



Louisiana Housing Corporation

HOMELESS & HOUSING STABILITY: AFFORDABLE MULTIFAMILY RENTAL HOUSING DEVELOPMENT PROGRAM (HHSD)

NOTICE OF FUNDING AVAILABILITY: RESPONSE TO COMMENTS¹

HHSD Comment Period – Comment Received and Responses

EMAIL QUESTIONS

1. Are multiple single family dwelling places permissible for development for qualifying populations under this funding opportunity?
 - a. Yes, scattered site single family dwelling places are eligible, but all must be occupied by qualifying population/LMI and affordable.
2. Is there priority given to housing for certain "Qualifying Populations" over others when scoring applications?
 - a. There is no priority given for serving certain populations within the QP definition. Please review the revised Scoring in the NOFA, Version 2.
3. Can specific examples of "operating costs" for HHSD units restricted for occupancy by qualifying households be provided?
 - a. Operating costs are not eligible for HHSD funds. See edit to Section II.A.3 in revised NOFA, Version 2.
 - b. Applicants should see *HOME-ARP Nonprofit Services NOFA* issued by LHC on April 19, 2024 related to HOME-ARP funds for operating cost assistance associated with entities who anticipate receiving funds for a HOME-ARP funded project. These funds are not eligible for a CDBG-DR funded project.
4. If the same applicant is proposing two different projects for two different qualifying populations, should separate applications being submitted?
 - a. An individual Application should be submitted for a single multifamily site or scattered site single family units in one jurisdiction, irrespective of populations being served.
5. Is it permissible for two for-profit entities to submit an application together for a development project?

¹ The HHSD NOFA was posted on March 18, 2024 and open for public comments and questions through April 12, 2024. LHC hosted a **Developer Workshop** on April 8, 2024 to explain the program offering and solicit input and comments. The program email address (hhsd@lhs.la.gov) was made available to receive comments in writing.

- a. Two entities may submit an application in together, but one single legal entity must be specified as the primary applicant.
- 6. How many projects can be submitted per entity?
 - a. There is no limit for project applications per entity.
- 7. If you find a buyer to purchase and payback the entire forgivable loan amount before 10 or 20 years is there a penalty?
 - a. The units must remain affordable for 20 years regardless of the payment status of the loan. The loan terms will be detailed in the loan agreement.
- 8. Is there a yearly breakdown on the number of years if you can sell the development and pay back the entire loan before the 20-year mark?
 - a. See answer in #7.
- 9. Please explain under what circumstances with proper notification would be allowed to engage in assignment of the award in future circumstances if any, to another principal, developer, and or Property Manager?
 - a. Such circumstances are not envisioned, but final determination will be made by LHC based on conditions that may persist and require it.

Reference: 11.B.22 -Non-Assignability of Application and award language that states only "without prior written consent of LHC will immediately and irrevocably void the award".
- 10. Does the qualifying populations definition lend itself to us being able to build multifamily 1st time home buyer unit projects, and or affordable rental units only?
 - a. This funding is for affordable rental units only.

DEVELOPER WORKSHOP

- 11. How do we access the NOFA package?
 - a. The NOFA (amended version) and applications should be accessed on the LHC website.
- 12. Has the commencement for construction changed?
 - a. See adjustments in the NOFA, Version 2, Section II. A.9.
- 13. Can properties in a Special Flood Hazard Area (SFHA) be eligible for this program?
 - a. Projects located in a SFHA are not allowed in the HHSD program. See Section II.B.3.

14. How do you define the commencement date?
 - a. The commencement date is the date that construction begins, based on all local approval and requirements being met to begin construction.
15. What is the expenditure deadline?
 - a. The HHSD anticipates funds must be spent by December 31, 2026.
16. Can the units be spread across multiple sites?
 - a. Yes, but limited to single family scattered sites as one project and must remain 100% LMI.
17. What is a qualifying population?
 - a. See page 5 of the NOFA for the definition of qualifying population.
18. Are there any entitlement requirements?
 - a. Several entitlement jurisdictions received a direct allocation of HOME-ARP funds and may be funding programs independently. LHC works in coordination with the entitlements and is not restricted from awarding projects under this NOFA within entitlement jurisdictions. At least one project is anticipated to be funded in Orleans Parish.
 - b. If the question is referring to legal entitlements, prior to closing, the property must be properly zoned and subdivided so that the entire area of the parcel or parcels is a part of the project. All legal entitlements not held at application must be detailed in the application and accomplished prior to closing of the loan.
19. Is the ERR timeline different?
 - a. The Conditional Award will be conditioned on full environmental clearance being obtained and must be completed prior to Closing.
20. How do I submit a question?
 - a. Questions should be submitted through the LHC email address at: HHSDinfo@lhc.la.gov
21. Can you apply if you do not submit a Letter of Intent (LOI)?
 - a. An applicant does not have to apply if an LOI is submitted, but an applicant must submit a LOI in order to apply.