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President and Chairman of the Board,
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Memorandum

To: Louisiana Housing Corporation
From: NONDC
Re: 2013 QAP – Recommended Revisions
Date: 4/9/12

2013 QAP Recommendations

- Issue 1:** Insufficient point allocation for Scattered Site Projects. Currently the QAP allocates only 8 points for Scattered Site Projects, whereas rehab points can receive up to 20 points in this category.

Recommendation: Allocate additional points for Scattered Site (up to 10).

- Issue 2:** Points for Rehab and Scattered Site projects are mutually exclusive. There are up to 20 points available for historic rehab without taking into consideration that Scattered Sites often incorporate rehab units.

Recommendation: Enable Scattered Site Projects to capture a share of the points available (up to 10 additional points) for rehab based on percentage of units that are rehab.

- Issue 3:** No allowance for a community land trust model in the Lease to Own Option. In Section IID: Lease To Own (Section 8) of the QAP, conveyance is allowed only for “Fee simple absolute or condo or cooperative ownership.”

Recommendation: Enable conveyance of property to a land trust structure and improvements to the homebuyer that so long as that trust structure would ensure affordability.

- Issue 4:** Ineffective categorization of Lease to Own as a Targeted Population, making it inappropriately impossible to capture points for serving the other categories of population through a Lease to Own Program. Currently, the Lease to Own projects fall under one of the categories of Section IID, as a targeted population. This prevents the same project from capturing point for serving disabled households or families, both of whom can become homeowners (using a Section 8 to Homeownership voucher).

Recommendation: Move the Lease to Own as a III priority development.