

Summaries of QAP Suggestions

1. Gibson Consulting, LLC Thomas F. Gibson

Recommendation #1: This recommendation is for the bonus points for parishes that have had a 5% increase in population since Hurricanes Katrina and Rita. Mr. Gibson suggests that rather than cite the population increase in both the market study and the list of parishes from the Agency, it might be better to use one or the other. His concern is that the market study and the Agency list do not match each other.

Recommendation #2: Mr. Gibson suggests that the Agency use either the Claritas data or the Census Bureau Data. He states that both use different methods of producing population data. Claritas uses census estimates from data for the year 2006. The Census Bureau gathers their data at a later time and has information that Claritas did not have access to.

2. Gulf Coast Housing Partnership Noel Henderson-James

Recommendation #1: Mr. Henderson-James had recommendations concerning zoning, 4% Tax Exempt Bond deals and GAAP Financing for the NO GO Zone QAP. His first recommendation is that we use the date for the 10% carryover allocation as the requirement for obtaining zoning.

Recommendation #2: The second recommendations is for an amendment to the QAP that enables 4% projects to be transacted in all parishes and not excluded in the 8 GO Zone parishes.

Recommendation #3: His final recommendation is for LHFA to use all or a portion of the LRA/OCD CDBG Funds (\$75 million) to solely finance 4% tax exempt bond deals.

3. Technical Assistance Collaborative Inc. Ann O'Hara

Recommendation #1: Recommends LHFA included a PSH sub pool for the 2007/2008 QAP. They requested a PSH set-aside of \$1 million at 6.13% and use this specifically for projects that provide 15% to 50% of project units as PSH units. By providing this set-aside, Ms O'Hara and TAC believe that developers will be able to produce 20-30 units in the state. She would also like to see bonus points given to entice developers to include PSH units in their plans.

Recommendation #2: The final recommendation is for a PSH fact sheet to be included in the final QAP to assist developers who are, or might be interested in PSH units.

T.A. Miller, Inc.
Theresa Stewart and Kay Miller

Selection Criteria Recommendations: Developers should be allowed to take points for IV (F), VI (A), and VI(C) (iv) since IV (F) only applies to the GO Zone. Need clarification on census data for selection criteria VII (iv). The Agency should allow for other data to be considered.

Zoning Recommendations: This recommendation cites page 7 of QAP. Ms. Stewart and Ms. Miller states that jurisdictions do not give letters supporting zoning dates. They feel this could be specified in the project schedule instead. Their final recommendation is to cap projects at \$450,000 to \$500,000 to allow for more projects statewide.

National Housing Trust
Michael Bodaken

Mr. Bodaken is recommending that LHFA make a set-aside specifically for preservation and rehab developments of multifamily rental housing. He believes that by doing more rehab and preservation projects, less money and energy would be used. Mr. Bodaken stated that Texas uses a 15% set-aside for preservation developments. In support of Green Buildings he also recommends that Selection Criteria III(C) be amended by not rewarding developers who include washers and dryers in each unit. He states that a community laundry room reduces water usage by 300% and energy usage by 500%. Mr. Bodaken recommends community laundry facilities replace individuals' washers and dryers in each unit for scoring purposes.

Variety of Agencies

Create incentives for developers who engage in community participation during the design process. They recommended a 15 point incentive for community involvement for the design and a 20 point incentive for well-integrated projects that include urban design, street scaping and green space.

Increase points for proximity to amenities and services from 30 to 50.

Require developers to submit site plans and specifications in the application.

Create incentives for deeper affordability by using a portion of remaining CDBG money that was not used for the increase in insurance costs and then later using the State Housing Trust Fund. They also suggest awarding projects that incorporate deeper affordability and extra 50 points.

Created more incentives for PSH by setting aside \$1 million for a PSH Pool or 6.13% of available funds. Also, add bonus points for developers willing to do 5% to 9% of their units as PSH. Another recommendation was to allow access to points available to other

developers by modifying Section I.B. of the QAP to 20 points rather than 10 points. Additional modifications include: Section IV (F) by adding “If 75% or more of the PSH units provided are efficiency or 1 bedroom, add an additional 10 points.”; Section G.

Create greater incentives for developments containing accessible units by using non-discriminatory language as used in previous QAP’s, requiring compliance with state code (the QAP should also require that all developments comply with Louisiana Law regarding physical accessibility and Louisiana’s Administrative Code), enforceability of state coded (section H, “certification of architect plans and specs should include an architect’s certification that the requirements of Sec. 504 of the Rehab Act of 1973 and L.R.S. 40:1734(B) and LA Admin. Code Ch. 55, 1501 are satisfied for all projects) and increased incentives for building accessible units (increase proposed points for exceeding the minimum required number of units accessible to person with mobility, hearing or visual impairments to 25 points rather than 15 points.

Create greater access to affordable housing and ensure units are filled by tenants most in need, including displaced Louisianans by requiring or giving points to projects that create and execute an affirmative marketing plan with bonus points to those with a plan to reach displaced persons.

Encourage developments in all neglected regions areas not only neglected parishes by awarding the points for neglected parishes to projects located in regions within non-neglected parishes that can prove similar qualification of neglect e.g. no tax credit allocations for the past 4 years.

Increase 50 points for PHA’s for providing supportive services.

Tom Vaccaro – Laborious getting letters from local government (Agency to notify local agency of the requirements.

Will Belton – De-concentration of poverty issue and geographic diversity.
Re-visit Deferred developer fee.
Reinstate to QAP – 50 points for substantial developer.
Legislative Agenda.

St. Landry Parish CHDO wants points for remaining with project.

Tony Brunini wants the Agency to hold a PSH Workshop.

Bob Davis wants black-lined version for daycare center, storm windows. 2005 QAP as a template, timeline moved back to accommodate the developer submission of application.

Unknown – Stay consistent with GO Zone QAP, Piggy Back Funds, Deep Affordability, Mixed income units/LHFA to be ore active with other local agencies.

LA Housing Alliance N.O. – Deep Affordability, Mixed Income. Revise QAP to incentivise points for deep affordability and mixed income. \$1 million set-aside for PSH units. 60 points got 5% to 9% PSH units, community involvement, developer make a good faith effort.

Mark Turrentine – Deferred Developer Fee (scattered site), changing PSH 20% max instead of 50%. Give points for experienced developer, HUB Zones, Renewal Comm., Brick/Stucco, Hardi – Plank, Storm Window,