

**From:** [Van Temple](#)  
**To:** [QAP Comments](#)  
**Subject:** QAP Recommendations: Preservation, Permanent Affordability & Cost Savings  
**Date:** Tuesday, April 10, 2012 6:58:26 AM  
**Attachments:** [CCCLT QAP RecomSummary 040912.pdf](#)  
[QAP Recommendations Full 4.9.2012.pdf](#)

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Don Hutchinson & LHFA Staff:

Crescent City Community Land Trust and the University of New Orleans Planning & Urban Studies (PLUS) Masters program students offer recommendations for modifying the QAP to:

1. Incentivize Conversion of expiring LIHTC units to Permanently Affordable Homeownership under a community land trust model - 5% set-aside
2. Preserve Existing Affordable Housing - 10% set-aside
3. Strengthen Conversion to Tenant Ownership, and
4. Strengthen the Superior Design Scorecard.

The first attachment is a summary of our recommendations. The second attachment is the full report of our research work and recommendations. The Masters students reviewed the QAPs for all 50 states to identify what best practices exist for:

- Preserving affordable housing
- Promoting tenant ownership, and
- Superior design standards.

Adoption of these recommendations could expand the supply of longer-lasting affordable housing and reduce the demand for reinvestment of tax credit allocations to expiring projects. Thanks for considering our recommendations. We would be glad to meet with LHC staff to answer questions or provide additional information. We look forward to working with the Louisiana Housing Corporation to help increase and secure the supply of quality, affordable housing for Louisiana families.

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