



2019 QAP POLICY AND PROCESS FAQ'S

1. What type of solicitation is required to notify the public of the proposed development?

Response: All applicants are required to notify the public in advance of proposed developments via three publications in a local journal and at least once in the official parish journal of the jurisdiction to which the development will be located. The Official Parish Journals list can be downloaded from [the Louisiana Secretary of State Website](#).

2. Where can I find the data sources used by LHC during the development of the 2019 QAP?

Response: Data from the U.S Census Bureau's 2013- 2017 American Community Survey (ACS) was used to assess population demographics including social economic indicators related to income and housing characteristics. Links to specific data sources are included inside the QAP where applicable.

3. What data sources may be used as a reference on 2019 QAP applications?

Response: Only data from the 2013- 2017 American Community Survey (ACS) and the FFEIC may be used to complete 2019 QAP applications.

4. Please confirm if LHC will be utilizing FFEIC Median Family Income for both basis boost calculations and for scoring Geographic Diversity.

Response: Yes, LHC will be utilizing the FFEIC Median Family Income found on the [FFEIC website](#) for both Basis Boost determinations and geographic diversity.

5. Why may an applicant select only one Pool?

Response: The QAP is designed to address the housing needs of the entire state. As such, it has been developed with a projected impact and outcome which includes an estimate of the number of developments to be completed and the characteristics of those developments. The pool structure supports the projected impact of the 2019 QAP.

6. How does an applicant select a pool if 50% of the units are new construction and 50% are rehabilitation?

Response: The applicant can choose a pool at his or her discretion if the development is 50/50.

7. Can a governmental entity apply under the QNP/Nonprofit Pool?

Response: Yes. Government entities applying under the Qualified Nonprofit Pool must submit the applicable paperwork and adhere to all rules and regulations associated with the QNP pool. Refer to page 7 of the QAP for details.

8. How are Positive Neighborhood Features scored in a rural area?

Response: In regards to positive neighborhood characteristics, an extension applies to rural area projects allowing 1 point for projects located within 5 miles of the identified neighborhood feature.

9. In regards to the selection criteria, what is the definition of a rural project?

Response: Per the QAP Glossary: A rural project is any USDA Rural Development eligible project or project located in a community with a population of 35,000 or less as of the latest US census bureau estimates. Refer to page 7 of the QAP.

10. Where can I find detailed definitions for the negative location characteristics or negative uses?

Response: The market study will determine whether or not a development is located near an undesirable area as outlined in the 2019 QAP. Applicants have

the opportunity to dispute any of the findings in the market analysis if they feel the determination is not sufficient.

11. Can applications addressing multiple special needs populations, other than 100% elderly developments, give special preference to one group over the others?

Response: Applicants have the discretion to decide what percentage of the units' set-aside will serve special populations and the tenant selections. LHC expects all applicants to adhere to their tenant selection plan and all Fair Housing laws.

12. How determine the number of units that are to be set aside?

Response: Applicants should round to the nearest whole number when determining the appropriate units to set-aside according to the applicable percentage referenced.

13. Where can I find the requirements and standards for Universal Design and HUD defensible Space?

Response: Technical specifications and requirements, including the requirements and standards for Universal Design and HUD Defensible Space, can be found in the 2019 LIHTC Manual. The manual is a component of the publically available 2019 QAP. Refer to Appendix B.1 for details.

14. Are applicants required to document LIHTC management experience?

Response: Yes. Applicants are required to submit documentation demonstrating LIHTC experience that is comprehensive and specific including the dates, responsibilities, and location regarding applicable LIHTC experience.

15. Could you please clarify minimum operating reserves requirements? Are 6 months projected operating expenses the minimum reserves requirements?

Response: Per the QAP: Minimum operating reserves should equal six (6) months of projected operating expenses. Initial operating reserves of up to \$2,000 per unit per year may be funded from project development sources.

Initial operating reserves exceeding \$2,000 per unit must be funded with either deferred developer fees, unsecured debt, or soft cash flow debt.

16. Is the 18% Developer Fees allowed, as in past years, where nonprofit co-developers receive at least 3% out of the 18% Developer Fee?

Response: Yes.

17. Where can I find additional information regarding the 2019 QAP?

Response: Any additional questions that are not project specific regarding the 2018 QAP application, the submission process, or fees should be submitted via email to qapcomments@lhq.gov . For information regarding staff considerations in the development of the 2019 QAP or a review of submitted comments, please visit the main LIHTC page on the LHC website.