



Louisiana Housing
Corporation

Board of Directors

Agenda Item #6

Resolution approving LHC 2019 Spring NOFA; and providing for other matters in connection with the foregoing.

March 18, 2019

NOTICE OF FUNDING AVAILABILITY (NOFA)

2019 Spring NOFA – HOME GAP FUNDING

Available Funding: \$10,000,000 Minimum

Target Launch Date: March 2019

PURPOSE OF FUNDING

To provide gap funding necessary to sustain the quantity of affordable rental housing through the preservation of existing multifamily housing developments that are currently occupied by low income residents. Available funds have been generated from HOME Program Income and are to be used in conjunction with 4% LIHTC and Bonds.

HOUSING STRATEGIES

Balance the distribution of housing credits and other federal subsidies to both high-opportunity areas and distressed communities, while creating more opportunities for mixed-income development.

GOALS & OBJECTIVES

Goal: Meet the affordable housing and community needs of small cities and rural parishes that show a demonstrated need through renovation and rehabilitation.

Objective: Preserve the supply and quality of rental housing that is affordable to very low income, extremely low income, and elderly households.

HOUSING PRIORITIES

Cost Burden: Approximately 30% of all Louisiana renter households are low-income and cost burdened paying more than 30% of their household income on rent each month.

Affordable & Available Rental Housing : To house the extremely low-income renters in Louisiana who earn less than 30% of the HUD Area Median Family Income, more than 112,000 additional affordable units are needed.

Seniors: Thirteen percent of the adults living in Louisiana who are over the age of 65 live in poverty, 41% are living with a disability, and 29% live alone.

Preservation: Within the next five years, LHC estimates that more than 1,600 affordable units (within LHC's portfolio) are nearing the end of compliance periods that ensure affordable rent restrictions and income limit thresholds.

ELIGIBLE AWARDEES

For-Profit Developers, Units of Local Government, Experienced Non-Profit Organizations, and Community Housing Development Organizations (CHDOs).



Total Estimated
Developments Awarded

3-4



Estimated Home Assisted
Units

80 -100



MAX Home Funding

Unit:
Application: \$100,000
\$4M

PROGRAM ADMINISTRATOR

Louis Russell

Housing Development Administrator

lrussell@lhc.la.gov

p. (225) 736-8700 Ext. 237

TARGET GEOGRAPHICAL AREAS

- Small Cities & Rural Parishes that show a demonstrated need.
- Qualified Census Tracts
- HUD Re-capitalization portfolio projects

TARGET AREA CHARACTERISTICS

Cities, Towns, & Villages That Contain Areas of Demonstrated Need:

There are 82 Census Tracts across 34 parishes and 51 cities that are in identified areas of demonstrated need according to the NOFA eligibility criteria and definitions. See attachment for full list.

Median Home Value : The Median Home Value for these target areas ranges from \$31,300 to \$169,400.

Median Household Income: The Median Household Income within the target areas ranges from \$14,669 to \$32,813.

Poverty : poverty rates in the target areas range from 22% to 55%.



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AREAS OF DEMONSTRATED NEED

Acadia	Franklin	Monroe	Port Barre
Crowley	Gilbert	22073000600	22097960600
22001960900	22041950600	22073000700	Washington
22001961000	Winnsboro	22073000900	22097960100
Allen	22041950300	22073001400	22097960600
Oakdale	Wisner	22073001500	St Martin
22003950300	22041950600	22073010700	St Martinville
Avoyelles	Jackson	22073010800	22099020501
Hamburg	Jonesboro	22073011000	Tangipahoa
22009030900	22049970400	Plaquemines	Amite
Simmesport	Lincoln	Port Sulphur	22091951200
22009030900	Grambling	22075050500	Fluker
Bienville	22061960300	Rapides	22091951200
Arcadia	Ruston	Boyce	22105953300
22013970100	22061960300	22079010500	Kentwood
Caddo	22061960800	Richland	22105953300
Vivian	22061960900	Rayville	Tangipahoa
22017025000	22061961000	22067950600	22105953300
Catahoula	Livingston	22083970500	Tensas
Jonesville	Holden	Sabine	Saint Joseph
22025000200	22091951200	Many	22107000300
Claiborne	Madison	22085000500	Waterproof
Homer	Tallulah	Zwolle	22107000300
22027950400	22065960200	22085000300	Terrebonne
Concordia	22065960300	St Helena	Donner
Clayton	22065960400	Pine Grove	22109001600
22107000300	Morehouse	22091951200	Gibson
Ferriday	Bastrop	St James	22109001600
22029000200	22067950400	Saint James	Union
22107000300	22067950500	22093040500	Farmerville
De Soto	22067950600	Vacherie	22111960400
Mansfield	22067950800	22093040500	Washington
22031950500	Natchitoches	St Landry	Bogalusa
22031950600	Natchitoches	Melville	22117950800
East Carroll	22069000400	22009030900	22117950900
Lake Providence	22069000600	22097960100	West Carroll
22035000100	22069000700	Morrow	Epps
22035000300	Ouachita	22097960100	22065960200
Evangeline	Fairbanks	Opelousas	Winn
Ville Platte	22073010800	22097960600	Winnfield
22039950500		22097961300	22127960300
22039950600		22097961400	22127960400
		22097961600	

Area of Demonstrated Need –

An Area of Demonstrated Need is one located in Qualified Census Tract with a shortage of affordable housing for lower income families and at least two of the following criteria :

- The project is proposed to be located city/town where the median housing value is at or below 50% of the state average.
- The project is proposed to be located in a city/town where household median income, is at or below 65% of the state average.
- The project is proposed to be located in city/town where the poverty rate is at or above 150% of the state poverty rate.

The following resolution was offered by Board Member _____
and seconded by Board Member _____:

RESOLUTION

A resolution approving Louisiana Housing Corporation (LHC or Corporation) staffs recommended strategies for awarding Four Percent LIHTC, Bond and HOME Program Income funds under the 2019 Spring Notice of Funding Availability (NOFA); and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Corporation has been ordered and directed to act on behalf of the State of Louisiana (the "State") in applying for, implementing, allocating, and administering programs, grants, and/or resources made available pursuant to 24 CFR Part 92 (the HOME Investments Partnership Program) and 24 CFR Part 93 (the Housing Trust Fund); and

WHEREAS, the Corporation has a minimum of ten million dollars (\$10,000,000) in HOME Program Income funds available to be used in conjunction with four percent (4%) Low Income Housing Tax Credits and Affordable Housing Bonds for the promotion of development of affordable housing in the 2019 Spring Notice of Funding Availability (NOFA); and

WHEREAS, Corporation staff has recommended an initiative to allocate the HOME funds that promotes maximum utilization of the available funds giving priority to projects that are located in HOME non-entitlement jurisdictions, that are able to utilize local governmental funding, demonstrate a readiness to proceed, and that are located in a small cities or rural parishes with demonstrated need; and

WHEREAS, The Board of Directors of the Louisiana Housing Corporation (Board) desires to approve the recommendations of staff and to authorize and direct staff and counsel to implement the 2019 Spring Notice of Funding Availability (NOFA); and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Louisiana Housing Corporation, that:

SECTION 1. The terms, conditions and parameters for awarding HOME Program Income funds to projects in conjunction with 2019 Spring Notice of Funding Availability (NOFA) are hereby adopted and approved by the Board.

SECTION 2. The Corporation staff and legal counsel are authorized and directed to prepare the forms of such notices, documents, and/or agreements as may be necessary to implement the strategies described in this resolution and the 2019 Spring NOFA.

SECTION 3. The Chairman and Executive Director of the Corporation be hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Corporation, the terms of which are to be consistent with the provisions of this resolution as approved by counsel.

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

And the resolution was declared adopted on this, the 18th day of March 2019.

Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Directors of the Louisiana Housing Corporation (Board), do hereby certify that the foregoing two (2) pages constitute a true and correct copy of a resolution adopted by said Board on March 18, 2019, "A resolution approving Louisiana Housing Corporation (LHC or Corporation) staffs recommended strategies for awarding 4% LIHTC Bonds and HOME Program Income funds under the 2019 Spring Notice of Funding Availability (NOFA); 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 eighteenth day of March 2019.

Secretary

(SEAL)