / Plan of Action	0 points	0	0	3
18	ii.	New Construction Project included in a Concerted Community Revitalization Plan		0	0	3
19						
20	C.	Rehabilitation & Preservation.				Missing (any rehab?)
21	i.a.	Existing LIHTC project		0	0	7
22	i.b.	Rehab of existing Federally Funded Project		0	0	7
23	i.c.	Rehab of existing non-historic residential building	0 points	0	0	7
24	i.d.	Blighted housing remediation and/or replacement		0	0	7
25	i.e.	Rehab Infill / Scattered Site		0	0	7
26	i.f.	Preservation of Residential Historic Property		0	0	3
27	ii.	Existing Federally Funded with HAP Contract	0 points	0	0	1
28						Missing (Existing FF with HAP)
29	D.	New Construction.			0	(any new const?)
						0.0% new const

Summary


2022/2023 QAP Application
 (LA),
Project Summary

8	Taxpayer Name	0
9	Developer	0
10	Management Agent	0
11	City	0
12	Parish	0
13	Number of Units	0 total units and 0 LIHTC Units

15 The applicant's self-score is 0.0 points.
 17 The primary development type is ; the primary building type is Missing
 19 Taxpayer is requesting 0 of LIHTCs in the Pool.
 20 Taxpayer is requesting 0 of NHTF, 0 of HOME, and 0 of CDBG-DR.
 21 LHC Funding Type is .

23	Unit Mix Summary	0 BR	1 BR	2 BR	3 BR	4 BR	Total
24	20% AMI	0	0	0	0	0	0
25	30% AMI	0	0	0	0	0	0
26	40% AMI	0	0	0	0	0	0
27	50% AMI	0	0	0	0	0	0
28	60% AMI	0	0	0	0	0	0
29	70% AMI	0	0	0	0	0	0
30	80% AMI	0	0	0	0	0	0
31	120% AMI	0	0	0	0	0	0
32	Not AMI Restricted	0	0	0	0	0	0

Ready

Checklist

 **Louisiana Housing Corporation**

2022/2023 QAP Application
(LA),

Checklist of Threshold Requirements and Other Required Information

Complete the Following Worksheets (Each Requires User Entries)

<input type="checkbox"/>	Project Description
<input type="checkbox"/>	Unit Mix and Rents
<input type="checkbox"/>	Development Costs
<input type="checkbox"/>	Basis Calculation
<input type="checkbox"/>	Revenues and Expenses
<input type="checkbox"/>	Development Team
<input type="checkbox"/>	Syndication
<input type="checkbox"/>	Taxpayer Certification
<input type="checkbox"/>	Reserve Adequacy
<input type="checkbox"/>	Developer Experience (LHC-3)
<input type="checkbox"/>	Property Management Experience (LHC-4)
<input type="checkbox"/>	Appendix 1 (Ownership Information)
<input type="checkbox"/>	Appendix 2 (Site Control Worksheet)
<input type="checkbox"/>	Appendix 4 (Zoning Evidence)

If user entries are required in other worksheets, instructions will appear below.

Threshold Requirements **QAP References**

◀	▶	...	Project Description	Unit Mix and Rents	Development Costs	Basis Calculation	Revenues and Expenses	Proforma	Selection Criteria
---	---	-----	---------------------	--------------------	-------------------	-------------------	-----------------------	----------	--------------------

Serious Problems

Louisiana Housing Corporation
2022/2023 QAP Application
 (LA),

Summary of 'Serious Problem' Flags

Worksheet	Row	'Serious Problem' Message
Project Description	Multi	<i>Error--There are 183 areas that contain 'MISSING', please review and enter a value.</i>
Project Description	24	
Project Description	13	
Project Description	115	
Project Description	118	
Project Description	148	
Project Description	149	
Project Description	176	
Project Description	182	
Project Description	188	
Project Description	197	
Project Description	211	
Project Description	425	
Project Description	627	
Project Description	685	
Project Description	695	
Project Description	813	
Project Description	865	

Worksheet: Proforma | Selection Criteria | Summary | Checklist | **Serious Problems** | Development Team | Syndication | Taxpayer Certification | Reserve Adequacy | App 1 Owner Info | App 2 Site C...

Development Team

Louisiana Housing Corporation
2022/2023 QAP Application
(LA),

Development Team

Developer: 0
0
0

Contact: 0 Phone: 000-000-0000

E-Mail Address: 0

Taxpayer: 0
0
0

Contact: 0 Phone: 000-000-0000

E-Mail Address: 0

0 0
0 0
0 0

Contact: 0 Phone: 000-000-0000

E-Mail Address: 0

Navigation: Development Team | Syndication | Taxpayer Certification | Reserve Adequacy | App 1 Owner In

Syndication

A	B	C	D	E	F	G	H	I	J	K	L
											
2022/2023 QAP Application											
(LA),											
Syndication Information and Certification											
<p>I. <u>Syndication Commitment:</u> A Commitment attached hereto as Exhibit A has been received from the Syndicator (named below) to purchase an ownership interest in the Taxpayer/Applicant for the total dollar amount specified below (the "Syndication Proceeds") in the percentage specified below in connection with the Low-Income Housing Credits specified in the Commitment:</p>											
<p>A. Syndicator Information (see Glossary for definition of 'Syndicator')</p>											
Name: <input type="text"/>											
Address: <input type="text"/>											
Telephone: <input type="text"/>											
Contact: <input type="text"/>											
B. Percentage Interest in Taxpayer to be Acquired by Syndicator: <input type="text"/>											
C. % Interest in Taxpayer to be Retained by Sponsor/Developer: 100.00%											
D. Amount of Tax Credits Specified in Commitment: \$0											
E. Syndication Proceeds Generated by Syndicator (Prior to Subtraction of Syndication Costs): <input type="text"/>											
F. Gross Equity to be invested in Taxpayer by Syndicator: \$0											
G. Syndication Costs Paid by Syndicator (E-F): \$0											
H. Syndication Costs Paid by Developer (VI.10): \$0											
I. Total Syndication Costs (G+H): \$0											
J. Total Syndication Costs as a % of Syndication Proceeds (I/E):* 0.00%											
K. Total Syndication Proceeds Available (F-H): \$0											
* If syndication is public, may not exceed 15%. If syndication is private, may not exceed 10%											
<div style="display: flex; justify-content: space-between; border-top: 1px solid black; padding-top: 5px;"> Development Team Syndication Taxpayer Certification </div>											

Taxpayer Certification

Taxpayer / Applicant Certification

The undersigned Taxpayer or duly authorized representative of the same hereby certifies that the information contained in the Low Income Tax Credit Application Package, including all appendices and Exhibits attached hereto is complete and accurate as of the date hereof. The undersigned acknowledges that the information provided in this Application package or in any other document, release or communication by the Louisiana Housing Corporation (the "Corporation") has not been relied upon for purpose of making any investment decision by the Taxpayer and that any and all expenses and investments with respect to this application for an allocation of low-income housing tax credits have been or will be made on the basis of an independent judgement by the Taxpayer or upon consultation with a qualified tax consultant.

The Taxpayer hereby certifies that the project can be completed and operated within the development schedule and budget set forth in the Application.

The Taxpayer represents that it will furnish promptly such other supporting information, documents and fees as may be requested and/or required. In carrying out the development and operation of the project, the Taxpayer agrees to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Corporation rules and regulations. The Taxpayer understands and agrees that the Corporation is not responsible for actions taken by the Taxpayer in reliance on a prospective tax credit reservation by the Corporation and the Taxpayer further agrees that the Corporation, its employees, agents and/or consultants shall not be responsible or liable in any manner whatsoever for expenses incurred by Taxpayer or its consultants in applying for low income housing tax credits.

By execution of this Application, the Taxpayer understands and agrees that the Corporation may conduct its own independent review and analysis of the information contained herein and in the attachments hereto, that any such review and analysis will be made for the protection of the Corporation. It is further understood and agreed by the Taxpayer that, for the purpose of determining and establishing the terms and conditions under which the allocation may be made, the Corporation may request or require adjustment or changes in the information contained herein (including attachments hereto) or in any documentation or materials now or hereafter submitted in connection with this Application.

The Taxpayer acknowledges that a certification of information contained in this Application will be made as of the date the Corporation reserves or allocates tax credits for the Project and as of the Placed in Service Date of the Project and that the amount of tax credits reserved and/or allocated pursuant to any forward commitment or carry forward allocation may be revised or adjusted in accordance with the feasibility/viability review as of such Placed in Service Date and in accordance with the audit of the Certificate of Actual Costs. The Taxpayer further acknowledges that the Tax Credit Regulatory Agreement (including the Compliance Monitoring Agreement attached thereto) shall be entered into prior to or simultaneously with the allocation of tax credits by the Corporation or within any year of the compliance period. The Taxpayer shall hold the Corporation, its employees, agents and/or consultants harmless in connection with any claims of damage which may be filed by the Taxpayer based upon the processing of this Application by the Corporation or its agents, employees and/or

WITNESS my signature on January 0 1900

(Taxpayer)

By: _____

Sworn to and subscribed before me January 0 1900

Notary Public, State of

Reserve Adequacy

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
 Louisiana Housing Corporation 2022/2023 QAP Application (LA), Analysis of Replacement Reserve Adequacy This exhibit is not required (no CNA is required for this transaction)															
Beginning Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Annual Deposit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- Anticipated Needs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
+ Interest at 1.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Per Unit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending balance problem?															
Inputs:															
Initial Deposit	\$0 (from Development Costs worksheet)														
Annual Deposit (Year 1)	\$0 (from Section 28)														
Annual deposit escalation	0.0% (from Section 28)														
Interest Rate	1.0% (LHC standard)														
Inflation Rate	2.0% (LHC standard)														
Total Units	0 (from Unit Mix and Rents worksheet)														
Minimum Balance Per Unit	\$0 (per QAP definition of Minimum Reserve Balance)														
Capital Needs (uninflated)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Inflation Factor	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195
Capital Needs (inflated)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

App 1 Owner Information

A	B	C	D	E	F	G	H	I												
																				
2022/2023 QAP Application (LA),																				
Appendix 1: Ownership Information																				
Note: The Corporation reserves tax credits to the Taxpayer and the controlling party of the Taxpayer. Reservations are not transferrable. Any change in controlling party is deemed a																				
Taxpayer Entity Name: 0 Taxpayer Is: 0 Taxpayer Federal Tax ID Number: 00-0000000																				
Controlling Principal Entity Name: 0 Controlling Principal Role: 0																				
Contact Person: 0 Email: 0 Telephone: (000) 000-0000																				
Controlling Principal % Ownership: <input type="text" value="0.00%"/>																				
I. PREVIOUS PARTICIPATION OF																				
List all projects in which the 0 has requested an allocation of low-income housing tax credits or sold a project which received an allocation of low income housing tax credits. Attach a separate sheet with additional information if necessary.																				
<table border="1"> <thead> <tr> <th>Project Name and Location</th> <th>Application Date</th> <th>Status</th> </tr> </thead> <tbody> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td>Missing</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td>Missing</td> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> <td>Missing</td> </tr> </tbody> </table>									Project Name and Location	Application Date	Status	<input type="text"/>	<input type="text"/>	Missing	<input type="text"/>	<input type="text"/>	Missing	<input type="text"/>	<input type="text"/>	Missing
Project Name and Location	Application Date	Status																		
<input type="text"/>	<input type="text"/>	Missing																		
<input type="text"/>	<input type="text"/>	Missing																		
<input type="text"/>	<input type="text"/>	Missing																		
II. DISCLOSURE OF IDENTITIES OF INTEREST RELATED PARTIES:																				
The undersigned duly authorized representative of the Developer/Taxpayer hereby certifies under penalty of perjury that the following persons are (i) members of the Corporation's Board of Commissioners or Corporation Staff who are related to or have any identity of interest with the Developer/Taxpayer or (ii) affiliates, employees, consultants or otherwise related to or having an identity of interest with the Developer/Taxpayer and who have applied for an Allocation of Tax Credits in the calendar year within which this Application has been submitted or who have any interests in any project receiving Tax Credits and/or projects subject to compliance																				
<u>Related Board Members and Staff:</u>																				

App 2 Site Control

A	B	C	D	E	F	G	H	I	J	K	L	M
 <p>Louisiana Housing Corporation</p>												
<p>2022/2023 QAP Application</p>												
<p>(LA),</p>												
<p>Site Control Worksheet</p>												
<p>I. Applicant must have control of the site and existing building(s) if any.</p>												
<p>A. Please indicate the method of site control:</p>												
<p>Missing</p>												
<p>B. Purchase Information</p>												
<p>Total Purchase Price: <input type="text"/> (regardless of when paid)</p>												
<p>Paid to Date: <input type="text"/> (amount paid at time of application)</p>												
<p>Outstanding Balance: \$0 (calculated)</p>												
<p>Site Area: <input type="text"/> Square Feet</p>												
<p>Purchase Price / S.F.: \$0.00</p>												
<p>Date of Purchase: <input type="text"/></p>												
<p><input type="text"/></p>												
<p>Comment for purchase price</p>												
<p><input type="text"/></p>												
<p>C. Option Information</p>												
<p>Explain the purchase option: when was the option purchased, how much was paid for the option, when does the option expire, are there any provisions for extension of the option?</p>												
<p>Explanation of option to purchase</p>												
<p><input type="text"/></p>												
<p>Total Purchase Price: <input type="text"/> (including the cost of the option)</p>												
<p>Paid to Date: <input type="text"/> (amount paid at time of application)</p>												
<p>Outstanding Balance: \$0 (calculated)</p>												
<p>Site Area: <input type="text"/> Square Feet</p>												
<p>Purchase Price / S.F.: \$0.00</p>												
<p><input type="text"/></p>												
<p>Additional comment</p>												
<p><input type="text"/></p>												

App 3 Ownership History

A	B	C	D	E	F	G														
																				
2022/2023 QAP Application																				
(LA),																				
Ownership History of Existing Buildings																				
This worksheet must be completed if Taxpayer is requesting credits for the purchase price of an existing building.																				
I. Specify the date on which building was acquired by purchase as defined in Section 179(d)(2) of the Internal Revenue Code of 1986, as amended (the "Code") (substitute 10% for 50% in Sections 267(b) and 179(b)(n)):						<input type="text" value="01/00/00"/>														
II. Specify all previous owners of and the purchase price with respect to the building from the January which is ten years prior to the calendar year in which Taxpayer is seeking an award of tax credits to the date the building was or will be acquired by Taxpayer:																				
<table border="1"> <thead> <tr> <th>Owners</th> <th>Purchase Price</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>					Owners	Purchase Price														
Owners	Purchase Price																			
III. Do any of the previous owners bear a relationship to the Taxpayer specified in Section 267(b) or Section 707(b)(1)?						<input type="text" value="Missing"/>														
If Yes, specify which of the previous owners are such related persons:																				
<table border="1"> <tbody> <tr><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td></tr> </tbody> </table>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												
<input checked="" type="checkbox"/>																				
<input checked="" type="checkbox"/>																				
<input checked="" type="checkbox"/>																				
<input checked="" type="checkbox"/>																				
IV. Are any of the previous owners and the Taxpayer under common control (within the meaning of subsections (a) and (b) of Section 52 of the Code)?						<input type="text" value="Missing"/>														
If Yes, specify which of the previous owners are such related persons:																				
<table border="1"> <tbody> <tr><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td></tr> </tbody> </table>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>												
<input checked="" type="checkbox"/>																				
<input checked="" type="checkbox"/>																				
<input checked="" type="checkbox"/>																				
<input checked="" type="checkbox"/>																				

App 4 Zoning

 **Louisiana Housing Corporation**

2022/2023 QAP Application
(LA),

Zoning Certification To be completed on the zoning authority's letterhead and submitted with the application as Appendix 4(i).

Attn: Tax Credit/HOME Manager
Louisiana Housing Corporation
2415 Quail Drive
Baton Rouge, Louisiana 70808

Subject: Project Name Here
City and State Here

This letter certifies the following:

the property is properly zoned for the proposed project.

the developer has submitted a request to zone site for multi-family use and the authority does not foresee or anticipate any negative problems with respect to zoning.

the property is not properly zoned for the proposed project.

the property has not been zoned by this authority and no request has been made.

Sincerely,

By: _____
Name: _____
Title: _____
Date: _____

App 11 NP Participation



2022/2023 QAP Application

 (LA),

Non-Profit Participation Information

Date the non-profit was created:

Name of the non-profit:

Describe the non-profit's participation in the development and operation of the project.

List the names and addresses of Board Members for the non-profit organization. Identify all paid, full time staff and sources of funds for annual operating expenses and current programs.

Specify the Non-profit's Ownership interest in the project or the partnership owning the project:

Is Non-profit "Local"?

Is Non-profit a CHDO?

**If Applicant requested points based on non-profit being "Local," not more than fifteen percent (15%) of Board Members may reside outside of the service area of the non-profit and at least 75% of Board Members must reside within Market Area of the Project.*

Is Non-profit a 501(c)(3) or 501(c)(4) organization?

Describe the charitable activities of Non-profit over the last three calendar years and how such activities are consistent with services to be provided in connection with the Project.

Attach resume of the non-profit employee who has affordable housing development experience

Identify affordable housing developments owned by Non-profit.

Name	Location	Number of Units	Subsidized?
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="Missing"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

App 13 NP Counsel Opinion

A	B	C	D
			
2022/2023 QAP Application			
(LA),			
Format for Counsel's Opinion of Non-Profit Qualification			
(Must be submitted with initial application) (Submitted on attorney's letterhead)			
Louisiana Housing Corporation 2415 Quail Drive Baton Rouge, Louisiana 70808 Attn: Tax Credit Coordinator			
Project Name Here City and State Here Eligibility for Non-Profit Set-Aside			
Ladies and Gentlemen:			
You have asked that we render our opinion that (non-profit) is a qualified nonprofit organization within the meaning of Section 469(h) of the Internal Revenue Code. We understand that you require this opinion as a prerequisite to your consideration of making an allocation of Low-Income Housing Tax Credits with respect to the Project from the set-aside reserved for the use of qualified non-profit organizations.			
In rendering the following opinion, we reviewed the Articles of Incorporation, Charter and Bylaws of (non-profit); the Letter of Determination dated (date) from the Internal Revenue Service with respect to (non-profit); and all records of (non-profit) and other potential participants in the Project sufficient to make a determination as to the relationship of (non-profit) with any other potential participants in the Project. Based on our review of the foregoing, it is our opinion that:			
<ol style="list-style-type: none">1. (Non-profit) is a 501(c)(3) or 501(c)(4) organization and is exempt from tax under Section 501(a).2. One of the exempt purposes of (non-profit) includes the fostering of low-income housing.3. Individuals or entities involved with or related to any potential for-profit participant in the Project are not involved with or related to the creation or management of (non-profit).4. (Non-profit) is not affiliated with or controlled by a for-profit organization.			
In rendering the following opinion, we examined certificates containing representations made to us by (non-profit) and each potential participant in the Project, copies of which are attached hereto and incorporated herein by this reference. Based on our review of the attached certificates, it is our opinion that:			

App 34 Debarment



2022/2023 QAP Application

(LA),

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion (Lower Tier Covered Transactions)

Instructions for Certification

- 1 *By signing and submitting this proposal, the applicant is providing the certification set out below.*
- 2 *The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the applicant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or Corporation with which this transaction originated may pursue available remedies, including suspension and/or debarment.*
- 3 *The applicant shall provide immediate written notice to the person to which this proposal is submitted if at any time the applicant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.*
- 4 *The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. Contact the Corporation for assistance in obtaining a copy of those regulations.*
- 5 *The applicant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Corporation.*

App 35 Matching



2022/2023 QAP Application
(LA),

Matching Certification

The Applicant hereby certifies that the following amounts have been or will be made available to complete the Project and/or to assure that the housing units assisted with HOME Funds are affordable: **(Full documentation evidencing commitment must be attached.)**

0	1 Non-federal cash from local governmental unit	<input style="width: 90%;" type="text"/>
1		
2	2 Abatement of state or local taxes, fees or other charges which otherwise would have been imposed	<input style="width: 90%;" type="text"/>
3		
4	3 Value of land or other real property (less any debt burden, lien or other encumbrance) not acquired with federal resources	<input style="width: 90%;" type="text"/>
5		
6	4 Investments within prior 10 months from non-federal resources in on-site and off-site infrastructure directly required for affordable housing assistance with HOME Funds.	<input style="width: 90%;" type="text"/>
7		
8	5 Reasonable value of any site preparation and construction materials not acquired with federal resources and any donated or voluntary labor in connection with the site preparation for or construction or rehabilitation of affordable housing.	<input style="width: 90%;" type="text"/>
9		
0	TOTAL	\$0
1		
2		

App 36 Environmental

	A	B	C	D	E	F	G	H	I	
1			Louisiana Housing Corporation							
2										
3	2022/2023 QAP Application									
4	(LA),									
5										
6	Environmental Restrictions Checklist									
7										
8	Project Name:	<input type="text"/>								
9										
10	Street Address:	<input type="text"/>								
11	City:	<input type="text"/>								
12	Parish	<input type="text"/>								
13	Zip Code:	<input type="text"/>								
14										
15	Owner Name:	<input type="text"/>								
16										
17	Street Address:	<input type="text"/>								
18	City:	<input type="text"/>								
19	Parish	<input type="text"/>								
20	Zip Code:	<input type="text"/>								
21										
22	Project Description:	<input type="text"/>								
23										
24										
25	Environmental Review Findings									
26										
27					FLOOD PLAIN		YES		NO	
28										
29	Is the project located in a FEMA Special Flood Hazard Area? (Current flood plain maps should be found in a					<input type="checkbox"/>		<input type="checkbox"/>		
30	each HUD field office or call FEMA at 1-800-358-9619, and FEMA's website URL is www.fema.gov/mit/tsd)									
31	Identify Map Panel	<input type="text"/>								
32										
33	Does the project currently carry Flood Insurance?					<input type="checkbox"/>		<input type="checkbox"/>		

LHC-2 CEO Notification

 Louisiana Housing Corporation

2022/2023 QAP Application
(LA),

LHC-2: Information for State and Local Government Notification Letters

Please provide the following information for each of the jurisdictions the project falls within (Local, Parish, and State Representative)

CEO Notification Letter Information (Local)	
Project Name:	0
Name of local Chief Executive Officer (CEO):	
Job Title:	
Municipality/Locality:	
Street Address:	
City, State, Zip:	
Salutation:	

CEO Notification Letter Information (Parish)	
Project Name:	0
Name of Parish Chief Executive Officer	
Job Title:	
Municipality/Locality:	
Street Address:	
City, State, Zip:	
0	
Salutation:	

CEO Notification Letter Information (State Representative)	
--	--

Financing Cert

Louisiana Housing Corporation

2022/2023 QAP Application

(LA),

Financing Certification (At Time of Application)

A. Source of Funds

List Total Source of Funds (including grants but excluding construction loans to be paid by permanent sources funds) for the Project anticipated as of the Project's Placed in Service Date.

	Name of Lender or Source of Funds	Amount of Funds	Annual Debt Service	Interest Rate of Loan	Amortization Period (Years)
1.	0	\$0	#N/A	0.00%	0.0
2.	Missing	\$0	#N/A	0.00%	0.0
3.	LHC Risk Sharing Loan	\$0	\$0	0.00%	0.0
4.	LHC HOME / NHTF	\$0			
5.	CDBG-DR	\$0			
6.	Deferred Developer Fee	\$0			
7.	Donated Items	\$0			
8.	Other	\$0			
9. Proceeds from Low-Income Tax Credits				\$0	
10. Proceeds from Historic Tax Credits				\$0	
Total Source of Funds:				\$0	
Total Annual Debt Service Cost			#N/A		
Estimated Placed in Service Date				1/0/1900	

Specify items which vary from terms contained in the later of the certifications in the Taxpayer's Application or in the certifications as of the Allocation/Reservation of tax credits:

	Application/Reservation Date	Placed-in-Service Date
Land Costs	\$0	\$0
TDC	\$0	\$0
TDC/Unit	#DIV/0!	\$0
Soft Costs/Unit	#DIV/0!	\$0
1st Mortgage Principal	\$0	\$0
Interest Term	\$0	\$0
	<n	<n

Demand Cert



CERTIFICATION OF DEMAND FOR NEW UNITS

The undersigned duly authorized representative of the qualified housing consultant hereby certifies the following in connection with the market analysis conducted

(1) Market Area: The Project is located in the following market area, as described in the attached market analysis.

(Please provide a detailed description)

(2) Market Area: A briefer Description of the Market (e.g. Bunkie City Limits)

(3) The Market Study contains data and critical analysis which supports or includes the following:

	I	II	III	IV	V	VI	VIII
	Project Configuration No. of Units	Total Market Area Units by Unit Size	Substandard Units by Unit Size in Market Area	Vacancy Rate in Market Area by Unit Size	Projected Need by Unit Size for New Units in Area	Need by Unit Size for Units at 50% AMI	Need by Unit Size for Units at 60% AMI
Unit Size							
Efficiency	0	0	0	0.0%	0	0	0

Parishes

				2020 FMR					2021 Low HOME Rent					2021 High HOME Rent					FFIEC	
Parish	50% 2019 AMI	FEMA 2017	HUD 2017	0BR	1BR	2BR	3BR	4BR	0BR	1BR	2BR	3BR	4BR	0BR	1BR	2BR	3BR	4BR	2018	MSA for AMI Purposes
Select																				
Acadia	\$25,550	Yes	Yes	\$536	\$539	\$710	\$993	\$1,134	\$433	\$464	\$557	\$643	\$718	\$480	\$511	\$680	\$847	\$925	\$64,800	Lafayette MSA but with Parish-s
Allen	\$28,150	Yes	No	\$546	\$550	\$725	\$977	\$1,111	\$511	\$547	\$656	\$758	\$846	\$546	\$550	\$725	\$952	\$1,043		
Assumption	\$36,750	Yes	Yes	\$794	\$856	\$1,013	\$1,290	\$1,583	\$695	\$744	\$892	\$1,031	\$1,150	\$794	\$856	\$1,013	\$1,290	\$1,438	\$74,500	Baton Rouge MSA
Avoyelles	\$25,450	Yes	No	\$598	\$648	\$738	\$1,065	\$1,080	\$551	\$590	\$706	\$818	\$912	\$598	\$601	\$706	\$991	\$1,062		
Beauregard	\$31,350	Yes	No	\$606	\$618	\$710	\$1,001	\$1,247	\$547	\$586	\$680	\$812	\$906	\$576	\$589	\$680	\$969	\$1,175		
Bienville	\$25,450	Yes	No	\$576	\$624	\$710	\$989	\$992	\$433	\$464	\$557	\$643	\$718	\$556	\$592	\$680	\$822	\$898		
Bossier	\$29,800	Yes	No	\$612	\$739	\$861	\$1,077	\$1,248	\$548	\$588	\$706	\$815	\$910	\$570	\$710	\$820	\$1,040	\$1,164	\$59,900	Shreveport-Bossier City MSA
Caddo	\$29,800	Yes	No	\$612	\$739	\$861	\$1,077	\$1,248	\$548	\$588	\$706	\$815	\$910	\$570	\$710	\$820	\$1,040	\$1,164	\$59,900	Shreveport-Bossier City MSA
Calcasieu	\$28,600	Yes	No	\$617	\$663	\$837	\$1,063	\$1,245	\$514	\$567	\$681	\$786	\$877	\$514	\$638	\$791	\$1,017	\$1,115	\$60,000	Lake Charles MSA
Caldwell	\$25,450	Yes	No	\$562	\$566	\$710	\$1,004	\$1,027	\$450	\$482	\$578	\$668	\$746	\$576	\$592	\$680	\$885	\$969		
Cameron	\$28,600	No	No	\$617	\$663	\$837	\$1,063	\$1,245	\$514	\$567	\$681	\$786	\$877	\$514	\$638	\$791	\$1,017	\$1,115	\$60,000	Lake Charles MSA
Catahoula	\$28,350	Yes	No	\$582	\$608	\$725	\$1,015	\$1,067	\$522	\$559	\$671	\$775	\$865	\$582	\$608	\$725	\$974	\$1,066		
Claiborne	\$25,450	Yes	No	\$565	\$569	\$749	\$933	\$1,015	\$433	\$464	\$557	\$643	\$718	\$508	\$511	\$680	\$822	\$898		
Concordia	\$25,450	No	No	\$568	\$636	\$725	\$942	\$1,067	\$466	\$478	\$575	\$661	\$738	\$560	\$636	\$725	\$942	\$1,067		
Desoto	\$29,800	Yes	No	\$612	\$739	\$861	\$1,077	\$1,248	\$548	\$588	\$706	\$815	\$910	\$570	\$710	\$820	\$1,040	\$1,164	\$59,900	Shreveport-Bossier City MSA
East Baton Rouge	\$36,750	Yes	Yes	\$794	\$856	\$1,013	\$1,290	\$1,583	\$695	\$744	\$892	\$1,031	\$1,150	\$794	\$856	\$1,013	\$1,290	\$1,438	\$74,500	Baton Rouge MSA
East Carroll	\$25,450	Yes	No	\$547	\$551	\$710	\$946	\$1,039	\$433	\$464	\$557	\$643	\$718	\$508	\$511	\$680	\$822	\$898		
East Feliciana	\$36,750	Yes	No	\$794	\$856	\$1,013	\$1,290	\$1,583	\$695	\$744	\$892	\$1,031	\$1,150	\$794	\$856	\$1,013	\$1,290	\$1,438	\$74,500	Baton Rouge MSA
Evangeline	\$25,450	Yes	No	\$576	\$593	\$710	\$898	\$1,054	\$433	\$464	\$557	\$643	\$718	\$508	\$511	\$680	\$822	\$898		
Franklin	\$25,450	Yes	No	\$536	\$539	\$710	\$885	\$1,039	\$433	\$464	\$557	\$643	\$718	\$508	\$511	\$680	\$822	\$898		
Grant	\$28,800	Yes	No	\$540	\$650	\$819	\$1,085	\$1,198	\$530	\$567	\$681	\$786	\$877	\$540	\$650	\$819	\$989	\$1,084	\$55,400	Alexandria MSA
Iberia	\$27,400	Yes	No	\$606	\$610	\$803	\$1,001	\$1,332	\$505	\$540	\$648	\$749	\$836	\$580	\$584	\$759	\$940	\$1,029	\$64,800	Lafayette MSA but with Parish-s
Iberville	\$29,550	Yes	No	\$642	\$700	\$815	\$1,004	\$1,100	\$530	\$567	\$681	\$786	\$877	\$642	\$700	\$815	\$1,004	\$1,100	\$74,500	Baton Rouge MSA but with Parish-s
Jackson	\$25,450	Yes	No	\$576	\$594	\$710	\$945	\$972	\$466	\$499	\$598	\$691	\$772	\$529	\$532	\$680	\$890	\$974		
Jefferson	\$33,700	No	No	\$606	\$624	\$710	\$996	\$1,000	\$575	\$615	\$738	\$853	\$951	\$708	\$827	\$996	\$1,147	\$1,260	\$65,700	New Orleans - Metairie MSA
Jefferson Davis	\$28,900	Yes	No	\$779	\$908	\$1,078	\$1,396	\$1,597	\$492	\$524	\$604	\$730	\$815	\$499	\$524	\$604	\$838	\$841		

HUD TDC Data

 Louisiana Housing Corporation

2022/2023 QAP Application

HUD 2020 Unit Total Development Cost Limits Database

Area	Development Type	Index	0 BR TDC	1 BR TDC	2 BR TDC	3 BR TDC	4 BR TDC	5 BR TDC	6 BR TDC
Alexandria	Detached / Semi-Detached	Alexandria Detached / Semi-Detached	\$145,120	\$187,874	\$224,866	\$268,224	\$316,166	\$346,652	\$375,331
Alexandria	Row House	Alexandria Row House	\$124,251	\$162,431	\$197,003	\$240,777	\$285,503	\$314,488	\$341,424
Alexandria	Walkup	Alexandria Walkup	\$110,726	\$150,717	\$190,564	\$250,829	\$310,484	\$349,576	\$388,125
Alexandria	Elevator	Alexandria Elevator	\$113,076	\$158,307	\$203,537	\$271,383	\$339,228	\$384,459	\$429,689
Baton Rouge	Detached / Semi-Detached	Baton Rouge Detached / Semi-Detached	\$150,444	\$194,602	\$232,807	\$277,526	\$326,970	\$358,413	\$387,928
Baton Rouge	Row House	Baton Rouge Row House	\$129,576	\$169,159	\$204,944	\$250,079	\$296,307	\$326,248	\$354,020
Baton Rouge	Walkup	Baton Rouge Walkup	\$116,001	\$158,102	\$200,059	\$263,489	\$326,310	\$367,511	\$408,171
Baton Rouge	Elevator	Baton Rouge Elevator	\$117,262	\$164,167	\$211,072	\$281,429	\$351,786	\$398,691	\$445,596
Lafayette	Detached / Semi-Detached	Lafayette Detached / Semi-Detached	\$152,148	\$196,859	\$235,543	\$280,841	\$330,927	\$362,777	\$392,695
Lafayette	Row House	Lafayette Row House	\$130,800	\$170,831	\$207,039	\$252,763	\$299,558	\$329,873	\$358,008
Lafayette	Walkup	Lafayette Walkup	\$116,930	\$159,303	\$201,529	\$265,375	\$328,596	\$370,050	\$410,949
Lafayette	Elevator	Lafayette Elevator	\$118,578	\$166,010	\$213,441	\$284,588	\$355,735	\$403,167	\$450,598
Lake Charles	Detached / Semi-Detached	Lake Charles Detached / Semi-Detached	\$149,592	\$193,474	\$231,439	\$275,869	\$324,992	\$356,230	\$385,544
Lake Charles	Row House	Lake Charles Row House	\$128,963	\$168,323	\$203,896	\$248,737	\$294,681	\$324,436	\$352,026
Lake Charles	Walkup	Lake Charles Walkup	\$115,537	\$157,501	\$199,324	\$262,547	\$325,166	\$366,242	\$406,781
Lake Charles	Elevator	Lake Charles Elevator	\$116,604	\$163,245	\$209,887	\$279,849	\$349,812	\$396,453	\$443,095
Monroe	Detached / Semi-Detached	Monroe Detached / Semi-Detached	\$145,936	\$189,010	\$226,278	\$269,989	\$318,322	\$349,056	\$378,000
Monroe	Row House	Monroe Row House	\$124,589	\$162,981	\$197,774	\$241,911	\$286,954	\$316,153	\$343,312
Monroe	Walkup	Monroe Walkup	\$110,775	\$150,687	\$190,451	\$250,605	\$310,134	\$349,126	\$387,562
Monroe	Elevator	Monroe Elevator	\$113,695	\$159,173	\$204,651	\$272,868	\$341,085	\$386,563	\$432,041
New Orleans	Detached / Semi-Detached	New Orleans Detached / Semi-Detached	\$153,000	\$197,987	\$236,910	\$282,499	\$332,905	\$364,959	\$395,079
New Orleans	Row House	New Orleans Row House	\$131,412	\$171,667	\$208,086	\$254,105	\$301,184	\$331,686	\$360,002
New Orleans	Walkup	New Orleans Walkup	\$117,394	\$159,904	\$202,264	\$266,318	\$329,740	\$371,320	\$412,338
New Orleans	Elevator	New Orleans Elevator	\$119,237	\$166,931	\$214,626	\$286,168	\$357,710	\$405,405	\$453,099

Website Links

- **Louisiana Housing Corporation Website**
 - <https://www.lhc.la.gov/>
- **Low-Income Housing Tax Credit (LIHTC) Program**
 - <https://www.lhc.la.gov/low-income-housing-tax-credit-lihtc-program>
- **Electronic Underwriting Application**
 - [2022-2022 QAP Application Model](#)
- **Application Submission Website**
 - [Application Submission Website](#)

Click need to register link to register.



Login

Please login to create or edit your applications.

Email

Password

Submit

Forgot Password? [Click here.](#)
Need to register? [Click here.](#)

Create an Account

Enter account information and click Create Account.

Create an Account

<input type="text" value="First Name"/>	<input type="text" value="Last Name"/>	
<input type="text" value="Address"/>		
<input type="text" value="City"/>	<input style="text-align: center;" type="text" value="State"/> ▼	<input type="text" value="ZIP"/>
<input type="text" value="Phone Number"/>		
Email Address		
<input type="text" value="Email"/>		
Password	Confirm Password	
<input type="text" value="Password"/>	<input type="text" value="Confirm"/>	
<input type="button" value="Create Account"/>		

Already have an account? [Log In](#)

Create an Account

Create an Account

<input type="text" value="Lionel"/>	<input type="text" value="Dennis"/>	
<input type="text" value="2415 Quail Drive"/>		
<input type="text" value="Baton"/>	<input style="border-bottom: 1px solid #ccc;" type="text" value="Louisiana"/>	<input type="text" value="70808"/>
<input type="text" value="225-769-8648"/>		
Email Address		
<input type="text" value="ldennis@lhc.la.gov"/>		
Password	Confirm Password	
<input type="password" value="*****"/>	<input type="password" value="*****"/>	
<input type="button" value="Create Account"/>		

Already have an account? [Log In](#)

Create an Account

Thank you! Your profile has been created.

A confirmation e-mail message will be sent to the e-mail address you provided shortly. Please check your inbox and spam folder. To complete the sign up process, please follow the instructions provided in the confirmation e-mail message you receive.



Tue 5/8/2018 8:45 AM

Louisiana Housing Corporation <no-reply@lhc.la.gov>

Account Created

To QAP Comments; Lionel Dennis

Dear LHC-Test,

Your user account with Louisiana Housing Corporation has been created. Please [click this link to verify your identity](#). Once verified, your account will be activated immediately.

Thank you,
Louisiana Housing Corporation

After confirming your email, log in and click the New Application button to begin new Application.

Low-Income Housing Tax Credit Application

Logout

New Application

Pending Applications

2021 Homes

Edit

Upload Supporting Documents

Delete

Submit

Completed Applications

2019 Homes

Date Submitted

06.03.2019

Louisiana Gardens

08.12.2019

2020 Homes

01.30.2020

Enter Applicant, Taxpayer and Project information and click the Save & Continue.

Low-Income Housing Tax Credit Application

Need help? Download the [application instruction manual](#).

Dashboard

Logout

General Information

Applicant First Name

Applicant Middle Name

Applicant Last Name

Applicant Address

Applicant Primary Phone Number

Applicant Secondary Phone Number

Applicant Fax Number

Applicant Email

Tax Payer Name

Tax Payer Contact Name

Tax Payer Address

Tax Payer Primary Phone Number

Enter Applicant, Taxpayer and Project information and click the Save & Continue.

Tax Payer Secondary Phone Number

Tax Payer Fax Number

Tax Payer Email Address

Project Name

Project Address

Project Contact Name

Project Phone Number

Project Email Address

Save & Continue

Click the upload button to browse and select a file to upload. Click delete to remove file.

Electronic Underwriting Application must be uploaded as an Excel file.

Low-Income Housing Tax Credit Application - Supporting Documents

Project: 2021 Homes

Dashboard

Logout

QAP Excel Application

2021 QAP
Application
Model from
website.xlsm ×
Delete

QAP Application (Saved as PDF)

Upload

Appendix 2: Site Control (see Threshold Requirement 1).

Upload

Appendix 3: Ownership History (see Threshold Requirement 19).

Upload

Appendix 4: Zoning (see Threshold Requirement 2).

Upload

Appendix 6: Capital Needs Assessment (see Threshold Requirement 14).

Upload

Appendix 8: Waiver of Profit Limits (see Threshold Requirement 29).

Upload

Appendix 29: Project Amenities (see Threshold Requirement 28).

Upload

Appendix 36: Environmental Restrictions Checklist (see Threshold Requirement 4).

Upload

Appendix 38: Infrastructure (see Threshold Requirement 3).

Upload

<u>Appendix 40: Minimum Internet / Cable (see Threshold Requirement 6).</u>	Upload
<u>Appendix 41: Energy Efficiency Requirements (see Threshold Requirement 8).</u>	Upload
<u>Appendix 42: Design Features (see Threshold Requirement 9).</u>	Upload
<u>Appendix 44: Historic Rehabilitation Projects (see Threshold Requirement 15).</u>	Upload
<u>Appendix 45: Property Management Experience (Also Appendix 45) (see Threshold Requirement 22).</u>	Upload
<u>Appendix 52.22: Project has a Commercial Component; see Section 20.14.</u>	Upload
<u>Appendix 52.23: National Non-Metropolitan AMI; see Section 23.01.</u>	Upload
<u>Appendix 1: Ownership Information.</u>	Upload
<u>Appendix 2 (Site Control Worksheet)</u>	Upload
<u>Appendix 4 (Zoning Evidence)</u>	Upload
<u>Appendix 5: Appraisal.</u>	Upload
<u>Appendix 7: Financing Commitments.</u>	Upload
<u>Appendix 9: Development Services Agreement.</u>	Upload
<u>Appendix 10: Federal Agency Letter.</u>	Upload
<u>Appendix 11: Non-Profit Participation.</u>	Upload
<u>Appendix 12: Non-Profit IRS Determination Letter.</u>	Upload

Appendix 13: Non-Profit Counsel's Opinion.

Upload

Appendix 14: Non-Profit Articles and By-Laws.

Upload

Appendix 15: CHDO Approval Letter.

Upload

Appendix 17: Points Claimed for Geographic Diversity.

Upload

Appendix 18: Points Claimed for Redevelopment Project.

Upload

Appendix 19: Points Claimed in Rehabilitation & Preservation and/or New Construction.

Upload

Appendix 20: Scattered-Site Project.

Upload

Appendix 21: Preservation Property.

Upload

Appendix 22: Special Needs Project (Non-Elderly).

Upload

Appendix 23: Points Claimed for Increased Unit Affordability.

Upload

Appendix 24: Basis Boost.

Upload

Appendix 26: Points Claimed for Additional Financial Support.

Upload

Appendix 27: Points Claimed for Green Building.

Upload

Appendix 28: Community Facilities.

Upload

Appendix 30: Points Claimed for Additional Accessible Units.

Upload

Appendix 31: Points Claimed for On-Site Security.

Upload

Appendix 34: Certification Regarding Debarment.	Upload
Appendix 52: Other Project Information.	Upload
Appendix 53: Miscellaneous Waivers.	Upload
Appendix 52.01: LIHTC Per-Developer Cap.	Upload
Appendix 52.02: QNP / CHDO Pool Application.	Upload
Appendix 52.03: National Housing Trust Fund.	Upload
Appendix 52.04: HOME Funds.	Upload
Appendix 52.05: CDBG-DR Funds.	Upload
Appendix 52.06: Multiple Building Types Within the Project.	Upload
Appendix 52.07: Multiple Census Tracts Within the Project.	Upload
Appendix 52.08: Homeownership Project.	Upload
Appendix 52.09: Basis Boost.	Upload
Appendix 52.10: Equipment Owned by the Developer or Builder or a Related Party.	Upload
Appendix 52.11: Community Service Facility.	Upload
Appendix 52.12: Applicant's Concluded Utility Allowances.	Upload
Appendix 52.13: Flags on Unit Mix and Rents Worksheet.	Upload
Appendix 52.14: Points Claimed for Elderly Households.	Upload

Appendix 52.15: Points Claimed for Non-PSH Units Affordable At or Below 30% AMI.

Upload

Appendix 52.16: Points Claimed for PSH Units.

Upload

Appendix 52.17: Rental Subsidy.

Upload

Appendix 52.18: Points Claimed for Optional Amenities.

Upload

Appendix 52.19: Deferred Developer Fee Payable Within 15 Years.

Upload

Appendix 52.20: CDBG Interest Rate Above Zero.

Upload

Appendix 52.21: Adjusted Total Development Cost is Above the HUD Limit.

Upload

Appendix 52.25: Allowed Return on Taxpayer Capital.

Upload

Appendix 52.26: Income Averaging Set-Aside Was Selected.

Upload

Appendix 52.27: Documentation of Extraordinary Site Costs.

Upload

Appendix 52.28: Documentation of Request that LHC Staff Approve Exclusion of Other Cost Increases.

Upload

Appendix 52.29: Adjusted TDC Exceeds Maximum TDC Limit for This Project.

Upload

Appendix 52.30: Waiver of QAP Minimum Operating Expense Requirement.

Upload

Appendix 52.31: Operating Subsidy.

Upload

Appendix 52.32: Rehab.

Upload

Appendix 52.33: Points Claimed for HUD Defensible Space.

Upload

Appendix LHC-3: Developer Experience Exhibit.

Upload

Appendix LHC-4: Management Experience Exhibit.	Upload
Appendix LHC-5: Tenant Selection Plan.	Upload
Basis Calculation	Upload
Developer Experience (LHC-3)	Upload
Development Costs	Upload
Development Team	Upload
Project Description	Upload
Property Management Experience (LHC-4)	Upload
Reserve Adequacy	Upload
Revenues and Expenses	Upload
Syndication	Upload
Taxpayer Certification	Upload
Threshold Requirement 7: Washers and Dryers for New Construction Projects.	Upload
Threshold Requirement 10: NC or SR Projects in Special Flood Hazard Areas.	Upload
Threshold Requirement 11: Compliance with Local Floodplain Management Requirements.	Upload
Threshold Requirement 12: Floodplain Determination.	Upload

Threshold Requirement 13: Architect's Certification for Levee Protected Areas.	Upload
Threshold Requirement 16: Minimum Score.	Upload
Threshold Requirement 17: Audited Financials of Project (Or Equivalent) from Seller.	Upload
Threshold Requirement 18: Sales Price With Related Persons.	Upload
Threshold Requirement 20: Organizational Chart for Taxpayer / Applicant.	Upload
Threshold Requirement 21: Developer Experience.	Upload
Threshold Requirement 25: Failure to Meet Minimum Unit Size / Bathroom Requirements.	Upload
Threshold Requirement 26: Failure to Meet Maximum Unit Development Cost Requirements.	Upload
Threshold Requirement 27: Construction and Design Standards.	Upload
Threshold Requirement 30: Developer Certification of Sources and Uses.	Upload
Threshold Requirement : Signed Documents.	Upload
Unit Mix and Rents	Upload
Threshold Requirement 6: Minimum Internet / Cable Capacity Requirements.	Upload
Threshold Requirement 8: Energy Efficiency Requirements.	Upload
Threshold Requirement 9: Design Features.	Upload
Threshold Requirement 15: Historic Rehabilitation Projects.	Upload

Once done uploading files, click the dashboard button to return to dashboard.

Threshold Requirement 1: Site Control (Also Appendix 2).	Upload
Threshold Requirement 2: Zoning (Also Appendix 4).	Upload
Threshold Requirement 3: Infrastructure (Also Appendix 38).	Upload
Threshold Requirement 4: Environmental Restrictions Checklist (Also Appendix 36).	Upload
Threshold Requirement 5: Taxpayer Agreement Regarding Tenant Referrals (Also Appendix 39).	Upload
Threshold Requirement 14: Capital Needs Assessment (Also Appendix 6).	Upload
Threshold Requirement 19: Ten Year Title History (Also Appendix 3).	Upload
Threshold Requirement 22: Property Management Experience (Also Appendix 45).	Upload
Threshold Requirement 28: Project Amenities (Also Appendix 29).	Upload
Threshold Requirement 29: One or More Violations of Fee and Profit Limits (Also Appendix 8).	Upload
	Dashboard

Click Edit to edit the application information. Click Upload Supporting Documents to upload or delete files. Click Submit to submit application.

Low-Income Housing Tax Credit Application

Logout

New Application

Pending Applications

2021 Homes

Edit Upload Supporting Documents Delete Submit

Completed Applications

2019 Homes

Date Submitted

06.03.2019

Louisiana Gardens

08.12.2019

2020 Homes

01.30.2020

Click ok to submit.

The screenshot shows the Louisiana Housing Corporation website interface. At the top left is the logo for Louisiana Housing Corporation. A modal dialog box is open in the center, displaying the text: "forms.lhc.la.gov says Are you sure you want to submit this pending application? Once it's submitted, you will not be able to edit the application or add supporting documents." Below the text are two buttons: "OK" (highlighted in blue) and "Cancel".

Below the dialog box, the main content area is titled "Low-Income Housing Tax Credit Application". To the right of this title is a "Logout" button. Below the title is a green button labeled "New Application".

Underneath is a section for "Pending Applications". It lists "2021 Homes" with a row of action buttons: "Edit", "Upload Supporting Documents", "Delete", and "Submit" (highlighted in green).

Below that is a section for "Completed Applications". It lists three entries:

	Date Submitted
2019 Homes	06.03.2019
Louisiana Gardens	08.12.2019
2020 Homes	01.30.2020

At the bottom left is the Louisiana Housing Corporation logo again.

Browser address bar: <https://www.lhc.la.gov/lihtc> | Tab: Low-Income Housing Tax ...



Home > Low-Income Housing Tax Credit Application

Low-Income Housing Tax Credit Application

[Logout](#)

[New Application](#)

Pending Applications

No Pending applications.

Completed Applications

	Date Submitted
LHC Homes	05.08.2018

<p>My LHC</p> <ul style="list-style-type: none"> Partners Buyers Owners Renters Sitemap 	<p>About LHC</p> <ul style="list-style-type: none"> Board of Directors Board Meetings Reports and Data Jobs at LHC 	<p>LHC Employees</p> <ul style="list-style-type: none"> Webmail LEO Sharepoint Citrix Access Gateway la.gov 	<p>Helpful Links</p> <ul style="list-style-type: none"> DOA Office of Community Development HUD LAHousingSearch.org SocialServe.com Report Fraud WCMS
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2415 QUAIL DRIVE • BATON ROUGE, LA 70808 • MAIN: 225-763-8700 • TOLL-FREE: 888-454-2001 • FAX: 225-763-8710





Tue 5/8/2018 10:10 AM

Louisiana Housing Corporation <no-reply@lhc.la.gov>

Louisiana Housing Corporation - Application Submitted

To QAP Comments; Lionel Dennis

Dear LHC-Test Account,

This is to notify you that your application for LHC Homes was received at 2018-05-08 10:10:23.0 with 1 docs attached.

If you have any questions, feel free to contact LHC at 225.763.8700 or lhctc@lhc.la.gov.

Please visit www.lhc.la.gov for up to date information regarding future funding opportunities. We look forward to working alongside you to develop safe, affordable, energy efficient housing for Louisiana residents..

Thank you,

Louisiana Housing Corporation

Contact Information

Qapcomments@lhc.la.gov

Contact Information

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