



Lafourche Forum Questions:

- **Is the proposed development limited to a single site or may it be spread across multiple sites?**
 - The successful development will be limited to a single, contiguous site; a ‘scattered site’ project across multiple non-contiguous sites is not eligible.
- **What is meant by “density” of population that was mentioned in the NOFA?**
 - The parish is mostly marsh/wetlands; consequently, there are limited areas of developable land. The Parish believes that higher-density developments will be necessary to support growth, considering the limited amount of developable land.
- **Will multiple awards be made, or will only one award be made?**
 - The funds available under this NOFA are \$6.75M. The minimum project size is 35 units. While we would be happy to make two awards, we intend to award up to \$6.75M to the highest-scoring application, and do not expect that there will be funding available to support the next highest-scoring application.
- **Are developers required to offer supportive services?**
 - There is no requirement in the NOFA concerning the provision of supportive services to residents. However, a thoughtful and responsive application will have considered, and proposed where appropriate, supportive services for the anticipated tenant population.
- **Regarding disaster resilience and building quality, what level of specificity do applicants need to submit with their application?**



- The level of specificity regarding the physical characteristics of the proposed project should be sufficient to (a) permit scoring, and (b) establish requirements in the Award Agreement, to which the developer will be obligated. Vague statements will be dismissed; we welcome specific commitments regarding physical characteristics (which can be assessed and enforced).
- **Is attendance at the Developer Forum a mandatory requirement for the submission of an application?**
 - No. We welcome all submissions, regardless of attendance at the Forum.
- **Will the PowerPoint slides used at the Developer Forum be available?**
 - Yes, we will post these to our website.
- **Do we need to submit bond application?**
 - No, you will submit this after LHC has awarded funds.
- **Are flood maps available?**
 - Yes, these are available on the LSU Ag Center's website. Lafourche is in process of adopting the most recent maps.
- **How can I ask questions?**
 - Per the NOFA, questions may be asked in writing, until January 18. This FAQ document answers all questions received up to that deadline, in writing, or in person at the Developer Forum. Contact with persons responsible for or participating in the processing of applications, including scoring, is prohibited.
- **What is LAHouse?**
 - LaHouse is a single-family house, on LSU's campus, constructed to demonstrate techniques related to disaster resilience and building quality. Applicants are encouraged to make time to tour this facility. Note that the director of



LaHouse is Dr. Claudette Reichel, who is an advisor on the Lafourche NOFA and she is not permitted to answer any specific questions, which pertain to the NOFA, or it's scoring.

- **Will there be another meeting or an opportunity for interview with LHC, or present a proposal?**
 - No. All proposals will be reviewed solely on the merits of the materials presented, as required in the NOFA, by the deadline.
- **Will all applicants receive a deficiency letter?**
 - Yes, unless a submission is determined to be fundamentally non-responsive to the requirements enumerated in the NOFA, in which case it will be rejected. The deficiency process cannot be mis-used to permit a developer to submit a materially non-responsive application.
- **Is this program stand alone? How is the NOFA related to the 2018 QAP?**
 - The Lafourche NOFA is essentially a standalone document and includes all rules and requirements which will govern the awarding of funds; all scoring is governed by the NOFA. However, applicants are advised that all aspects of the QAP which relate to LIHTC rules apply, as do other threshold requirements of the QAP. If there are specific questions regarding this, submit to disasterrecovery@lhc.la.gov.
- **How will the QAP TDC limits impact these deals?**
 - The LHC is waiving these TDC limits for this program. There is no TCD limit, due to the nature of the development sought under the NOFA (i.e., a prototype, highly disaster-resilient, and of higher quality building technology).
- **Is the 500-year floodplain the same as 3 feet above BFE?**



- Effectively, these are equivalent. If the project is built in the 100-year flood zone, it must be three feet above the base flood elevation. If it is built in the 500-year flood zone, the BFE does not apply (the 500-year is above the 100-year).
- **Is there land available and are there 500-year floodplain developments currently underway?**
 - Please consult a real estate broker or agent.
- **In regards to section II. B.17; does maintenance on site mean someone must be in residence?**
 - There is no specific requirement that property management or maintenance personnel must live on site. However, it is a best practice, for developments of the size anticipated under this NOFA. At a minimum, there should be a rental office which is staffed during normal business hours, and maintenance must be on-call.
- **What sort of environmental review will be needed?**
 - See the Award Acceptance Agreement, Section 8(e).
- **What happens if funds are not awarded?**
 - Funds will most likely go to infrastructure or economic development projects.
- **According to Section II.B.1. of the NOFA, the CDBG-DR funds can be combined with 4% credits. If we wish to pursue that strategy, is the LIHTC application due at the same time as the CDBG application, or can it be submitted after we learn if we won CDBG funds?**
 - It is the same application. Credits will be reserved for the awardee of CDBG under the NOFA.
- **If both a LIHTC and CDBG application are submitted concurrently, are the application and analysis fees on page 23 of the NOFA in addition to LIHTC application fees or in lieu of those fees?**



- In lieu of. There is only one fee schedule.
- The resilient strategies sought by LHC in this NOFA are likely to generate TDC/unit costs in excess of the QAP-allowed limits. **Will LHC treat the additional construction costs related to achieving the resiliency goals of this NOFA as “Extraordinary Site Costs” as defined on page 29 of 42 in the QAP?**
 - As stated earlier, no TDC limits apply.
- **Will the findings of the Rent Comparability study be provided to the applicant with enough time to adjust their market rents to align with its findings?** As the level of market rent is a factor in determining the project’s capacity to support permanent debt, it is not feasible to obtain financing commitments prior to knowing the results of the Rent Comparability study.
 - The LHC expects that market studies will be returned around the time applications are due to be submitted. Accordingly, applicants should make their best efforts to estimate the market rent levels in their application. Any differences between the Market Study rent determinations and the sponsor’s estimate of market rents will be addressed through the deficiency process.
- **It appears something may have been unintentionally deleted from the end of Section III.C.4.(c). on page 22 of the NOFA. This section presently reads “The rent comparability study will be prepared by the same analyst who prepares the market study. See”**
 - This is amended to read, ““The rent comparability study will be prepared by the same analyst who prepares the market study.-See”
- **Is there a specific format LHC is looking to review regarding the “binding commitments” referenced in Exhibit B?**



Louisiana Housing Corporation

- No. However, we ask that applicants prepare a draft of commitments which correspond to their plan, so that these can be placed in the Award Letter.