

From: [Michelle Kimball](#)
To: [Don Hutchinson](#)
Cc: [executivewebinfo](#); [Brenda Evans](#); [QAP Comments](#); [Patty Gay](#); [Wayne Troyer](#); [Anne Redd](#)
Subject: Suggestions for 2013 Draft QAP
Date: Tuesday, April 10, 2012 4:48:22 PM

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

Re: Suggestions for 2013 Draft QAP

Dear Mr. Hutchinson,

The historic fabric of our neighborhoods is in danger of being destroyed by backhoes and bulldozers. Preservation Resource Center has participated in the review of over 10,000 demolition proposals in New Orleans since Katrina, but it doesn't have to be this way!

The Louisiana Housing Corporation is in a position to provide workforce housing while at the same time encouraging the sensitive historic rehabilitation of the homes that are our most treasured asset.

The 2010 Census pegs the number of vacant units in New Orleans at just over 45,000 units. Similarly, other cities in Louisiana have neighborhoods with vacant, decrepit homes that slowly deteriorate while multi-unit complexes are built nearby. The QAP encourages developers to build near the blight instead of rehabilitating the blight.

Most glaringly, in the draft QAP developers are required to select a project type that can be "scattered" (single-family and two-family structures on separate lots) or "Rehabilitation" but the applicant can not receive points for both. We feel that this is a missed opportunity for the LHFA to not only provide much needed housing, but to rebuild historic neighborhoods in the process.

Please modify the QAP so that developers may receive points for both "Scattered" and "Historic" projects. Please require developers who select "Historic" projects to rehabilitate these projects in accordance with nationally accepted standards for historic rehabilitation. Please increase the maximum allowed development costs for historic singles and doubles.

Finally, please encourage the architects who review projects and award points for "Superior Design" to consider that the Greenest home is the one that is already built and that not much can be done to improve the architecture of a classic, historic shotgun.

Whereas it may have made sense immediately after Hurricanes Katrina and Rita to build as many units as quickly as possible, we are now faced with a different reality. Our neighborhoods are filled with blighted singles and doubles and the LIHTC program is a way that Louisianans, across the state, can encourage the rehabilitation of our existing neighborhoods.

Sincerely,
Michelle Kimball

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