

From: [Steve Lawrence](#)
To: [QAP Comments](#)
Subject: 2014 QAP Comments
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Below you will find this year's comments to the QAP. We appreciate being allowed to participate in the process.

- The project cap and developer cap of \$1,000,000 severely handicaps affordable housing developers who are diligently working to return affordable housing to those parishes in desperate need of decent, safe and sanitary homes. Again, developers, housing authorities and non-profits that serve targeted, low-income and working class populations of Louisiana may be forced to submit one application though they may be working to construct or rehabilitate several viable and financially feasible projects throughout the state.***
- We recognize that this year's QAP is a special interim QAP designed for targeted areas of high growth and the pools have been reduced to two. Next year we encourage the return of the Congressional Districts which seemed to ensure the tax credit allocations were distributed throughout the State.***
- After the 2010 QAP, the Maximum average TDC per Unit was reduced by \$25,000 in years 2011-2014. Correspondingly construction cost has not decreased since 2010. In fact lumber and labor costs are currently escalating at a rapid pace. As a result smaller projects with less tax credit equity are being proposed that in some cases have minimal impact on the surrounding demand for affordable housing.***
- We encourage preference points given to PHA's as an equitable process of allowing them to compete. However developers take a huge amount of risk that includes construction, operating, and long-term tax credit guarantees that investors expect. This risk is not commiserate with a 49% developer fee.***

Best Regards.

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