

ArtSpace
 Beacon of Hope
 Broadmoor Development Corporation
 Build Now
 Builders of Hope
 Columbia Residential
 Common Ground Relief
 Consciously Rebuilding
 Crescent City Community Land Trust
 Dillard University Community Development Corp.
 Family Resources of New Orleans
 Fortune LLC
 Gert Town Enterprise Economic Redevelopment
 Global Green USA
 Gulf Coast Housing Partnership
 Harmony Homes
 Hope Enterprise Corporation
 HRI Properties
 Jane Place Neighborhood Sustainability Initiative
 Jericho Road, Episcopal Housing Initiative
 Jerusalem Economic Development Corp. (JEDC)
 KBK Enterprises, LLC
 lowernine.org
 Lower 9th Ward Homeownership Association
 Lower 9th Ward Neighborhood Empowerment Network
 Association (NENA)



Make It Right Foundation
 McCormack Baron Salazar
 Michaels Development Company
 Mary Queen of Vietnam Community Development
 Corporation (MQVN)
 Neighborhood Development Foundation (NDF)
 /Associated Neighborhood Development (AND)
 Neighborhood Housing Services of New Orleans, Inc.
 New Orleans Area Habitat for Humanity
 Operation Comeback
 Project Home Again
 Project Homecoming
 Providence Community Housing
 Puentes New Orleans
 Redmellon
 Rebuilding Together New Orleans
 Renaissance Neighborhood Development Corporation
 St. Bernard Project
 Sisters of the Holy Family
 Tulane Canal Neighborhood Development Corporation
 Tulane City Center
 UJAMAA Community Development Corporation
 UNITY of Greater New Orleans
 Urban Impact Ministries
 Urban League of New Orleans
 Volunteers of America (VOA)

May 27, 2013

Mr. Michael Airhart
 Chairman

Mr. Don J. Hutchinson
 Interim Executive Director

Louisiana Housing Corporation
 2415 Quail Drive,
 Baton Rouge, LA 70808

Re: Recommendations for 2014 Special Interim Qualified Allocation Plan

Dear Mr. Airhart and Mr. Hutchinson and:

Please find below the recommendations from the Greater New Orleans Housing Alliance (GNOHA) on the distribution of Low Income Housing Tax Credits (LIHTC) via 2014 Special Interim Qualified Allocation Plan (QAP):

- 1) We're pleased that the congressional district model has been abolished and think that allocating these resources to areas with a high percentage of rent burdened households and poverty would create criteria that is objective, reasonable and accurate.
- 2) We think that the Louisiana Housing Corporation (LHC) should prioritize scattered site development for urban areas by:
 - a) Incentivizing based on rehabs or new construction that is tied to blight reduction;
 - b) True infill—not simply small rental projects;
 - c) Reasonable expectations about cost savings; and
 - d) Prioritizing green features and energy efficiency.
 - e) Reduce the radius for the incompatible use point deduction from $\frac{1}{2}$ mile of the site to 100 feet of the site. Particularly in densely populated urban areas, the $\frac{1}{2}$ mile parameter for bars and lounges negatively impacts true infill re-development.

- 3) The LHC should not be setting arbitrary caps for per unit counts that do not reflect accurate construction costs.. To this end, we'd urge the removal of item B. (Project's TDC per unit is at least 10% below the maximum TDC/unit) under Section VI. LEVERAGE, EFFICIENCY AND VIABILITY.
- 4) Historic rehab is an important part of retaining our unique architectural fabric. Developers should not be allowed to claim points for rehab without complying with realistic and appropriate standards for historic rehab.

GNOHA members would also urge the LHC to develop, announce and follow a consistent timeline for the 2015 QAP and beyond. That new timeline should start earlier in the calendar year and allow for awards to be made no later than the 3rd Quarter of the calendar year.

As you know GNOHA is

Sincerely,



Andreanecia M. Morris, Chairman of Board of Governors
Greater New Orleans Housing Alliance (GNOHA)

cc: Brad Sweazy
Brian Lawlor