



Louisiana Housing Corporation

2022/2023 Qualified Allocation Plan

Frequently Asked Questions

NOTE: the questions below are only minimally edited and are in the same or nearly the same form as submitted to the Corporation. Responses to the Frequently Asked Questions are provided as a courtesy to our developers and are meant to provide clarification with regard to the 2022/2023 Qualified Allocation Plan (QAP). Be advised that the QAP is the controlling document and responses below are not intended to circumvent or substitute any of the directives or requirements of the QAP.

1. Will the designation of single project to be identified by the local municipality in the Lake Charles area to aid in its recovery efforts be inclusive of the \$6 million designated for Calcasieu Parish?

Answer: Yes, Staff agreed and referenced this provision to the Board of Directors for approval at the July 14th board meeting.

2. What source(s) should be used to determine the scoring for Section III (Priority Development Areas) Item C. The Louisiana Housing Needs Assessment is dated 2019. The Assessment also does not specifically deal with all the categories listed in Scoring Criteria III, C.

Answer: <https://www.huduser.gov/portal/datasets/lihtc.html>

3. Do the statements in the second paragraph on page 11 of the Draft QAP concerning per project and per developer limitations not applying if certain conditions are met apply to 9% competitive deals or Tax Exempt Bond deals only?

Answer: Tax Exempt Bond deals only.

4. Please explain what is expected from the developer that elects to provide Smart Thermostats in each unit therefore, provide development Wi-Fi. Does this refer to Wi-Fi in common areas?

Answer: Tenant access to the internet via a development deployed Wi-Fi network. Coverage must be available throughout the units as well as all areas of the development outdoors.

5. Per the allocation sheet posted on LHC... For the three metros,(Caddo, Orleans, and East Baton Rouge) will these areas only receive Tax Credits if a development is in a CNI area?

Answer: Credits will be awarded to the highest scoring project in the metro area.

6. Referring to the highlighted item below, does the tie-breaking statement imply LIHTCs will be awarded to the development with a greater or lower percentage of low-income units?

“h. **Tie-breaking Procedures:** In the event of a tie between applications for which there are insufficient LIHTCs to award each, LHC will use the following tie-breaking procedure:

- I. Selection Criteria IA(i): percentage of low-income units.
- II. Selection Criteria IA(ii): being located in a census tract with high area median incomes.
- III. Requesting the lowest amount of LIHTCs.
- IV. Earliest application submittal.”

Answer: Greater percentage of low income units.

7. I need some help with the “Developer Cap”. I have read what on page 6 but I am still not clear if a developer has more than one project. I hope you can answer the following question. If a developer is 40% of GP and the nonprofit is 60% of the GP and the developer has four (4) projects with varied % percentages can they hit the developer cap with the % of the GP or is it any % of developer in GP counts toward developer cap?
8. Regarding Section IV.A.1., if an applicant commits to provide 10% 1-Br units for PSH units, will those units be restricted to a certain AMI, and will they come with an AHAP contract for rents at 110% FMR? Also, will the applicant have to provide any additional supportive services to these PSH units?
9. Regarding Section IV.A.1.b., will the 80% of the units set aside for PSH units at 30% AMI come with an AHAP contract with rents at 110% FMR? Also, will the applicant have to provide any additional supportive services to these PSH units?
10. Regarding Section IV.A.10, did LHC accidentally leave out some design requirements for (iv) and (v)? Both are currently blank in the Draft QAP.
11. With the new census data expected to be released in October 2021 (after competitive applications are submitted but before they’re ranked and awarded), how will LHC score applications where census tract boundaries, income levels, and QCT/DDA designations may change after the time of submission?

12. Section III.A. states that “applicants cannot submit an application for more than one phase of the same proposed project in the same application cycle”. But can an applicant submit more than one application for more than one phase if the phases are proposed to be closed and constructed simultaneously? For example, could an applicant be awarded for two phases to be constructed simultaneously if the project was “twinned” with one phase awarded under the competitive “new construction pool” and the second phase awarded under the competitive “Qualified Disaster Area Pool”? Or perhaps could an applicant be awarded for two phases to be constructed simultaneously if the project was “twinned” with one phase awarded under the “new construction” or “qualified disaster area pool” and the other phases awarded under the “non-competitive 4% LIHTC” new construction pool? If this is not permitted, LDG would kindly ask LHC to allow for both of these scenarios to be allowed to maximize the efficiency of the 9% credit and disaster relief credits to create as many new construction units as possible in disaster-prone areas.

13. Community Notification

Why is it necessary to require “certified mailing receipt” as evidence of submission. Why can’t delivery confirmation from FedEx, UPS or email be accepted.

Excerpt from the QAP

The Applicant must provide evidence of the notification by documentation of certified mailing receipts, that the applicant has submitted Correspondence regarding the application to the Mayor and the Chair or President of the local governing authority where the project is located.

**Please note that notifications sent via email, will NOT be accepted.*

Answer: Delivery confirmation can be evidenced by submission of documentation by either FedEx, UPS or US Postal Service only, notifications sent via email, will not be accepted.

14. Zoning

Why notification sent via email from governmental official will not be accepted.

Selection Criteria

Excerpt from the QAP

Zoning: Appropriate zoning is required at the time of application and must be evidenced by submitting the following:

- a. an official local jurisdiction map that the site is zoned for the proposed project type.
- b. a signed letter from an official of the jurisdiction stating either that (i) the proposed project is consistent with existing zone requirements or (ii) changing the existing zoning requirements to permit the project will be completed no later than the date for LIHTC reservations.

**Please note that notifications sent via email, will NOT be accepted.*

Answer: A signed letter from an official of the jurisdiction stating either that (i) the proposed project is consistent with existing zone requirements or (ii) changing the

existing zoning requirements to permit the project will be completed no later than the date for LIHTC reservations. Notifications sent via email, will not be accepted.

15. Governmental Priorities.

should “or” after (i) be removed. Based on the maximum number of points possible, every item can be selected, if applicable.

Have the priorities been updated or are we using the same from last year.

Answer: “or” after (i) should have been removed.

16. Can you guys define Development Wi-Fi. The threshold requirements indicates that the tenant will pay a 3rd party provider for internet services but the developer has to ensure that the infrastructure is in place.

Answer: DEVELOPMENT WI-FI: Tenant access to the internet via a development deployed Wi-Fi network. Coverage must be available throughout the units as well as all areas of the development outdoors.

17. With development wi-fi, was it the expectation for the owner to cover costs for the tenant’s WiFi?

Answer: Development Wi-Fi is an option listed under the category of Project Amenities, the costs should be paid by the owner.

18. Or, in addition to ensuring infrastructure is in place, must the owner only provide WiFi outside the unit in common areas.

Answer: DEVELOPMENT WI-FI: Tenant access to the internet via a development deployed Wi-Fi network. Coverage must be available throughout the units as well as all areas of the development outdoors.

19. Or, provide must the owner access to WiFi throughout the Development and charge tenants for use? As you can imagine, incorporating free WiFi could be cost prohibitive. Just want to know what you guys are thinking regarding this issue.

Answer: Development Wi-Fi is an option listed under the category of Project Amenities, the costs should be paid by the owner.

20. Are housing developments that consist of single family homes able to select points for Development Wi-Fi?

Answer: Yes, but Wi-Fi access must be provided in each home.