



SUMMARY

This document is a preliminary summary of proposed changes to the 2021 Qualified Allocation Plan (QAP). The items considered are the result of the National Council of State Housing Agencies' recommended practices in housing credit administration, internal data analysis, and research to achieve LHC's housing priorities and objectives effectively.

ORGANIZATIONAL EFFICIENCY

The 2021 QAP will be compressed and reorganized to make the document more comprehensible and user friendly.

IMPROVED POOL CATEGORIES

One of LHC's top priorities is to allocate all its resources in a manner which is equitable to all jurisdictions. This imperative is particularly important for the LIHTC, which comes to states on a per-capita basis. The 50% proposed for the Metropolitan represents their share of Louisiana's population. Specifically, the eight parishes are home to 2.37 million, which represents one half of the state's population. This division of resources is the fairest when considering there is a tremendous need for affordable rental housing statewide.

- 10% of the LIHTC Ceiling will be set aside for Non-Profit developments.
- LHC will reserve the remainder of unallocated LIHTC's to be available to closed projects that experience cost increases due to conditions beyond their control. Stated reprocessing guidelines will apply. If requested funds are not available, taxpayer may be subject to recapture of existing LIHTC allocation.
- **Pool 1:** 50% of the remaining LIHTC ceiling will be allocated to the eight most populated parishes, which reflects their share of Louisiana's population.
- **Pool 2:** 50% of the remaining LIHTC ceiling will be allocated to the remaining parishes.

	Pool 1: Metropolitan	Pool 2: Balance of State
New Construction	25%	25%
Rehabilitation	25%	25%

Metropolitan: E. Baton Rouge; Jefferson; Orleans; St. Tammany; Caddo; Lafayette; Calcasieu; Ouachita.

ENHANCED COST CONTROL POLICY

LHC will implement better cost control policies, primarily through an alternative developer fee calculation based on the number of units. The objective is to encourage and reward efficient production.

SELECTION CRITERIA

The selection criteria will be modified as follows:

- New construction projects will be awarded one additional point for infill if applicable.

TENATIVE SCHEDULE

June

Community Focus Groups

Draft 2021 QAP Board Presentation

Statewide QAP Hearing Notice & Written Comment Period

QAP Hearing

JULY

Adoption of 2021 QAP

AUGUST

Deadline to Submit Questions

QAP Workshops & FAQs

SEPTEMBER

Submit Underwriting

NOVEMBER

Threshold Clarification & Analysis Fees

Score Reconciliation

Appeal Deadline

DECEMBER

Final Ranking and Scoring

- New construction projects that are a part of a concerted community revitalization plan will be eligible for 3 points.