

JEFF LANDRY
GOVERNOR



KEVIN J. DELAHOUSAYE
LHC EXECUTIVE DIRECTOR

Louisiana Housing Corporation

The following resolution was offered by Board Member Willie Rack and seconded by Official Designee Board Member Renee' Fontenot Free:

RESOLUTION

A resolution approving an Amendment to 2025 Qualified Allocation Plan of the Louisiana Housing Corporation; and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation is authorized under Louisiana law and Section 42 of the Internal Revenue Code to allocate Low-Income Housing Tax Credits ("LIHTCs") and to adopt and amend a Qualified Allocation Plan governing such allocations; and

WHEREAS, the Board of Directors of the Louisiana Housing Corporation previously adopted the 2025 Qualified Allocation Plan governing the allocation of Low-Income Housing Tax Credits and related LHC funding; and

WHEREAS, on November 26, 2025, a Notice of Public Hearing was posted on the Corporation's website relating to an amendment to the 2025 Qualified Allocation Plan, and a public hearing was held on December 5, 2025; and

WHEREAS, LHC staff has presented to the Board proposed amendments to Section IV – Threshold Requirements of the 2025 Qualified Allocation Plan in redline format, reflecting additions and revisions concerning application documentation requirements, cost containment, lien payment priority disclosure, resiliency construction requirements, and flood risk mitigation standards; and

WHEREAS, the Board of Directors has reviewed the proposed redline amendments and finds that the amendments further the purposes of the Qualified Allocation Plan, promote fiscal accountability, enhance the durability and resiliency of affordable housing developments, and protect residents and public investment from flood and disaster risks;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, acting as the governing authority of said Corporation, that:

SECTION 1. The amendments to the 2025 Qualified Allocation Plan (the “2025 QAP”), as reflected in the redline document **attached hereto as Exhibit A**, are hereby approved.

SECTION 2. OTHER ACTIONS AND APPROVALS. The officers of this Board of Directors and the Appointing Authority or Program Administrator of the Corporation are authorized and empowered to take any and all further action and to sign any and all documents, instruments and writings as may be necessary to carry out the purposes of this resolution and to file, on behalf of the Corporation, with any governmental board or entity having jurisdiction over the Corporation, such applications or requests for approval as may be required by law, in accordance with the requirements of Section 147(f) of the Code.

SECTION 3. This resolution shall become effective immediately upon adoption and shall apply to all applications submitted on or after the effective date, unless otherwise specified by LHC.

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

YEAS: Wendy D. Gentry, Renee’ Fontenot Free obo La. State Treasurer
John Fleming, Alfred E. Harrell, III, Lance Ned, Candace
Papillion-Haynes, Willie Rack, Brandon O. Williams.


NAYS: None.

ABSENT: Tonya P. Mabry, Sarah E. Collier, Steven J. Hattier, Chance
Miller, Richard A. Winder.

ABSTAIN: None.

And the resolution was declared adopted on this, the 14th day of January, 2026.


Wendy D. Gentry, Chairwoman


Barry E. Brooks, Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (the "Corporation"), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board of Directors on January 14, 2026, entitled: "A resolution approving an Amendment to 2025 Qualified Allocation Plan of the Louisiana Housing Corporation; and providing for other matters in connection therewith."

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Corporation on this, the 14h day of January, 2026.



Barry E. Brooks, Secretary

(SEAL)

Section IV - Threshold Requirements

Applications which fail to meet threshold requirements are ineligible. Unless otherwise noted, projects with tax-exempt bond financing must also meet all threshold requirements. All 4% Applications must be accompanied by the Cost Containment Template. All Applications requesting LHC soft funds are required to submit a Lien Payment Priority Spreadsheet. The Cost Containment Template is intended to identify costs based upon threshold requirements, selection criteria chosen, and other factors that increase costs above the HUD limits for moderately designed housing. The Cost Containment Template will be submitted to the State Bond Commission for all projects financed with tax-exempt bonds. The Lien Payment Priority Spreadsheet is intended to identify the proposed layers of mortgage liens and payment priorities during both the construction loan period and the permanent loan period of a project and the position of the mortgage associated with the additional LHC funds requested to accompany the LIHTC request.

A. Project Threshold Requirements

1. ~~Resiliency Construction Requirements for Tier 1 & Tier 2 Parishes~~

~~To enhance the durability and long-term sustainability of affordable housing developments in high-risk areas, all LIHTC projects located in Tier 1 and Tier 2 parishes must incorporate the following fortified construction measures:~~

- a. ~~Roofing~~— Must meet IBHS FORTIFIED Roof™ standards, including sealed roof decks and wind-rated shingles.
- b. ~~Windows & Doors~~— Must be impact resistant or have hurricane-rated shutters that meet ASTM standards; garage doors, if applicable, must meet wind load requirements.
- c. ~~Verification~~— A licensed architect or engineer must certify compliance. [WH1]

2. ~~Resiliency Standards (New Construction Only)~~ [WH2]:

- a. The building footprint (for buildings with residential units) should not be located within or partially within the Special Flood Hazard Area (“SFHA”). Parking is not required to be at or above the building elevation requirements.

~~Please refer to the below “Limited Special Flood Hazard Area Exceptions” for projects located in a SFHA.~~

- b. The building footprint may be in Zone B or X Shaded (500-YR); however, all building mechanicals and finished residential floors must be built at elevations of no less than three feet above the higher of (a) the lowest point within the building footprint, or (b) the nearest road centerline.
- c. Irrespective of FIRM designation, the application must clearly establish whether the proposed building footprint experienced flooding in the 2016 Great Floods; if the footprint was flooded, the plan must clearly address how such risks are mitigated, either through elevation above the Base Flood Elevation (BFE), flood-proofing, or both.

Limited Special Flood Hazard Area Exceptions:

New Construction/Redevelopment

This limited Special Flood Hazard Areas (SFHA) exception will apply only to new construction developments funded under this QAP.

Special Flood Hazard Areas (SFHAs) are areas that are at the greatest risk of flooding, mudflow, or flood-related erosion. High risk areas are identified as a Special Flood Hazard Area (SFHA) on FEMA maps and are labeled as Zones A1-30, AE, AH, AO, AR, or A99 as defined by HUD. However, for this funding round, LHC will consider new construction projects in zones designated as Special Flood Hazard Areas (SFHA). This limited exception will apply only to zones labeled as AE or a zone of lower flood risk. Flood Zone AE is a newer version of what used to be Flood Zones A1-A30. The zones have a BFE that is used to determine the rate in FEMA's Flood Insurance Rate Map (FIRM). These areas are subject to a 1% chance of flooding annually and are mandatory flood insurance areas. Zones designated as "high risk" zones such as AH, AO, V, and VE are deemed unsuitable for new construction projects and will not receive funding consideration. In addition, any structure built in an area designated as a Special Flood Hazard Area must maintain a flood insurance policy throughout the affordability period and must adhere to Fortified Roofs, windows, and doors. However, for communities designated by FEMA as "high Risk" for flooding or zoned as A1-30, AE, AH, AO, AR, or A99, LHC may consider new construction projects under limited circumstances. LHC will review each proposed project for feasibility, cost reasonableness, and the affordable housing needs of the project area. LHC reserves the right to deny funding to any project in a SFHA where LHC determines the risk for repetitive loss outweighs the need for affordable housing.

New Construction Projects proposing new construction on sites within the Special Flood Hazard Areas (SFHAs) must submit a site plan that clearly indicates all of the following:

- The FEMA determined elevation of the floodplain or floodway;
- The elevation of the lowest floor level in the proposed buildings; and
- The location of the proposed buildings.

In addition, all project proposals must include a FEMA floodplain map covering the Project area with the boundary of all Sites clearly delineated. FEMA floodplain maps can be obtained from the FEMA website. Proposals must also indicate the long term risk of flooding of the proposed site(s) using the online resource for flood risk, Flood Factor. For each project site(s), please indicate long term risk as indicated by Flood Factor's rating for the address: Minimal, Minor, Moderate, Major, Severe, or Extreme. In addition, for projects in designated wetlands to proceed, Project Teams must provide a narrative discussing planned site or building level mitigation measures as well as wetland mitigation

plans and an Army Corp of Engineers permit where necessary. Any approved structure(s) built in a special flood area must be a minimum of 5 feet above the FEMA base flood elevation.

Rehabilitation Projects:

If any portion of a Site is located within the SFHA floodplain or floodway, the Project Application must include one or both of the following as applicable: Rehabilitation Projects proposing the rehabilitation of existing buildings on Sites within the one percent (1%) floodplain or floodway must submit a site plan that clearly indicates all of the following:

- The historic frequency of flooding and flood related repairs;
- The FEMA determined elevation of the floodplain or floodway;
- The elevation of the lowest floor level in the existing buildings;
- The location of the existing buildings; and
- Evidence that the Site is enrolled or is eligible to enroll in the National Flood Insurance Program.

Note: Projects involving the rehabilitation of existing buildings on Sites located in the one percent (1%) floodplain or floodway will ONLY be permitted if the lowest existing floor elevation of each building in the floodplain is at least three (3) feet above the FEMA designated floodplain elevation.

- All structures, defined at 44 CFR 59.1, designed principally for residential use, and located in the one percent annual chance (or 100-year) floodplain, that receive assistance for new construction, reconstruction, rehabilitation of substantial damage, or rehabilitation that results in substantial improvement, as defined at 24 CFR 55.2(b)(10), must be elevated with the lowest floor, including the basement, at least two feet above the one percent annual chance floodplain elevation (base flood elevation).
- For buildings qualifying and applying for Historic Tax Credits and located in a SFHA, if the residential units are above the required elevation noted above, and applicant satisfies all other requirements above, the site will qualify as eligible.
- Mixed-use structures with no dwelling units and no residents below two feet above base flood elevation, must be elevated or floodproofed, in accordance with FEMA floodproofing standards at 44 CFR 60.3(c)(3)(ii) or successor standard, up to at least two feet above base flood elevation.
- Structures that are elevated must meet federal accessibility standards.
- No residential buildings or structures of any kind may be located in a floodway.