



## Frequently Asked Questions (FAQ)

### LOUISIANA HOUSING CORPORATION (LHC)

#### 2015 CHDO ROUND 2 NOFA

- 1. The NOFA indicated that the objective of the initiative is to “promote development in small cities of less than 25,000 within which the demand for affordable rental housing or housing for first-time homebuyers in the market is not being met with conventional financed housing developments”. Does this mean that groups with projects in cities with a demand of more than 25,000 will not be considered for funding? Was this NOFA intended to serve the rural areas?**

Groups with projects in cities with a demand of more than 25,000 may apply. Small City or Rural Parish projects may receive an additional 15 points according to Criterion X.

- 2. What is the maximum amount of points that a priority location is given?**

The maximum amount is 15 points (Section X) which is for a project located in a small city or rural parish.

- 3. We are seeking to submit an application under the CHDO NOFA. Previously we have been awarded multiple different HOME Projects to build single family homes on a single tract of land. These HOME awards allowed us to build on nearly half of the lots available. Would this be considered an ineligible application referenced in the NOFA application on page 14 due to the previous awards?**

Yes, because it is on a single tract of land that was previously awarded, the project would be ineligible to apply under this NOFA.

- 4. How will the Corporation calculate the average amount of HOME subsidy per unit? For example, will the total HOME award be divided by the total number of units in making this calculation?**

First, the minimum number of HOME assisted units would be calculated based upon the percentage of requested HOME funds to total development costs. Then, the requested HOME award will be divided by the number of HOME assisted units in the project to determine the average amount of HOME subsidy per unit. Note: An applicant may elect to provide more than the minimum number of HOME assisted units by indicating such in the application.

- 5. If the project uses more than one affordable income (i.e. 60% of AMI and 40% of AMI), how will the points be determined and awarded to the application?**

Points will be averaged based on the proportion of renter/homeowner units in each AMI category.

- 6. Will HOME funds be awarded to projects where land is being purchased from an entity that has an identity of interest with the applicant if another funding source is being used to purchase the land?**

HOME funds may be awarded to the project in this instance; however, the land value must be supported in the market study.

- 7. Is there a minimum scoring threshold?**

There is no minimum score threshold, however there are threshold requirements. Please note the language on page 13 of the NOFA, "Furthermore, the LHC reserves the right to reject, in whole or in part, any and all applications submitted, and/or to cancel this NOFA."

- 8. How soon will rental projects be required to begin repayment of HOME loans?**

Repayment of the HOME loan for rental activities will be scheduled to begin 12 months after the earlier of project stabilization as projected in the pro forma or as projected in the market study.

- 9. In regards to the CHDO Round 2 NOFA Application, on page 14 in the Ineligible applications, it was noted that an application will be deemed ineligible if developments proposed by entities that currently have unsold properties funded by LHC HOME Funds.**

**Our CHDO has a housing project that sold all of its units but one. The agency has turned that unit into a rental and it is currently occupied. In regards to the other Housing project, one home has been sold and the two remaining homes are in the process of being sold.**

**Our question to you is that, based on the above referenced information, we believe that we should be eligible to apply for this current funding. Could you please confirm if that is correct and we are eligible for this CHDO Round 2 NOFA?**

No, all homes constructed under a previous award must be sold or occupied as a rental (including lease purchase) tenant by no later than January 25, 2016. In order to qualify under this NOFA. **Prior** to January 25, 2016 the CHDO must submit all necessary information (including demographic data) necessary to close out the project.

**10. There appears to be discrepancies between the days and the dates in the NOFA. Please confirm the application deadline day and date.**

Applications must be submitted by no later than **Monday, January 25, 2016 at 4:00 PM C.S.T.** Furthermore, executed written agreements must be received by LHC by **Wednesday, March 30, 2016 at 4:00 PM C.S.T.**