

From: wborah@aol.com
To: Don Hutchinson; executivewebinfo; Brenda Evans; QAP Comments
Subject: Recommendation to LHFA
Date: Thursday, April 05, 2012 5:50:03 PM

April 6, 2012

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. 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.

We ask that you modify the QAP so that developers may receive points for both "Scattered" and "Historic" projects. Developers who select "Historic" projects should receive additional points if they rehabilitate according to nationally accepted standards for historic rehabilitation. In addition, give serious consideration to increasing 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 after Hurricanes Katrina and Rita, it may have made sense to build as many housing units as quickly as possible, we are now faced with a different reality. With our communities filled with blighted historic buildings, the LIHTC program has the opportunity to impact a larger footprint by encouraging the revitalization of entire neighborhoods.

Your consideration of this important issue is much appreciated.

Sincerely yours,

William E. Borah
President
Smart Growth for Louisiana