

**From:** [Sandra Stokes](#)  
**To:** [Don Hutchinson](#); [executivewebinfo](#); [Brenda Evans](#); [QAP Comments](#)  
**Cc:** ["Carolyn Bennett"](#); [dcochran@stonepigman.com](mailto:dcochran@stonepigman.com)  
**Subject:** LHFA Tax Credit Recommendation  
**Date:** Thursday, April 05, 2012 4:34:46 PM  
**Attachments:** [FHL - LHFA to Encourage Historic Rehab.pdf](#)  
[image003.png](#)

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April 5, 2012

Mr. Don Hutchinson  
Interim-President  
Louisiana Housing Corporation  
2415 Quail Dr.  
Baton Rouge, LA  
70808

Re: Comments and Suggestions to 2013 Draft Qualified Allocation Plan

Dear Mr. Hutchinson,

Thousands of historic single-family and two-family homes are in danger of being demolished or destroyed by neglect. We feel that the current QAP should be modified so as to encourage the sensitive historic rehabilitation of these structures. Doing so will preserve the urban fabric of our neighborhoods and in the process generate much needed housing for Louisiana's most deserving citizens.

New Orleans contains more blighted single-family and two-family homes than any city in the country. Estimates range between 45,000 and 65,000 vacant units.

The 2013 Draft QAP requires Developers to choose between "Scattered Site" and "Rehabilitation." If we are to encourage the historic rehabilitation of vacant single-family and two-family homes we feel that Developers should receive points for projects that are both historic rehabilitations **and** scattered site (one and two-family homes on separate legal parcels).

More specifically,

- 1) "Scattered Site" should be moved from I. "Targeted Project Type" to Sec. III "Other Preferences"

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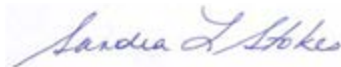
- 2) Applicants should receive Bonus Points for not just rehabilitating historic

singles and doubles in historic districts, but additional points for doing so in accordance with the Sec. of the Interiors Standards for Historic Rehabilitation as confirmed by State Historic Preservation Office. 100% of units should meet these criteria to qualify for Bonus Points so Developers cannot game the system. We suggest 10 points.

- 3) Scattered Site Projects should receive more than 8 points. We suggest 10-12 points.
- 4) In recognition of the reality that it costs more to perform a sensitive historic rehabilitation of a home than to build a unit within a complex we would urge you to increase the maximum allowed TDC per unit for Historic singles and doubles and decrease it for historic complexes. The Current Max is \$250,000. We suggest \$260,000 for singles and doubles.
- 5) Finally, the Criteria for "Superior Design" should explicitly allow for and encourage the rehabilitation of vacant singles and doubles. The scoring spreadsheet prepared by the architectural firm that performed the "Superior Design" reviews in 2012 assumed that projects would be multi-unit complexes. "Superior Design" points were awarded for "Communities" that were well planned. The scoring criteria should be drafted so as to give maximum consideration to the rehabilitation of existing, historic neighborhoods.

If you have any further questions please do not hesitate to give us a call.

Sincerely,



Sandra Stokes

Board of Directors

Foundation for Historical Louisiana

(225) 445-3800

cc: Carolyn Bennett, Executive Director, Foundation for Historical Louisiana  
Doug Cochran, Chairman, Foundation for Historic Louisiana