



# **JOINT COMMITTEE REPORT**

**OF THE**

**SENATE COMMITTEE ON LOCAL AND  
MUNICIPAL AFFAIRS AND THE HOUSE  
COMMITTEE ON MUNICIPAL, PAROCHIAL  
AND CULTURAL AFFAIRS**

**DATA AND RECOMMENDATIONS  
PURSUANT TO SCR 118**

**March 19, 2009**

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# Introduction

The impact of Hurricanes Katrina and Rita in 2005 on Louisiana's housing stock was unprecedented. Statewide, over 200,000 units sustained major or severe damage, with approximately 40 percent of those units being rental units. Orleans Parish accounted for over 50 percent of the damage statewide, losing an estimated 51,700 units and rendering 51 percent of the parish's rental units uninhabitable. The state as a whole lost an estimated 82,000 rental units.<sup>1</sup> Three and a half years after the events, there are still over 4,600 households displaced residing in FEMA trailers or hotels and almost 17,000 in the Disaster Housing Assistance Program (DHAP) run by the Housing and Urban Development (HUD).

Although not nearly as large in scope, Hurricanes Gustav and Ike further exacerbated a bad situation by causing additional damage to Louisiana's housing stock. Federal Emergency Management Agency (FEMA) inspections indicate about 9,400 homes received damages in excess of \$10,000, with over 2,000 of these completely destroyed. An additional 821 households were either placed in FEMA units or provided rental resources by FEMA. In Cameron Parish, which was devastated by Hurricanes Rita and Ike, there are no rental resources available for those who lost their homes, so their only options are temporary units or relocation.

The Louisiana Legislature, during the 2008 Regular Session, adopted Senate Concurrent Resolution (SCR) No. 118 by Senator Cheryl Gray. SCR No. 118 was formulated as a direct response to the inadequacies regarding affordable housing. SCR No. 118 requested the Senate Local and Municipal Affairs Committee and the House Municipal, Parochial, and Cultural Affairs Committee to operate as Joint Committee to study and make recommendations regarding the development of affordable rental housing strategies for persons displaced by Hurricanes Katrina and Rita.

This resolution requires various agencies<sup>2</sup> to convene and develop strategies and steps to:

- (1) Increase the stock of affordable housing;
- (2) Obtain housing and supplemental assistance and supports, including the requested 3,000 Permanent Supportive Housing rental vouchers for the most vulnerable victims of hurricanes Katrina and Rita;
- (3) Provide rental supports and other strategies to help citizens when FEMA ends

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<sup>1</sup> US Department of Housing and Urban Development, "Current Housing Unit Damage Estimates: Hurricanes Katrina, Rita and Wilma", Feb. 12, 2006.

<sup>2</sup> "Louisiana Housing Finance Agency, the Louisiana Housing Alliance, the Louisiana Disaster Recovery Foundation, the Department of Social Services, the Department of Health and Hospitals, the Department of Transportation and Development, the Louisiana Municipal Association, the United States Department of Housing and Urban Development, the Housing Authority of New Orleans, and other state agencies later determined to be needed..." SCR No. 118 p.2

- its rental assistance program in March 2009;
- (4) Reduce rental turnover, especially in low-income units in mixed-income developments.

In addition to these four areas, the LHFA and LRA are providing additional challenges and recommendations that need to be addressed in order to provide and maintain adequate, sustainable housing solutions for Louisiana's citizens.

Since the passing of SCR No. 118, the joint committee has diligently worked with various agencies to reach an efficient solution to the lack of affordable housing. Committee members met several times in 2008 and once in 2009 to receive draft reports and to take testimony from state agency representatives and members of affected communities as well as housing advocates. This report is a result of those efforts. The report is divided into two parts: the first section of the report was produced by the LRA/DRU and LHFA. Their "report" provides an update on the various housing programs initiated by the LRA/DRU and next steps to be taken. The second "report" produced by PolicyLink in cooperation with many non-profit organizations within the state, provides an analysis of the state's programs from the view of the constituents. Both sections provide recommendations for the consideration of the State Legislature and the Federal Government.

## **Section 1-LRA/DRU/LHFA**

### **I. AFFORDABLE HOUSING STOCK (Single and Multi-Family)**

#### **A. SINGLE FAMILY**

##### **1. ROAD HOME HOMEOWNERS PROGRAM (LRA/DRU)**

###### **Current Status:**

Although this is a program geared towards homeowners rather than renters, the Road Home Program has provided \$7.7 billion dollars to over 123,000 homeowners and is the largest home rebuilding program in the history of the country. This program was created with a commitment to affordable housing in mind. Recognizing that funds were not available to make all households whole again, additional funds were earmarked for low- to moderate-income households to help cover the gap between pre-storm value and the damages. Currently the Road Home Program has served over 52,000 low- to moderate-income households. Over half of the \$7.7 billion disbursed has gone to homeowners at 80 percent or below of the area median income. Without this program, our affordable housing crisis would have been greatly exacerbated, as tens of thousands of households on the margins would not have the resources to remain in their homes.

###### **Successes:**

- Roughly 95 percent of the Road Home applicants have received their grants.
- Over 25,000 homeowners have been awarded elevation grants indicating safer reconstruction in coastal parishes.

- 42 percent of the Road Home recipients, over 52,000 households, have been identified as low- to moderate-income.
- Over half of the \$7.7 billion disbursed went to homeowners identified as low- to moderate-income.
- The program provided additional resources to low- to moderate-income households through the affordable compensation grant.

**Challenges:**

- The damages to homes exceeded the amount of money available. Therefore, the program was designed to provide resources to allow people to rebuild or relocate, but could not make them entirely whole. To provide all homeowners up to their damages, even with enforcing the \$150,000 cap, would require in excess of \$2.5 billion additional.
- The sheer scale of this program is a massive challenge. Even if this program were 90 percent effective in returning our citizens to their homes, that would still leave over 12,000 households in a dire situation.
- Grants are not tied directly to construction and many households have challenges in managing finances and construction management. This challenge can be compounded by unscrupulous contractors.
- Remaining grants tend to be the most challenging to close because of title and legal issues.

**Next Steps:**

- Close 98% of all eligible Road Home applicants by Dec. 2009
- Continue to close out grants through the current ICF contract through June of 2009.
- Transition to new contractor as ICF contract expires
- Review all files not closed by ICF for final determination and complete hardest-to-serve applicants.
- Continue to process and close elevation grants (expected completion prior to end of ICF contract).
- Develop and implement Individual Mitigation Measures program.
- Assess existing resources both internal and external to the Road Home program to determine potential level of existing resources. Work with the legislature and non-profit communities to free up dollars held up by current federal mandates.
- Work with legislature and non profits to assess current outstanding needs of homeowners and develop solutions targeted to low-income homeowners who have been unable to get back into their homes for a variety of reasons.

**2. HOME INVESTMENT PROGRAM (LHFA)**

**Overview:**

- HOME provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities that build, buy and/or rehabilitate affordable housing for rent or homeownership, or provide direct rental assistance to low-income people.
- The LHFA administers the state's allotment of HOME funds in various ways. They are used in conjunction with Mortgage Revenue Bonds (MRB) for homeownership opportunities; grants for rehabilitation of owner-occupied sub-standard housing for the elderly and disabled; to provide low-interest loans to both for profit and nonprofit developers for the acquisition and/or new construction or rehabilitation of affordable rental housing; to provide funds to Community Housing Development Organizations (CHDOs) for operating support and housing development activities; and to provide grants for home buying education and counseling to experienced nonprofit Housing Counseling agencies. Public input is conducted

annually and channeled through the Consolidated Planning process in conjunction with the Louisiana Office of Community Development.

**Current Status and Successes:**

- Over 30, nine percent Tax Credit Developments have been supported with HOME funds totaling \$15,870,350.05, leveraging over \$143,617,658.00 in private financing. These efforts will create over 1,050 units of affordable housing across the state. (LHFA Housing Pipeline);
- Nine, 4 percent Multi-family Developments have been supported with HOME funds totaling \$14,811,917, leveraging over \$319,688,154 in private bond financing. These efforts will create over 1,860 new affordable housing units across the state of Louisiana; (LHFA Housing Pipeline);
- Twelve CHDO projects have been funded, with over \$5,975,011 leveraging over \$23,353,998.00 in private investments and creating over 241 units of affordable housing;
- Supported two Mark to Market Developments with over \$835,000 of HOME funds, leveraging over \$1 million in private investments and creating over 100 units of affordable housing;
- Rehab over 73 elderly and disabled homeowner homes in Louisiana's poverty-stricken parishes totaling over \$2 million, and demolished and replaced over 38 homeowner homes with new modular, totaling over \$5 million in HOME funds;
- Funded over 11 nonprofit Housing Counseling agencies with grants totaling \$600,000 in HOME funds to provide homebuyer education and counseling to first-time homebuyers statewide;
- Funded 41 units to rehab disaster-impacted homes in St. Tammy Parish through the Louisiana Family Recovery Corps.

**Challenges:**

- CHDO capacity to develop large scale development without enough resources for funding and finance development packaging;
- Lack of funding required for lead-paint remediation;
- Cloudy titles on existing homeowner's property, creating a barrier to rehabilitate more dilapidated homes under the HOME Owner Rehab program.

**Next Steps:**

- Release funding to produce more units of affordable housing through a Request for Proposals (RFP) process in rural and urban parishes;
- Complete the 2008 Consolidated and Performance Evaluation Report (CAPER);
- Create and develop the 5 Year Comprehensive Plan and Submission in coordination with the Louisiana Office of Community Development for Years 2010 through 2014.
- Make Homeownership Training available state-wide and include pre- and post-counseling, fair housing education and training, and renter and owner rights training.

**Recommendations:**

- Make Homeownership Training available state-wide and include pre- and post-counseling, fair housing education and training, and renter and owner rights training.

**3. NEIGHBORHOOD STABILIZATION PROGRAM (LHFA/OCD)**

**Overview:**

- Congress appropriated \$3.92 billion under the Housing and Economic Recovery Act (HERA) of 2008 in HUD Community Development Block Grant monies. The U.S. Department of Housing and Urban Development (HUD) developed the Neighborhood Stabilization Program and the procedures for allocating monies to the states and communities.
- The main purpose of the program is to return abandoned or foreclosed homes back into commerce. HUD has recently developed policies and regulations for the Neighborhood Stabilization Program (NSP).

- HUD has allocated \$34,183,994 in grant funds to the State of Louisiana.
- It has been determined that the Louisiana Office of Community Development (OCD) will receive the allocated grant funds, referred to as the Neighborhood Stabilization Program.
- The Office of Community Development has designated the Louisiana Housing Finance Agency (LHFA) as the lead agency in distributing and monitoring the expenditures of these funds according to the guidelines outlined by HERA, and guidance published in the October 6, 2008 *Federal Register*.

**Current Status:**

- Released Request for Proposal to pre-applicants and anticipates over 120 final applications; LHFA is now soliciting Request for Proposals from those entities, which includes Land Banking, Rental Development, Homeownership Development and Homebuyer Education.

**Successes:**

- Action Plan submitted to HUD on December 1, 2008 was approved January 2009;
- The LHFA has submitted an amendment to the State's Consolidated Plan in order to receive and administer these funds;
- HUD has approved the plan and execution of a grant agreement between HUD and the State is expected in February;
- On October 29, 2008, the LHFA requested pre-applications from those areas identified as most impacted by foreclosures. Based on this request, 130 pre-applications were received.

**Challenges:**

- Meet the requirement to obligate all NSP Funds within 18 months.

**Next Steps:**

- Review and score applications submitted for approval for NSP consideration.

**4. SINGLE FAMILY HOMEOWNERSHIP (LHFA)**

**Overview:**

LHFA offers several programs available for low- to moderate-income, first-time homebuyers and others. There are specific income limits published by parish, family size and program type. The total cost of the property cannot exceed the maximum acquisition cost by parish. The application process is initiated by our participating lenders/brokers.

**Current Status:**

- As recently as November 2008 the Agency issued a \$30 million issue with interest rates of 6.99 percent (providing 4 percent assistance) and 5.49 percent (HOME/MRB providing between 4.50-9 percent assistance) and 5.44 percent (CDBG/MRB funding providing between 4.50 percent and 9 percent assistance).
- Currently there is over \$22 million available with specific set asides for Acadia, Calcasieu, Cameron, Iberia, Jefferson, Plaquemines, St. Tammany, Tangipahoa, Terrebonne, Vermilion and Washington parishes.
- Since the hurricanes of 2005, over 4,875 units have been produced with MRB, HOME and American Dream Downpayment Initiative (ADDI) funds.

**Successes:**

- LHFA has 186 loans in the pipeline for its 2008B Program through the Assisted and Insurance Offset Programs and the implementation of the CDBG Program.
- LHFA Insurance Offset Program has assisted approximately 220 families, and an additional 36 are pending closing.
- Implemented the newly established Grants for Grads Program that will provide homeownership opportunities for secondary education graduates that continue to reside in the state for a five-year period.

**Challenges:**

- Tightening of the credit standards;
- Downturn in the bond market;
- Credit worthiness, evaporation of first-time homebuyers;
- Foreclosure crisis
- Current program rates due to the bond market.

**Next Steps:**

- Aggressively market current programs;
- Perform outreach statewide to promote current Single Family programs and to engage new participants;
- Sponsor LHFA Open House in March 2009;
- Promote Homeownership Month in June with the full participation and involvement of the lending and selling communities throughout the state.

**Recommendations:**

- Educate and develop partners – including nonprofits, homebuilders, real estate professionals, investors, state and local governments – on program specifics;
- Provide credit and financial workshops for Louisiana residents;
- Provide resources to nonprofit housing organizations to assist in foreclosure mitigation.

**5. LOUISIANA HOUSING TRUST FUND (LHFA)**

**Overview:**

The Louisiana Housing Finance Agency, as administrator of the Louisiana Housing Trust Fund (HTF) received \$25 million from the state to design a program to assist low-income individuals and families by providing for development, rehabilitation and preservation of affordable housing.

**Current Status:**

- Process and close the 38 housing projects that received HTF awards.

**Successes:**

- Created an Advisory Board from organizations and individuals that advocated for the funding of the Trust fund and allowing them to assist LHFA by providing recommendations regarding the use and expenditure of the funds.
- Awarded 38 applicants over \$22 million in Housing Trust Funds to build or rehabilitate 155 single family homes and 171 rental units.

**Challenges:**

- Insufficient funds to meet the demand;
- Zoning issues
- Not in My Back Yard (NIMBY) issues.

**Next Steps:**

- Close, fund, renovate and/or construct the housing developments currently in the pipeline

**Recommendations:**

- Capitalize LA Housing Trust Fund to meet unresolved housing needs. Another one time allocation of \$25-50m (\$25m was allocated to fund in 2007) is needed. Housing rebuilding is an ongoing infrastructure need that should be addressed by not only federal resources but state funds as well. This allocation will help meet severe housing needs while a study commission (see below) identifies ongoing revenue for the fund such as other states dedicate. The Legislature just recognized \$866 million in non-recurring revenue, some of which can be allocated to the Trust Fund to land acquisition costs associated with local and non-profit driven development projects.
- Establish an ongoing source of funding for the Louisiana Housing Trust Fund. A legislative study commission should explore potential revenue sources which can provide an ongoing and



self-sustaining source of funding for the Housing Trust Fund (as 43 other states have done), which currently relies on legislative appropriations for funding and program implementation.

- Determine ways to use trust funds to augment existing state and local affordable housing programs.

## **B. MULTI-FAMILY**

### **1. SMALL RENTAL PROPERTY PROGRAM (LRA/DRU)**

#### **Current Status:**

The program is now producing over 100 affordable units each month. In order to enhance and remedy challenges associated with the program, the state has launched an “initiative” option to assist current applicants who are not able to obtain financing and have trouble managing through the construction process. This option within the existing program was announced Dec. 17, 2008, and the DRU has been evaluating applicant files to establish cost and funding priorities. The “Initiative” option will start disbursing funds when the new contractor (that is replacing ICF International) is operational.

- The ‘Initiative’ option’
  - Uses the appropriated program funds to address current Small Rental applicants;
  - Will advance funds as a loan for rehab costs. This will enable owners to use disaster recovery funds for construction costs;
  - Will utilize DRU staff, along with that of the new contractor, to provide outreach and support for owners implementing this option;
  - Expected to increase production from 631 affordable units to 3,500 in 10 months.
- The environmental review for most units has been completed; approximately 400 remain.
- DRU staff is contacting all remaining applicants to identify their status
- DRU staff has met with the Home Builders Associations to develop a partnership to assist owners and DRU on construction-related issues.
- DRU staff has established a monthly meeting with local nonprofit housing providers to assist with outreach, planning and community-driven initiatives

#### **Successes:**

- In the past 12 months the Small Rental program improved from producing only five units to 936 units.
  - Of these 936 units, over 631 are affordable rental units serving households at or below 80 percent AMI
  - For example, the Small Rental Property Program has produced 2-bedroom units in New Orleans are now renting for as little as \$490 a month and 3-bedroom units for as little as \$680 a month.
  - All of these units are complete and occupied – now serving the community
- In response to owners’ challenges at passing final inspections, a Pre-Final Inspection Team and checklist were created and implemented in August 2008. This assistance resulted in a 50 percent improvement in properties passing final inspection.

#### **Challenges:**

- The Incentive Program is designed to be an incentive for property owners to repair their units and rent at affordable rates. Therefore the burden of rehab and construction management is the owners’ responsibility. As you can see by the charts included in the Appendix, this has taken time, but we are now beginning to see a good number of owners reaching the finish line.
  - To put it into perspective – over 90 percent of ALL units have been produced within the past six months. And almost 70 percent of ALL units have been produced during the past three months.
- Owners have had less than 24 months to use their award as an incentive to complete projects (the first round was closed March 15, 2007 and the second round closed July 31, 2007).

- It is important to note, however, that a typical CDBG funded program takes 18-24 months to closeout and uses less than 1/10 of the funding of Small Rental Program.
- The program lost momentum during hurricanes Gustav and Ike, just after it was beginning to gain speed in August 2008. Closings are now increasing again.

**Next Steps:**

- Finish reviews of applicant files and determine actual rehab costs for remaining projects;
- Replace ICF International with new contractor.
- Confirm applicants' commitment to participate in the Initiative Option. The new program has already started, but the ability to release the funds will not be in place until ICF International is replaced. ICF International refused to participate with disbursing funds on the initiative but is performing the upfront file reviews. The new contractor will implement. Detailed reporting is part of the contract requirements.
- Produce 3,500 rental housing units by Dec. 2009 and 9,200 by June 2010.
- Monitor the Initiative Option to ensure that it meets its intended purpose and continue to be flexible in identifying ways to streamline processes.
- Improve communications to the non profit community to keep them better informed of program activities and changes. One forum for doing this in Southeast Louisiana is through the Greater New Orleans Housing Alliance. Conversely, this can open up communication channels and assist the LRA/DRU in identifying potential obstacles in the program.

**2. LIHTC-CDBG “PIGGYBACK” PROGRAM (LRA/DRU/LHFA)**

**Overview:**

The Piggyback Program held its first round of funding in December 2006 leveraging CDBG with 9% GO-Zone Low Income Housing Tax Credits (LIHTC's). The second round, funded in November 2008, utilized CDBG along with tax-exempt bond financing and 4% LIHTC's. Finally, the Lightning Round, which utilized CDBG and recaptured 9% percent credits funded in November 2008. The program has awarded \$596 million in “Piggyback CDBG” funds to 57 projects that will bring more than 8,100 rental units online.

**Current Status:**

- \$311 million closed; \$157 expended.
- Most of these projects are mixed income and provide a combination of market rate, deeply affordable and Permanent Supportive Housing (PSH) units. Sixty percent of the units will be affordable, and nine percent will be set aside as PSH units.
- 24 projects producing nearly 4,000 units are closed and under construction.

**Successes:**

- Four Piggyback grand openings are scheduled in March 2009 (three in New Orleans and one in Abbeville [Vermilion Parish]), providing 695 units.
- We anticipate that over 1,800 units will be online by June, with a total of 3,200 units online by the end of 2009.

**Challenges:**

- Very difficult development climate overall;
- Banks uncertain about attainable rents long-term;
- Construction costs remain high, though decreased from immediately after the storms
- Mixed-income is a new, largely untested approach in Louisiana. Local opposition to some developments (NIMBYism) has cancelled or delayed projects.
- The tax credit syndication market has slowed significantly nationally, as more than half of the investors have withdrawn from the market. Syndication of tax credits and debt financing remain issues, and the drop in value of credits that are sold has resulted in larger financing gaps.

**Next Steps:**

- Have an opportunity to exchange credits through the national Economic Recovery Package, but will still leave funding gaps.
- Close financing and begin construction on the remaining 33 deals, creating 3,267 units by Dec. 2009 and 6,356 by June 2010.
- Recycle program income to develop additional affordable housing opportunities.
- Create “Piggyback Program” to develop rental housing with Gustav/Ike disaster funding.

### **3. FIRST TIME HOMEBUYER PROGRAM (LRA/DRU/LHFA/CITY OF NEW ORLEANS)**

#### **Overview:**

The initial Rental Action Plan that governs this program allocated \$40 million of the \$866.4 million Small Rental Property Program budget for a First Time Homebuyer Pilot (including the possibility of soft seconds) to promote homeownership for low- and moderate-income renter households purchasing restored storm-damaged one- to four-unit properties. The state launched the \$40 million First Time Homebuyer Program in Nov. 2008.

#### **Current Status:**

- The City of New Orleans and Louisiana Housing Finance Agency have partnered with the LRA/DRU to provide first-time homeowners with assistance purchasing a new home in 13 parishes<sup>3</sup>.
- The Finance Authority of New Orleans (FANO) administers funds for Orleans and St. Bernard Parishes, offering up to \$65,000 in a soft-second mortgage and \$10,000 in closing costs for the acquisition of a single family, owner-occupied property in one of the city’s designated disaster zones.
- LHFA administers funds for the remaining 11 parishes through an affordable interest rate of 4.75 percent.
- LHFA has a three-year contract that began Sept. 2, 2008, and is using CDBG funds in conjunction with Mortgage Revenue Bonds to buy the interest rates down.
- LRA has not received any draw requests from either contractor.

#### **Successes:**

- \$2.4 million has assisted 39 households.
- Thirty-five of these loans have closed in New Orleans.
- FANO closed 35 soft-second loans totaling \$1.9 million, leveraged with \$2.5 million in first mortgage loans. In addition to the soft seconds, they awarded \$293,781 in closing cost grants.
- LHFA closed four loans using \$190,000 in CDBG funds.

#### **Next Steps:**

- Increase number of First Time Homebuyer Program closings to 225 by Dec. 2009 and to 400 by June 2010.
- FANO’s goal is to fill 365 loans in their three-year contract period, which began March 1, 2008.

### **4. SOFT-SECOND MORTGAGE INITIATIVE (LRA/DRU/Eligible Parishes)**

#### **Overview:**

- \$75 million from the Small Rental Property Program (SRPP) funds are reserved for a new initiative designed to promote homeownership for low- and moderate-income renter households using soft-second mortgages to purchase rebuilt or restored Louisiana Land Trust (LLT) properties.

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<sup>3</sup> Eligible parishes are: Orleans, Jefferson, St. Bernard, St. Tammany, Plaquemines, Calcasieu, Cameron, Vermilion, Terrebonne, Washington, Iberia, and Tangipahoa.

- The key difference between the First Time Homebuyer Program and Soft-Second is that the Soft-Second Mortgage Initiative will exclusively provide critical funding to restore LLT properties and reduce blight.
- Funding for the Soft-Second Initiative will be subject to the guiding principles of the SRPP:
  - Awards will benefit one- to four-unit properties;
  - All funds will be restricted to restoring property that received severe or major damage through hurricanes Katrina or Rita;
  - All funding will be limited to the 13 parishes that suffered the most severe damage to their rental housing stocks.
  - Funding will be allocated amongst eligible parishes according to the amount of rental housing damage each parish suffered.
  - All program beneficiaries must earn 80 percent or less of the area median income.

## 5. LOUISIANA COTTAGES (LRA)

### Current Status:

- FEMA funded project as part of the Alternative Housing Pilot Program.
- Louisiana submitted six projects for a total of \$400 million ranging in concept from temporary replacement housing to permanent housing. The state was awarded one project for \$75 million to develop a permanent housing program.
- The program will create 500 units of housing in four parishes.
- The established timelines for the sites are as indicated in the table below.
- The state is entering into partnerships with local housing agencies and nonprofits to further their housing missions.
- The units:
  - will be sold for homeownership, will be rented or will be made available for rent-to-own agreements. This determination is made in conjunction with local partners;
  - will be available to households who are in continued need for housing as a result of the storms of 2005;
  - are site-built, steel-framed construction, predominantly in contiguous neighborhoods.
- The Jackson Barracks site will have multi-family units.
- The scattered sites will be modular.

Location	Units	Environmental Approval	Infrastructure Construction Start	Infrastructure Construction Complete	Housing Construction Start	End Construction Date
<b>New Orleans</b>						
<b>Jackson Barracks</b>	93	11/24/08	12/08/08	03/15/09		
Single Family Cottages					02/02/09	08/14/09
Multi-Family Cottages					03/16/09	08/14/09
<b>Providence</b>	60	03/31/09	N/A		04/15/09	09/01/09
<b>NORA</b>	100	03/31/09	N/A		04/15/09	09/01/09
<b>HANO – Fischer</b> (Single Family)	100 (60 sale/ 40 rental)	03/31/09	N/A		04/15/09	09/30/09

<b>Ephesus (Westwego) (Single Family)</b>	27 (rent-to-own for seniors)		02/16/09	05/15/09	04/16/09	08/31/09
<b>Baton Rouge</b>	42	01/18/09	N/A		02/03/09	07/31/09
<b>Lake Charles</b>						
<b>6th Avenue</b>	34	03/15/09	N/A		04/01/09	09/05/09
<b>Scattered</b>	48	03/31/09	N/A		04/01/09	09/01/09
<b>Total</b>	<b>504</b>					

**Successes:**

- Single and multi-family designs approved;
- Infrastructure is designed and under construction at Jackson Barracks;
- Housing units are under construction at Jackson Barracks and in Baton Rouge;
- Builders of modular units have been identified and construction is underway;
- Environmental approvals have been received for sites under construction and are in progress for other sites;
- Sites for building and local partners are identified.

**Challenges:**

- The overarching challenge for the program has been finding sites suitable for building;
- Constitutional issues with the transfer or donation of state lands make using state properties difficult;
- Properties that require substantial elevation have been offered, but the cost to build is prohibitive;
- Communities have opposed building housing from the program due to perceptions, true or misunderstood, of the housing to be constructed and/or perception of the households who would live in the units built;
- The time to achieve environmental approvals and infrastructure building are longer than what is optimal for a short building time frame;
- The resident application and selection process is underway, but will require efficiency, as a relative few units are offered to many eligible households.

**Next Steps:**

- Continue to work with local partners to ensure we are able to achieve program goals while they are able to achieve their housing and redevelopment goals.
- Construct 500 Louisiana cottages by Dec. 2009.

**6. MULTI-FAMILY MORTGAGE REVENUE BONDS (LHFA)**

**Overview:**

The Multi-Family Bond Finance Program provides an efficient source of funds for a variety of affordable multi-family rental developments. The Program enables LHFA to lend the proceeds from the sale of tax-exempt bonds for the purpose of acquisition and development of affordable housing.

**Successes:**

- 41 projects were awarded \$319,688,154 million in Mortgage Revenue Bonds to create nearly 6,800 units of affordable housing, leverage \$13 million in 4% credits and more than \$14 million in HOME funds.

**Challenges:**

- Applicants that apply for bonds automatically apply and receive an allocation of 4 percent credits. However, most deals have not been able to close because of the current market crisis, which have left most developments with a financial gap.
- Many developers are not able to move forward on projects or projects have been stopped altogether because of NIMBY issues.

**Recommendations:**

- Explore leveraging opportunities to make bond and 4 percent Low Income Housing Tax Credit deals more attractive for developing housing units.

**7. LOW-INCOME HOUSING TAX CREDITS (LHFA)****Overview:**

Low Income Housing Tax Credit Program encourages public and private investors to build and rehabilitate low income residential units by generating federal tax incentives. As administrator of the LIHTC program for the state, LHFA awards annually, through competitive funding rounds, tax credits to developers and investors to construct or rehabilitate affordable rental housing.

**Current Status:**

- As recently as November 2008, LHFA held a “Lightning Round” awarding 30 projects \$31,816,817 credits for the creation of 2,583 units.
- Currently the agency is formulating its 2009 Per Capital QAP that will include the Gustav Ike Credits for a total tax credit ceiling of over **\$11 million**.

**Successes:**

- In the GO Zone, LHFA has awarded 164 projects totaling 14,236 units utilizing \$173,942,721 in credits;
- Outside of the GO Zone, LHFA has awarded 91 projects totaling 3,298 units utilizing \$34,871,997 in credits.

**Challenges:**

- The current economic crisis, Fannie and Freddie Mac currently out of the market, devaluation of tax credits, limited equity in the market bring significant challenges;
- Implementation of the national Economic Recovery Package will require adaptation and reprocessing of a number of projects in the pipeline;
- The deepening capital market crisis and its adverse effect on impoverished to middle-income Americans, as well as the rise in the cost of basic consumer goods, devaluation of property values, restricted access to capital and credit, reduction in viable lenders and investors, devaluation of tax credits, increase in insurance premiums, NIMBYism and the impact of Hurricanes Gustav and Ike, have slowed and to some extent derailed the start of construction for many post-Katrina and Rita projects.

**Next Steps:**

- Complete the 2009 Per Capita QAP
- Continue to monitor projects that have been awarded credits but that have not completed
- Implement Economic Recovery Package

**Recommendations:**

- Reach out to lending community, state and local governments to leverage resources and address financing gaps for approved projects in the pipeline.

**II. PERMANENT SUPPORTIVE HOUSING VOUCHERS****Overview:**

The State of Louisiana has been provided \$20 million under the federal project-based voucher program and \$50 million under the federal Shelter Plus Care program for the provision of 3,000 units of

permanent supportive housing, under the Supplemental Appropriations Act of 2008, P.L. 110-252 (the Act). The \$20 million of project-based Section 8 provides annual funding for 2,000 vouchers. The \$50 million of Shelter Plus Care provides funding for five years to support 1,000 vouchers (there was enough funding to add an additional 27 vouchers to the Shelter Plus Care program).

#### **Current Status of Project-Based Section 8 Vouchers:**

- A notice of Intent to Award for the subsidy administrator of the project-based Section 8 was sent February 9. Quadel Consulting Company is the winning proposal.
- Contract negotiations are currently taking place regarding the budget and program start date.
- Both proposals received were over budget and both had later start dates than OCD anticipated.
- The subsidy administrator will administer the 2,000 project-based Section 8 vouchers.
- 66.5% of the vouchers will be in the New Orleans metro area (Orleans, Jefferson, Plaquemines and St. Bernard).
- Anticipated program start date is May 2009.
- Voucher utilization will be reviewed after the first six months of the program and every six months thereafter to determine if reallocation is needed for areas that demonstrate a greater need
- It is anticipated that all 2,000 vouchers will be leased up by the end of the second year.

#### **Current Status of the Shelter Plus Care Program:**

- Shelter Plus Care (S+C) implementation training was held February 10.
- HUD sent a draft of the state grant agreement on February 6.
- OCD is still waiting on the final grant agreement for execution.
- Once executed, the Cooperative Endeavor Agreements with the 5 S+C subsidy administrators can be sent to OCR for approval.
- Once they are approved the S+C piece of the Permanent Supportive Housing Voucher program can begin.
- The anticipated start date is March 2009; however this depends on when all of the agreements are executed.
- HUD Special Needs Assistance Program Director is planning a face-to-face visit in March with OCD and HUD field staff.
- The Shelter Plus Care Subsidy Administrators are:
  - Lafayette/Acadiana CoC (OCD managed)– \$841,500 for 23 vouchers
  - Lake Charles/Southwestern LA CoC (Calcasieu Parish Housing Department)– \$760,980 for 23 vouchers
  - New Orleans/Jefferson Parish CoC (UNITY of Greater New Orleans) – \$43,720,560 for 875 vouchers
  - North Lake Homeless CoC (VOA of Greater New Orleans) – \$3,435,240 for 67 vouchers
  - Houma/Terrebonne CoC (Start Corporation) – \$1,229,460 for 39 vouchers

#### **Successes:**

- Obtaining 3,000 vouchers for permanent supportive housing with ongoing funding.

#### **Challenges:**

- Getting the project-based Section subsidy administrator set-up and operating on a very limited administrative fee budget. The program contains extraordinary costs due to the geographic location across the GO Zone.

### **III. DISASTER HOUSING ASSISTANCE**

## **A. HURRICANES KATRINA AND RITA**

### **1. TEMPORARY HOUSING UNITS**

#### **Overview**

- Temporary Housing Units (THUs) such as travel trailers, mobile homes and park models were provided by FEMA to provide shelter to households as their permanent housing was repaired or rebuilt.
  - THUs were provided to homeowners and renters, though most renters and many homeowners have since transitioned into the Disaster Housing Assistance Program (DHAP) Katrina/Rita.
  - FEMA also provided hotel/motel accommodations to households that experienced health concerns while residing in trailers.

#### **Current Status:**

- 4,605 families still reside in FEMA-funded temporary housing (THUs and hotels) as of February 9, 2009
- Program extension – FEMA has extended deadline 60 days. Programs will now end on May 1, 2009. Extension will apply statewide, unless individual parishes initiate deactivation policies.
- FEMA has agreed to move forward with the Mobile Homes Sales and Donations Program.
  - Title transfers have been completed on 47 units in Plaquemines and 4 units in Tangipahoa.
  - Potential for 119 more units to be donated in Plaquemines.

#### **Successes:**

- Tens of thousands of households served
- THUs enabled many families to reside on their own property while repairing their damaged home

#### **Challenges:**

- Formaldehyde levels/health risks: upon discovery of high levels of formaldehyde in the travel trailers, FEMA began an aggressive campaign to move families into DHAP. For homeowners, this was not an ideal option and slowed down the process of rebuilding their homes.
- Case management funding has been stalled.

### **2. DHAP KATRINA/RITA**

#### **Overview:**

- DHAP Katrina/Rita was launched in Sept. 2007
  - FEMA recognized that housing needs of displaced residents required more long-term solution and enlisted support and expertise of HUD. Through an inter-agency agreement, FEMA provides funding for program which HUD administers.
  - DHAP Katrina/Rita comes with rent subsidy and case management. Case management was a much touted component of the program, whose purpose was to prepare families for gradual progression to independence.

#### **Current Status:**

- 16,903 families are enrolled as of January 27, 2009
- Program extension – DHAP for Katrina/Rita was scheduled to expire on February 28, 2009. On February 20 HUD and FEMA announced their agreement to extend assistance to DHAP families for six months. Assistance will now end on September 1, 2009. Program details are still being finalized.
- Approximately half of these households may be eligible for Housing Choice Vouchers (HCV) better known as “Section 8”



- HUD and FEMA are in the process of finalizing the plan to expand the number of vouchers for LA families and introduce a six-month rental assistance program to help voucher-ineligible families transition off of assistance.
- Voucher eligibility will be based on traditional Section 8 criteria (50% or below Area Median Income, elderly, disabled).
- The needs of voucher-ineligible families are unknown.
  - Certainly, some percentage of the ineligible population will be able to safely transition off of the subsidy.
  - According to HUD’s own data, only 3,000 of total DHAP population are “low risk”

**Successes:**

- Thousands of families assisted
- Extension of program beyond Feb. 28 deadline

**Challenges:**

- Case management – this component failed to provide families with adequate assistance in their transition planning. We now have six months to accomplish what was not achieved in 18 months.
- Lack of clarity from HUD and FEMA on the Transition Assistance plan (LRA staff follow up daily).
- Affordable housing development – this continues to be a challenge for us despite much progress made. As the voucher conversion process moves forward, we will have a better sense of the need for affordable units for voucher-ineligible families.
- **In disaster-impacted parishes, there are not enough affordable rental units to meet the demand of households in DHAP Katrina/Rita, THUs and Transitional Sheltering Assistance (TSA), as of February 17, 2009.**

	<b>DHAP</b> Deadline: 9/1/09	<b>THU – owners</b> Deadline: 5/1/09	<b>THU – Renters</b> Deadline: 5/1/09	<b>THU- Total</b> Deadline: 5/1/09	<b>TSA (Hotels)</b> Deadline: 5/1/09	<b>Total</b>	<b>Vacant Units at 85% of FMR or below</b>	<b>Total Vacant Units</b>
<b>Orleans</b>	8485	1087	221	1308	57	9850	317	847
<b>Jefferson</b>	3522	70	19	89	35	3646	345	704
<b>St Bernard</b>	1105	372	107	479	4	1585	8	9
<b>EBR</b>	906	4	4	8		914	54	130
<b>St Tammany</b>	974	261	102	363	7	1344	2	6
<b>Calcasieu</b>	458	288	187	475	7	940	43	140
<b>Plaquemines</b>	98	409	107	516	4	618	0	2
<b>Statewide Total</b>	16903	3166	1113	4469	136	21508	n/a	n/a

**Next Steps:**

- Develop a detailed plan to transition citizens from DHAP to permanent, sustainable housing. It is critical that FEMA and HUD accept our request for data on these individuals. Without this information, it will be nearly impossible to reach out to those participants and scale the appropriate programs based on their situations and locations. We have a one-year transition outline that we have had to scale down to six months, but budgeting, implementation and outreach need to be developed based on the data we receive from the federal government.

- Continue to partner with LHFA, DSS and nonprofits to develop a communication plan based on available housing options and services.

**Recommendations:**

- Ask participants to sign non-disclosure waivers to allow information on participants to be shared across federal, state, local and nonprofit service providers.
- Create a coordinated case management system to connect families leaving DHAP/ FEMA housing assistance with available supportive services to ease their transition. In conjunction with the State's proposed Housing Resource Clearinghouse, this system will ensure that households still residing in temporary units can be most effectively connected to available affordable housing units and other applicable housing programs.

**B. HURRICANES GUSTAV AND IKE**

**1. TEMPORARY HOUSING UNITS**

**Overview and Current Status:**

- Temporary Housing Units (THUs) were again provided by FEMA to provide shelter to households as their permanent housing was repaired or rebuilt.
  - 325 households reside in THUs as of February 9, 2009
  - THUs were primarily provided to homeowners
  - FEMA rarely provided THUs to renters in areas where rental resources did not exist.
  - Temporary Housing Units are typically available for 18 months following the date of disaster

Households Occupying THUs	Commercial				Private				Total
	MH		PM		MH		PM		
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	
Assumption	1	3	1				3		8
Avoyelles	2						2		4
Calcasieu	18	9	17	9	6		8		67
Cameron	29	2	17	11	3		25		87
Iberia		1			1		1		3
Iberville					2		1		3
Jeff Davis			1						1
Jefferson				2	1		5		8
Lafourche	4	13	3	4	6		6		36
Pointe Coupee							2		2
St. Landry					2		2		4
St. Martin					1				1
St. Mary		2			1		1		4
Tangipahoa	2	3					1		6
Terrebonne	5	22	6	24	6		16		79
Vermillion		2			3	1	3		9
Washington	1			1					2
West Baton Rouge							1		1
<b>Total</b>	62	57	45	51	32	1	77	0	325

**2. FEMA RENTAL SUPPORTS FOR RENTERS AND HOMEOWNERS**

**Overview and Status:**

- Renters (and many homeowners) were strongly encouraged to relocate to neighboring parishes when local rental resources did not exist

- Renters (and homeowners) continue to receive short-term rental assistance directly from FEMA through the Housing Assistance Program
- Despite numerous requests, FEMA has not released data on the number and location of households receiving Housing Assistance checks, nor have they released data on the number of homeowners and renters in the program

### 3. DHAP GUSTAV/IKE

#### Overview and Status:

- Other households transitioned into DHAP Gustav and DHAP Ike
  - DHAP Gustav/Ike was launched in November 2008 and is set to expire in April 2010.
  - Despite numerous requests, HUD has not yet released data on the number and location of households in DHAP Gustav/Ike in Louisiana, nor have they released data on the number of homeowners and renters in the program.
  - Nationwide, there are 4,539 households in DHAP Gustav and Ike as of January 27, 2009, although a majority are likely Texas residents.

### 4. TRANSITIONAL SHELTERING ASSISTANCE (TSA)

#### Overview and Status:

- TSA, which enables households to reside in motels/hotels, is provided to 993 Louisiana households as of March 2, 2009
  - The number of residents relying on TSA resources had increased in the last few months, but has begun to decline.
  - As of March 3, 2009, hotel/motel payments will be included as part of households' Individual Assistance payments, which cannot exceed \$28,800.

Households Enrolled In TSA by Pre-Disaster Parish					
Pre-Disaster Parish	Number of Households	Pre-Disaster Parish	Number of Households	Pre-Disaster Parish	Number of Households
Terrebonne	192	Ascension	15	St. Helena	5
Jefferson	109	St. Martin	13	Avoyelles	4
East Baton Rouge	74	Lafayette	13	Beauregard	4
Orleans	72	Pointe Coupee	13	Franklin	3
Tangipahoa	62	Ouachita	12	Allen	3
St. Mary	50	St. Tammany	11	West Feliciana	2
Calcasieu	48	Livingston	8	Catahoula	2
Vermilion	35	Acadia	8	Morehouse	2
Lafourche	31	Plaquemines	8	Grant	2
Cameron	30	Richland	7	St. Bernard	1
Assumption	29	St. James	6	Tensas	1
Iberia	28	Concordia	6	West Carroll	1
Rapides	26	St. John the Baptist	6	La Salle	1
St. Landry	19	West Baton Rouge	5	Evangeline	1
Iberville	19	St. Charles	5	Washington	1
<b>Total: 993</b>					

Households Enrolled In TSA by Post-Disaster Parish					
Post-Disaster Parish	Number of Households	Post-Disaster Parish	Number of Households	Post-Disaster Parish	Number of Households
Terrebonne	179	Ouachita	13	Morehouse	3
Jefferson	154	St. Martin	11	Washington	2
East Baton Rouge	109	St. Landry	10	West Feliciana	2
Calcasieu	74	St. Tammany	10	La Salle	2
Orleans	66	West Baton Rouge	8	Livingston	2
Tangipahoa	63	Acadia	7	Catahoula	1
Lafourche	53	Allen	6	Bossier	1
St. Mary	42	Concordia	6	Iberville	1
Lafayette	42	Richland	5	Unknown Parish	12
Iberia	28	Avoyelles	4		
Rapides	27	Beauregard	3	Out of State	17
Vermilion	27	Franklin	3		
<b>Total: 993</b>					

**C. CHALLENGES IN DISASTER HOUSING ASSISTANCE:**

- In disaster-impacted parishes, there are not enough affordable rental units to meet the demand of households in THUs, Housing Assistance, DHAP Gustav/Ike and TSA.
- Accessing detailed information from FEMA and HUD hinders the ability to develop strategies.

**D. NEXT STEPS FOR DISASTER HOUSING ASSISTANCE:**

- A data sharing agreement to receive detailed information on status and characteristics of these populations has already been submitted.
- This data will be used for planning purposes so that we can ramp up programs established for Katrina and Rita to these populations.
- LRA is partnering with other State agencies to launch the Housing Resource Clearinghouse creating a one-stop shop for housing resources available to Louisiana citizens.
- Action plans for Gustav and Ike Disaster CDBG are currently developed and under public comment.

**IV. REDUCING RENTAL TURNOVER**

There are no programs in place that specifically address the issue of rental turnover in mixed-income units. However, the programs outlined in Section III are designed to provide permanent, sustainable housing solutions for low- to moderate-income citizens. Increasing the rental housing stock will allow more renters to live near their work, and providing the necessary supports will allow more low- and moderate-income families to either maintain their existing rental household or move forward into home ownership.

**VI. CONTINUED CHALLENGES**

**A. NIMBYism**

Incorporating the voices of the underserved as we work to fulfill our mission of affordable housing in quality communities continues to be a challenge. The voices of our primary clients are often drowned out by louder NIMBY voices. The deepening recession may change this as more affluent families find themselves in need of affordable workforce housing. But strong leadership is essential and the

inclusion of a business community that is suffering from workforce shortages will hopefully aid in abating long-standing prejudices.

## **B. Recession and the Capital Market Crisis**

The deepening capital market crisis and its adverse effect on impoverished to middle-income Americans, as well as the rise in the cost of basic consumer goods, devaluation of property values, restricted access to capital and credit, reduction in viable lenders and investors, and the devaluation of tax credits. In addition, impacted areas continue to suffer from higher insurance premiums and utility costs, which in turn drive up the price of housing making it harder for landlords to remain profitable and renters to find affordable housing. The general lack of available capital will require the state to be more creative in how we incentivize construction.

## **C. Two More Hurricanes**

Hurricanes Gustav and Ike set in motion another round of displacements and put further strains on existing resources even as South Louisiana is in the ongoing process of recovering from hurricanes Katrina and Rita. This put strains on the economy as businesses are temporarily shut down and the workforce is displaced. Evacuees included small businessmen and women, construction workers, tradesmen, workers from the fishing industry, oil industry, chemical plants, tourism, office workers, service workers, teachers and health care professionals. Recapturing its workforce is essential to returning to an orderly functioning state economy.

This also produces strain on the limited State and Federal resources that serve these populations. Many more of our citizens will need temporary and long-term housing, social services, rental and health assistance as they try to transition back to their lives. While we are appreciative of the federal programs that continue to provide recovery resources, these funding streams present a new round of service delivery challenges as separate funding streams complicate the recovery process. Sorting out which storms caused which damage and navigating the red tape associated with different rules for different programs *and* different storms will create challenges for service providers and citizens.

## **VII. KEY & ADDITIONAL NEXT STEPS AND RECOMMENDATIONS:**

Next steps and recommendations regarding specific programs are included above. Below are key next steps and recommendations at the State and Federal level that are either worthy of additional emphasis or do not pertain specifically to one of the programs above.

### **A. Next Steps for the State:**

#### **1. Facilitating and Harnessing Partnerships**

- LHFA and the LRA/DRU will continue to provide a common voice through State partnerships as the new administration in Washington comes on board. This includes ongoing collaborative messaging through State agencies and our faith-based, non-profit and community partners committed to Louisiana's recovery. Through this partnership establish a statewide voice to create initiatives addressing homeownership preservation, foreclosure mitigation services made available to distressed homeowners (LHFA and LRA/DRU lead).
- Continue State partnership as a means of reinforcing recovery objectives as defined in a State Comprehensive Housing Strategy. Senior decision makers from various state and federal departments will coordinate the use of various funding streams in support of housing transactions and community development initiatives around common priorities to maximize the effectiveness of limited funds (LRA/DRU and LHFA lead).
- Develop comprehensive plan in partnership with state and federal agencies and the community advocates to transition those currently in DHAP or receiving Financial or Direct Assistance

from FEMA. This includes appropriate case management for transition to sustainable solution that is coordinated as a single point of service that can access multiple solutions (LRA lead).

## **B. Recommendations to the State and Legislature:**

**1. Design and fund program in coordination with non-profit partners that provides additional services** to those who have been unable to rebuild for various reasons. This program will run through existing non-profits to provide:

1. construction management expertise
2. financial counseling / literacy
3. additional rebuilding resources to vulnerable populations in need of assistance beyond current programs or were victims of fraud
4. Other services necessary to rebuild or repair.

The State should allocate \$20 million to nonprofits in a competitive RFP process to help homeowners and small landlords that are most vulnerable (low income, low literacy, disabled, elderly) repair their homes and rental properties. Eligible contractors and non-profits must have a demonstrated ability of completed construction management, and ability to leverage resources such as labor, materials and other funding sources to complete units. Priority should be given to contractors focusing their efforts in areas with significant amount of concentrated blight or in areas subject to spot blight.

**2. Fund an additional six Fair Housing Centers** in Calcasieu, St. Bernard, Rapides, Caddo and East Baton Rouge Parishes (LHFA lead).

**3. Establish a State Catastrophic Insurance Fund** or State Disaster Insurance program after a legislative study commission explores the feasibility of, and costs associated with, the establishment of such a fund which could bridge the gap between a disaster and the flow of FEMA assistance. Notwithstanding any Stafford Act provisions which may need modifying on the Federal level, the State Disaster Trust Fund would be reimbursed by FEMA for its outlays that meet FEMA regulations. Work with the congressional delegation to push for similar legislation at the federal level.

**4. Produce and air anti-NIMBY Public Service Announcements** statewide featuring prominent figures, leading industry professionals and other state and community role models (LHFA lead).

**5. Establish Community Reinvestment tax credits** or other incentives for Ports, Tourism industry, Forestry industry, Oil industry, Refineries, and Chemical plants (LED and/or legislature lead).

**6. Create a Permanent Supportive Housing (PSH) Construction Loan Fund of \$45 million which will allow the development of 3,000 units of housing for special-needs single adults.** Funding can provide support and investment across the entire State, in both disaster and non-disaster areas, and seeks to address the variety of housing needs prevalent in nearly every community. Contribute as part of the extended effort of advocacy by the state and the nonprofit community, a commitment to funding 3,000 units of PSH is almost complete.

## **C. Recommendations to the Federal Government:**

**1. Press Congress to allocate the necessary funds for the permanent Housing Choice Vouchers** called for by HUD Secretary Shaun Donovan for all income-eligible families currently on DHAP.

The resolution should also urge HUD and FEMA to:

- Expedite the transition of families from DHAP to permanent Housing Choice vouchers targeted at the elderly and disabled;
- Provide the State of Louisiana and community advocates with regular reports on demographics and status of voucher recipients;
- Provide information on the status of families in FEMA assisted housing such as hotels and trailers whose deadline have been extended to May 1, 2009 as well as families in temporary FEMA housing due to hurricanes Gustav and Ike.
- Address the failure of the existing case management system to capture needed information and transition households in advance of deadline; and
- Communicate more effectively with DHAP recipients to ensure that voucher-eligible families understand the urgency in converting from DHAP to voucher and what other options are available.

**2. Protect Gulf Opportunity Zone (GO Zone) affordable housing units, and investments of developers, the state and federal government by:**

**a) Extending GO Zone placed-in-service-dates to December 31, 2012.** This will allow Public Housing and other developments to achieve realistic closing, construction and placed-in-service schedules; Increase the annual allocation of Per-Capita Tax Credits from \$9.4 million annually to \$60 million annually for a period of five years to fund projects in rural and metropolitan areas affected by GO Zone out-migration.

**b) Ensuring that GO Zone and Disaster tax credits are eligible for return, recapture, re-processing and reallocation under the GO Zone Act**

**c) Ensuring that GO Zone and Disaster tax credits are eligible to participate in Treasury's exchange program under 1602 of the Recovery Act,** if not in their unallocated state, then following their allocation if they are returned in a year subsequent to their allocation.

**3. Permit temporary interchangeability of federal funds.** In a time of crisis, and as a broad-spectrum means of streamlining FEMA and HUD disaster relief policy, we recommend the following: (1) establish for each state an interest-earning Disaster Relief Account from which funds can be drawn to effectuate emergency infrastructure repairs (i.e., clearing of downed power lines, trees, roads, buildings and repairing pumping stations, etc.) and for housing-related recovery activities; (2) as disasters impact all income groups, release CDBG funds from the 80 percent of AMI restriction; (3) permit CDBG and HOME funds to be used interchangeably; and (4) condense the regulatory controls that govern the use of such funds.

**4. Establish a National Catastrophic Insurance Fund** or National Disaster Insurance program tailored after the Federal Flood Insurance Program.

## **VIII. CONCLUSIONS**

We have recently experienced a tremendous success in convincing HUD to extend rental subsidies for those currently on DHAP. In addition, they are expanding Housing Choice Vouchers to all current DHAP participants who meet section 8 eligibility. Special thanks are extended to our congressional delegation for their influence and leadership and our non profit partners who worked with us in creating a single voice. However, we asked for a year and we were given six months, and seemingly simple problems like acquiring the data needed to do good planning continues to elude us. This

transition will be our single largest challenge in the next six months and will require a concerted effort of State leadership, agency personnel and our partners in the non profit sector to insure that we can safely transition our citizens into sustainable housing solutions, in quality communities, within reasonable distance to schools and jobs.

Despite a seemingly large amount of federal resources for housing, the resources provided still do not exceed the tens of billions of dollars in damages. Although there is significant movement in the utilization of rebuilding funds, there remains a large affordable housing gap that cannot be filled by government programs alone. The LHFA and the LRA/DRU are committed to working with our other State partners including the State Legislature, DSS, DHH and the host of non profit organizations that have been incredible allies in this rebuilding effort. We will continue to operate with a sense of urgency and responsiveness. As we evaluate and identify roadblocks, we will continue to be adaptive and make changes as needed, just as we made recent changes to the Small Rental program to get more resources into the hands of citizens. We thank our State leadership for their past support and guidance and seek to work with you as we move forward in the recovery of our State and her citizens.



# Appendix



## Small Rental Property Program Operations Status Report As of: February 18, 2009

Executive Summary				
Active Awardees	Properties	Award Amounts	Total Units	Affordable Units
Total Current/Active Awardees	5,866			
Total Commitment Letters Mailed	4,904	\$ 401,893,236	9,578	8,448
Total Commitment Letters Received	3,721	\$ 310,811,445	7,310	6,451
Total Certificate of Occupancies Received	1,390	\$ 111,453,716	2,699	2,310
Total Closings Scheduled to Date	511	\$ 41,799,527	931	813
Total Closings Pending	107	\$ 9,516,186	195	182
Total Closings Held	404	\$ 32,283,341	736	631
Owner Occupied Units	Properties	Award Amounts	Total Units	Affordable Units
Award Eligible Owner Occupants	253			
Total Letters Not Yet Received	10			
Total Title Issues	7			
Total in Process	8			
Total Closings Pending	14			
Total Closings Held	214	\$ 11,093,760	214	0

Total Combined Closings Held				
Rental and Owner Occupant Units	Closings Held	Award Amounts	Total Units	Affordable Units
Total Combined Closings Held <sup>1</sup>	618	\$ 43,377,101	936	631

Lending Operational Metrics				
Award Determination Stage	Previous Week	Applications Cancelled	Applications Reinstated	Current Week
Total Current/Active Awardees <sup>2</sup>	5,888	22	0	5,866
Loan Approval Stage	Current Week			
Total Current/Active Awardees	5,866			
Pending CA Package Receipt	77			
Owner Occupants with Only Market Rate Units <sup>3</sup>	26			
Commitment Letters Mailed to Applicants	4,904			

<sup>1</sup> Where an OO has closed on both Rental and OO units, the OO unit is not included in the Total Units on the Combined Closings Held so as not to overstate the Total Units.

<sup>2</sup> Includes applications reinstated through the Appeals process.

<sup>3</sup> Owner Occupants with all Market Rate Units do not require a Rental Commitment Letter.

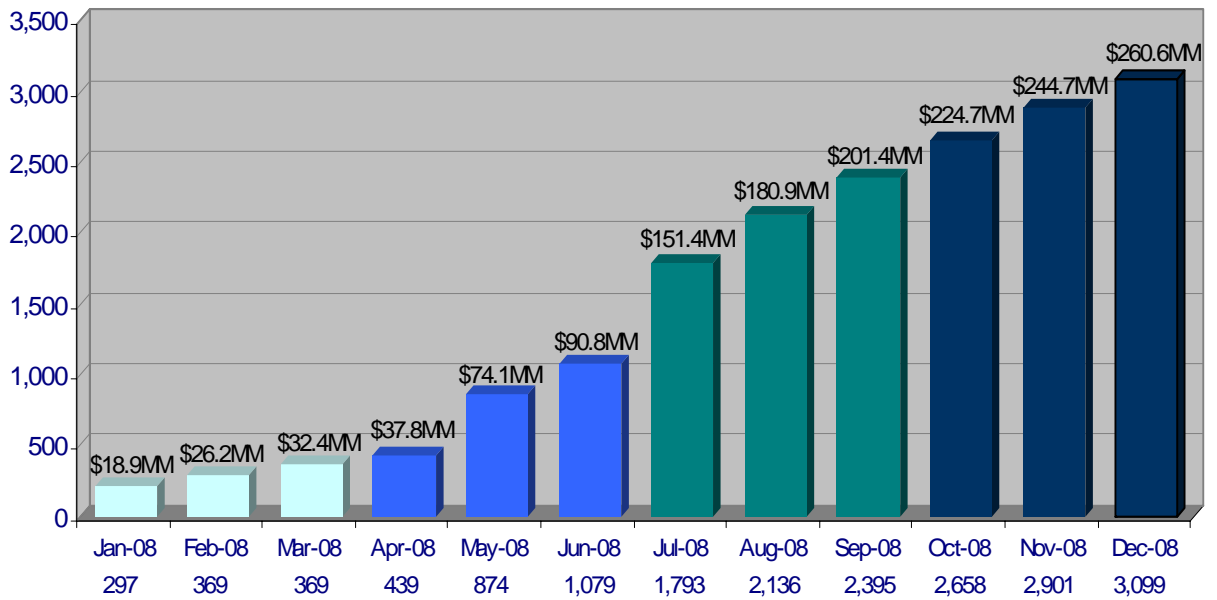
Appeals			
Appeals Received	Weekly Total	Total to Date	Percentage Change
Determinations	29	1,557	1.9%
Not Yet Resolved	-14	48	-29.2%
Level II Appeals	15	1,605	0.9%
<b>Total Appeals Received</b>	<b>20</b>	<b>2,034</b>	<b>1.0%</b>
Determinations Detail	Previous Week	Total To Date	
Approved	304	305	
Denied	1,111	1,137	
Withdrawn	11	11	
Dismissed	102	104	
<b>Total Determinations</b>	<b>1,528</b>	<b>1,557</b>	

Commitment Letters Mailed to Applicants				
Parish	Properties	Total Units	Affordable Units	Award Amounts
Acadia	2	4	4	\$ 136,000
Calcasieu	178	247	228	\$ 9,312,245
Cameron	7	15	15	\$ 614,000
Iberia	10	13	13	\$ 456,000
Jefferson	379	854	709	\$ 33,165,372
Orleans	3,670	7,387	6,483	\$ 308,219,600
Plaquemines	18	27	25	\$ 1,458,200
St. Bernard	467	798	761	\$ 37,847,403
St. Tammany	139	188	169	\$ 9,471,815
Tangipahoa	9	13	12	\$ 263,200
Terrebonne	7	12	10	\$ 344,400
Vermilion	8	9	8	\$ 248,000
Washington	10	11	11	\$ 357,000
<b>Grand Total</b>	<b>4,904</b>	<b>9,578</b>	<b>8,448</b>	<b>\$ 401,893,236</b>

Commitment Letters Mailed by Number of Bedrooms				
Number of Bedrooms	50% AMI	65% AMI	80% AMI	Total Affordable Units
0 Bedrooms	54	7	5	66
1 Bedroom	653	223	111	987
2 Bedrooms	2,639	929	330	3,898
3 Bedrooms	1,842	843	204	2,889
4 or More Bedrooms	442	124	42	608
<b>Grand Total</b>	<b>5,630</b>	<b>2,126</b>	<b>692</b>	<b>8,448</b>

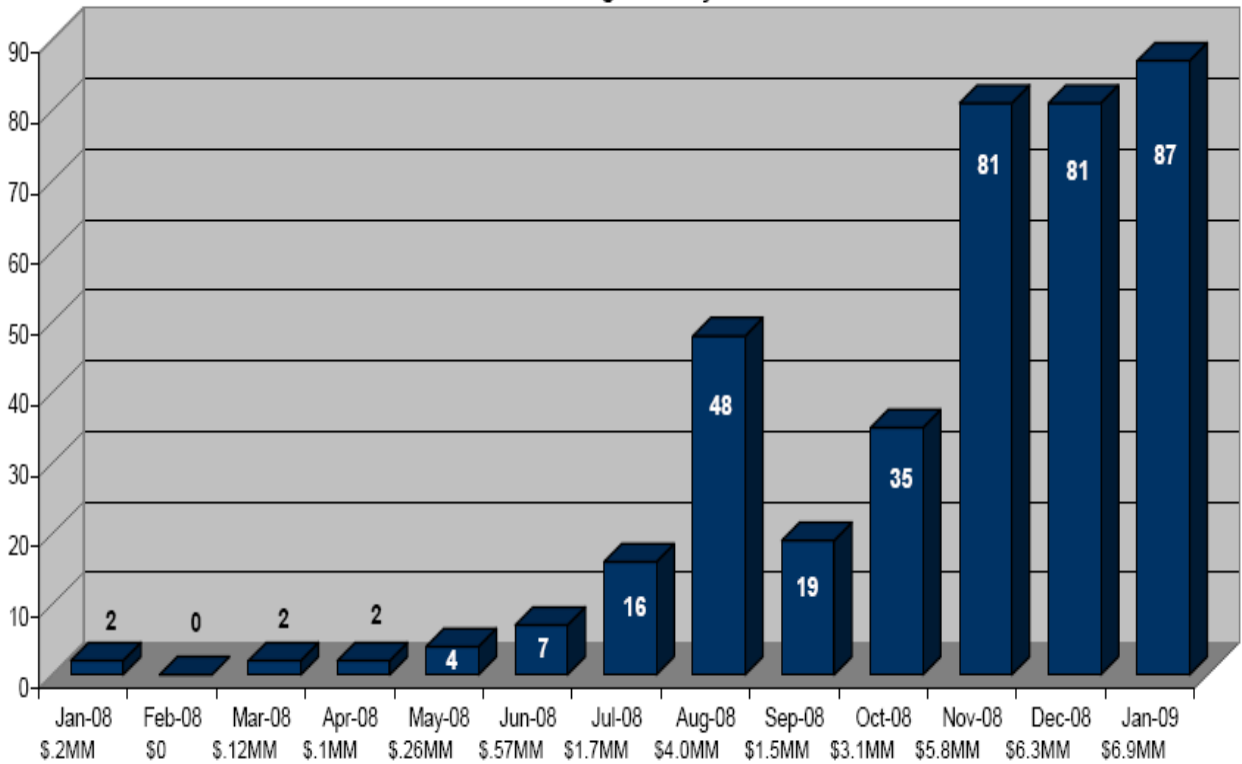
**State of the Business: Commitment Letter Overview**

**Small Rental Commitment Letters Returned**

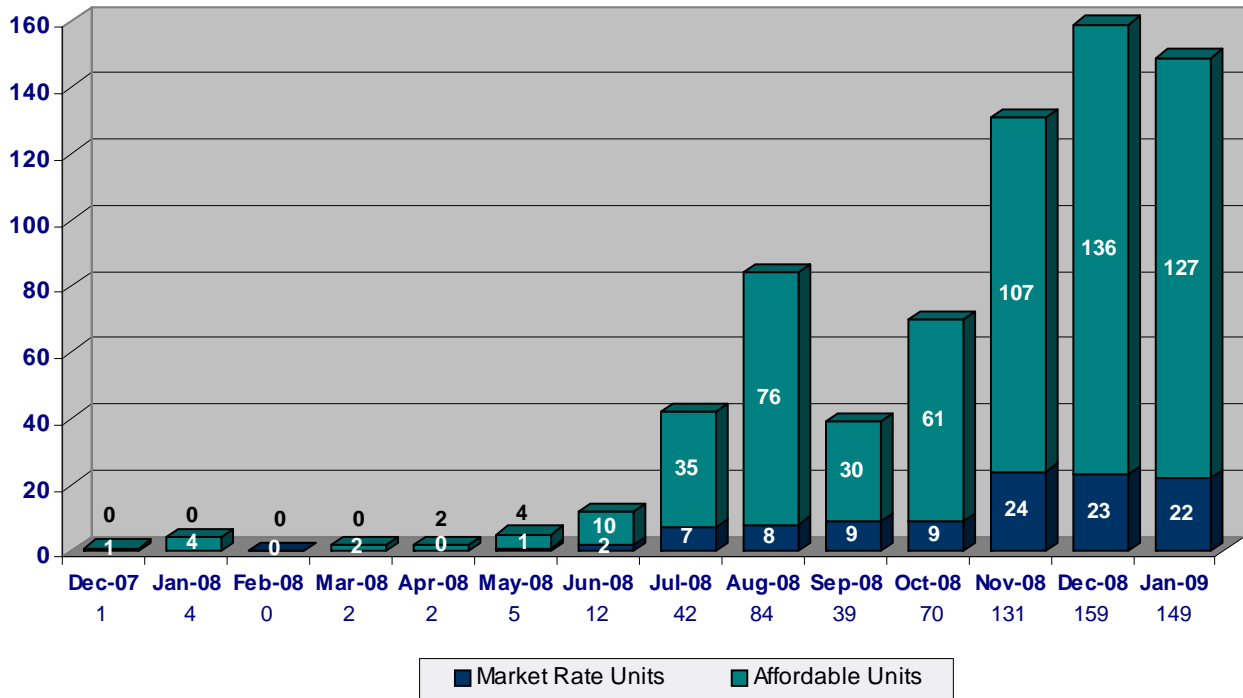


**State of the Business: Closings Each Month**

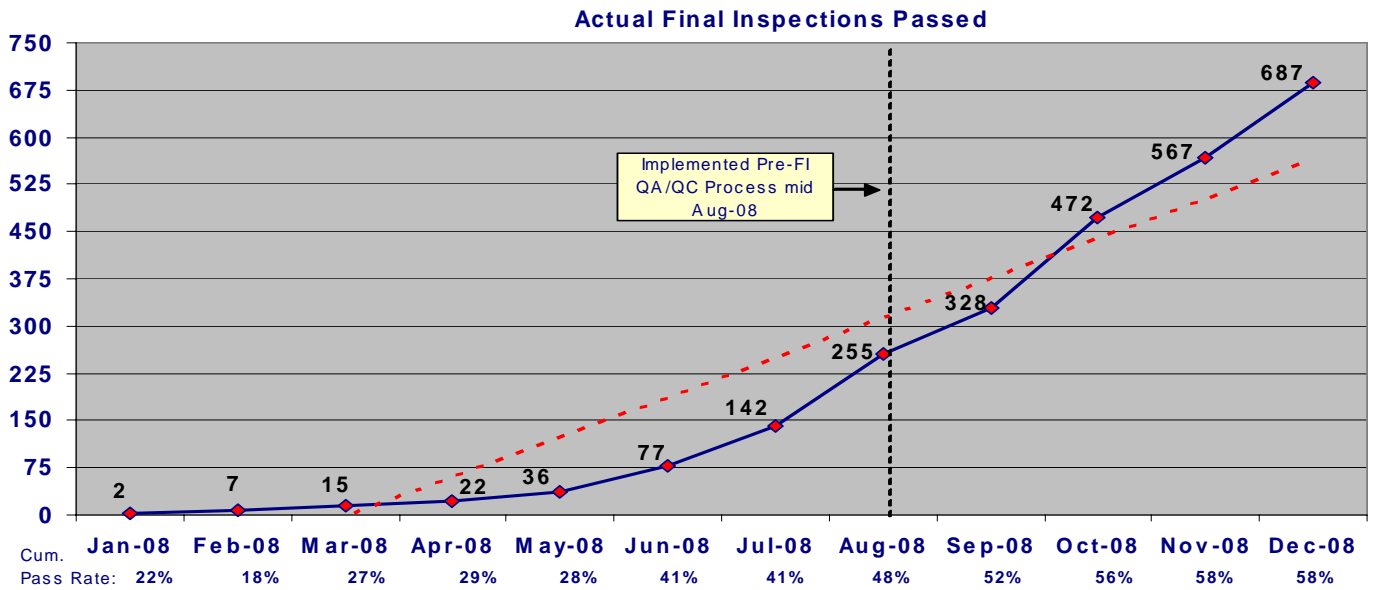
**Rental Closings Held by Month**



### Rental Closings Held: Total Units



### State of the Business: Final Inspection Overview



**Louisiana Housing Finance Agency  
HOUSING PIPELINE REPORT**

COUNT	9% Low Income Housing Tax Credit PROJECTS	Project Address	New Units	Rehab Units	Award Date	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRB(Multi) Award	CDBG Award	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	200 Carondelet	200 Carondelet New Orleans, LA 70130	190		Dec. 2006	PIS	12/15/2008	\$ 64,535,484.00			\$ 26,500,000.00		\$ 1,939,337.00
2	3501 St. Claude	3501 St. Claude, New Orleans 70117-6146	37		Aug. 2006	PIS	5/1/2008	\$ 7,176,526.00					\$ 718,032.00
3	Abbey Glenn	Serenity Drive, Thibodeaux 70301	32		July 2006	closed	11/15/2008	\$ 5,106,610.00					\$ 403,394.00
4	Acadian Village	Maurice, LA 70555	72		Nov. 2008	not closed	2/1/2010	\$ 13,419,769.00			\$ 4,850,000.00		\$ 1,019,005.00
5	Ashley Place	219 Edgewood Drive, Denham Springs 70727	36		July 2006	PIS	9/30/2006	\$ 4,713,941.00					\$ 344,866.00
6	Ashley Place 2	219 Edgewood Drive Denham Springs, 70727	36		Mar. 2006	PIS	12/1/2008	\$ 4,165,748.00					\$ 289,510.92
7	Ashley Place 3	219 Edgewood Drive Denham Springs, 70727	28		Aug. 2006	PIS	12/1/2008	\$ 4,146,220.00					\$ 356,093.02
8	Audrey Heights	21110 Eden, Covington 70435	36		Aug. 2006	under const.	8/1/2009	\$ 7,159,345.00					\$ 616,146.00
9	Audrey Park	1100 Advocado Dr. Shreveport 71107	26		Mar. 2006	PIS	4/1/2007	\$ 3,022,970.00					\$ 289,815.00
10	Baker Plaza	2290 Manhattan Drive Baker, LA 70714	12		Dec. 2004	PIS	12/31/2008	\$ 482,916.00					\$ 14,847.00
11	Banyan Trace II	5403 McClelland Drive, Baton Rouge 70805	20		July 2006	PIS	6/15/2006	\$ 3,485,910.00					\$ 300,705.00
12	Bartlett Place	Bartlett Drive, Shreveport 71105	44		July 2006	PIS	12/31/2007	\$ 3,178,669.00					\$ 299,537.00
13	Bayou Bend II	Maria Lane, Natchitoches 71457	44		July 2006	PIS	5/1/2007	\$ 3,924,587.00					\$ 317,420.00
14	Bayou Place	100 Twenty Arpent Road, New Iberia 70560	25		July 2006	PIS	1/1/2009	\$ 3,617,494.00					\$ 316,330.00
15	Bayou Place II	100 Twenty Arpent Rd., New Iberia 70560	25		Aug. 2006	PIS	1/1/2009	\$ 4,872,338.00					\$ 435,685.00
16	Beau Maison Estates	820 Martin Luther King Jr. Drive, Lafayette 70501	25		July 2006	PIS	3/27/2008	\$ 3,482,038.00					\$ 328,072.00
17	Beau Soleil Place	820 Martin Luther King Jr. Drive, Lafayette 70501	24		July 2006	PIS	5/1/2008	\$ 3,367,502.00					\$ 316,277.00
18	Beechgrove Homes	Claiborne Pkwy/Beechgrove Blvd Westwego 70094	100		Dec. 2006	under const.	10/1/2009	\$ 22,189,014.00			\$ 13,900,000.00		\$ 416,757.00
19	Belhaven Trace	1174 Wooddale Blvd. Baton Rouge, LA 70806	31		Oct. 2007	not closed	11/1/2009	\$ 6,711,297.71					\$ 613,567.00
20	Belvedere Estates	Hwy. 1049 & West Cutrer Kentwood 70444	24		Mar. 2006	PIS	2/1/2009	\$ 3,800,000.00					\$ 293,137.00
21	Bernice Park	401 Crane Creek Drive Bernice 71222		32	Mar. 2006	PIS	12/31/2008	\$ 1,788,294.00					\$ 84,294.00
22	Bonne Terre Village	7614 Main Street, Houma, LA 70360	64		Nov. 2008	not closed	3/31/2010	\$ 11,200,000.00			\$ 5,198,148.00		\$ 723,187.00
23	Britton Apts	600 Block of Nel Court, Terrytown 70056	30		July 2006	PIS	2/1/2008	\$ 4,430,496.00					\$ 380,181.00
24	Broadmoor Cottages	Veteran Blvd. Morgan City, LA 70380	50		Oct. 2007	not closed	5/1/2009	\$ 6,852,980.00					\$ 669,561.00
25	Broadmoor Village	Mashon Rd/Guzzardo Ln Independence 70433	24		Mar. 2006	under const.	10/1/2009	\$ 3,800,000.00					\$ 293,137.00
26	Brookstown Place	East Brookstown Drive, Baton Rouge 70805	25		July 2006	PIS	12/31/2007	\$ 4,801,241.00					\$ 438,200.00
27	Building 12	6305 4th Street, Marrero, LA 70072	16		Nov. 2008	not closed	5/1/2009	\$ 1,247,118.00			-		\$ 107,566.00
28	BW Cooper II	3402 Earhart New Orleans, LA 70125	410		Dec. 2006	closed	3/21/2011	\$ 123,434,366.00			\$ 27,000,000.00		\$ 6,676,761.00
29	Byers Estates I	NW Corner of Byers St. and Outlet St., Monroe 71201	22		July 2006	PIS	10/1/2007	\$ 4,162,398.00					\$ 345,281.00
30	Byers Estates II	NW Corner of Byers St. and Outlet St., Monroe 71201	22		July 2006	PIS	10/1/2007	\$ 4,146,431.00					\$ 344,147.00
31	Bywater Arts Loft	3725 Dauphine St., New Orleans 70117		37	Aug. 2006	PIS	12/5/2008	\$ 10,435,010.00					\$ 736,191.00
32	Cambridge Court II	3009 Kitty Lane, Shreveport 71107	32		July 2006	PIS	12/31/2007	\$ 3,084,059.00					\$ 305,838.00
33	Camelot Apts	3903 Caliburn Drive, Shreveport 71107	44		July 2006	PIS	12/31/2007	\$ 3,438,251.00					\$ 317,420.00
34	Candlewood Estates	Hwy. 85 near Hubertsville Road, Jeanerette 70544	32		July 2006	PIS	12/21/2006	\$ 3,865,000.00					\$ 279,158.00
35	Cane River	130 Schoolhouse Road Cloutierville 71416		32	Mar. 2006	PIS	12/31/2008	\$ 1,693,830.00					\$ 82,245.86
36	Canterbury House Apartments (Slidell)	500 Spartan Drive, Slidell 70458	120		Mar. 2006	under const.	5/1/15/09	\$ 14,339,596.00					\$ 1,229,073.00
37	Carlyle Place	Alexandria, LA 71301	40		Oct. 2007	closed	5/1/2009	\$ 7,095,007.00					\$ 685,977.00
38	Cedar Pointe Subdivision	Mickens Road, Baton Rouge 70811	80		Aug. 2006	under const.	3/30/2009	\$ 14,498,000.00					\$ 1,220,972.13
39	Cherokee Apts	Corner of James, Mary and Alvin St., New Iberia 70560	32		July 2006	PIS	1/1/2008	\$ 3,854,054.00					\$ 353,795.00
40	CJ Peete III	2520 Washington Ave New Orleans, LA 70113	460		Dec. 2006	closed	10/9/2010	\$ 129,060,996.00			\$ 27,000,000.00		\$ 8,125,693.00
41	Claiborne Homes I	Claiborne Pkwy/Beechgrove Blvd., Westwego 70094	60		Aug. 2006	PIS	9/1/2008	\$ 11,709,191.00					\$ 1,037,718.90
42	Classic Construction of NO Venture I	2126-28 Annette St. (Multiple Addresses), Multiple Zip Codes 70116-17-19-22	56		Sept. 2006	PIS	12/29/2008	\$ 12,171,335.00					\$ 1,245,886.00
43	Classic Construction of NO Venture II	2201 Charbonnet St (Multiple Addresses) New Orleans, LA 70115,-16,-17	56		Dec. 2006	under const.	8/1/2009	\$ 12,461,207.00			\$ 695,272.00		\$ 1,168,583.00
44	Clearview Estates	King Road, Litcher 70071	32		July 2006	PIS	12/1/2008	\$ 3,865,000.00					\$ 280,785.00
45	Columbia Station	South Columbia Street, Bogalusa 70427	32		July 2006	under const.	8/15/2008	\$ 4,152,940.00					\$ 411,026.00
46	Constance Lofts	1041-53 Constance Street New Orleans, LA 70130	50		Dec. 2006	under const.	11/1/2009	\$ 17,119,432.00			\$ 5,396,197.00		\$ 463,104.00
47	Cottages at the Power Centre*	Power Centre Drive, Lake Charles 70615	125		Nov. 2008	not closed	12/30/2009	\$ 28,976,908.00			\$ 17,875,000.00		\$ 1,282,900.00
48	Country Lane	Voters Road and I-10, Slidell 70461	60		Aug. 2006	PIS	N/A	\$ 12,668,158.00					\$ 1,168,439.00
49	Crescent Garden Homes	Foucher St. (Multiple Addresses), New Orleans 70115	178		Dec. 2006	not closed	7/1/2009	\$ 28,005,811.00			\$ 14,717,062.00		\$ 405,000.00
50	Cross Creek Estates	Old Factory Road, Amite	40		July 2006	PIS	11/1/2007	\$ 5,560,000.00					\$ 415,435.00
51	Cypress Manor I Apts.	8401 Stroelitx St, New Orleans, LA 70118	51		Nov. 2007	closed	12/31/2009	\$ 10,954,037.00					\$ 1,053,081.00
52	Cypress Manor II Apts.	3613 Cambronne St., New Orleans 70118	50		Sept. 2006	PIS	11/4/2008	\$ 10,060,067.00					\$ 924,017.00
53	Delta Crossing	Vinton, 70648	54		Aug. 2006	PIS	6/1/2007	\$ 11,810,000.00					\$ 1,085,443.00

**Louisiana Housing Finance Agency  
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54	Dogwood Place Subdivision*	324 South Lambert St., Iowa, LA 70647	60		Nov. 2008	not closed	2/28/2010	\$ 12,436,010.00			\$ 1,481,985.00		\$ 1,265,386.00
55	Dorgenois Lofts	2601 Perdido Streets, New Orleans 70119	20		Jan. 2009	not closed	7/1/2009	\$ 5,518,250.00					\$ 479,998.00
56	Eleven 37 Apts	1137 Esplanade Avenue, New Orleans, LA 70116	77		Nov. 2008	not closed	3/31/2010	\$ 19,056,005.00			\$ 9,270,895.00		\$ 1,143,584.00
57	Elmwood Homes	Elmwood Park Dr., New Orleans 70114	40		Aug. 2006	under const.	12/31/2009	\$ 7,356,397.00					\$ 703,415.00
58	England Drive SF Housing	West side of Ballard Rd., Oakdale 71303	39		Aug. 2006	PIS	10/15/2007	\$ 7,450,512.01					\$ 721,095.00
59	Enterprise Place	Enterprise Drive and Sabine Drive Alexandria 71303	36		Oct. 2007	not closed	7/30/2009	\$ 7,181,689.00					\$ 699,999.00
60	Falstaff Apartments	2600 Gravier St., New Orleans 70119	156		Aug. 2006	PIS	4/1/2008	\$ 24,844,400.00					\$ 1,210,755.00
61	Filmore Park I	1954 Filmore Ave., New Orleans 70122	108		July 2006	closed	4/30/2009	\$ 14,468,417.00					\$ 880,843.00
62	Filmore Park II	1945-47 Windsor Dr., New Orleans 70122	56		July 2006	closed	4/30/2009	\$ 8,112,925.00					\$ 460,202.00
63	Flint Goodridge Apartments	2425 Constance St., New Orleans 70115	89		Aug. 2006	PIS	12/1/2007	\$ 13,828,012.00					\$ 941,489.00
64	Forest Park Apartments	3708 Garden Oaks Drive, New Orleans 70114		284	Sept. 2006	PIS	11/21/2007	\$ 20,598,742.00					\$ 1,165,321.00
65	Fort Miro Homes	Desiard St. Monroe, La 71201	30		Oct. 2007	not closed	7/1/2009	\$ 6,301,233.00					\$ 629,463.00
66	Frenchmen's Creek	1150 Cypress, Sulphur 70663	40		Aug. 2006	under const.	8/1/2009	\$ 6,583,002.00					\$ 593,988.04
67	Fullerton Estates	Plank Road, Baton Rouge 70809	22		July 2006	closed	12/31/2008	\$ 4,362,116.00					\$ 406,855.00
68	Georgetown Manor	6211 Bridgehampton, New Orleans 70126	122		Nov. 2008	not closed	1/1/2010	\$ 15,123,560.00			\$ 9,396,580.00		\$ 495,366.00
69	Georgetown of New Orleans II	7209 E. Suffolk Dr., New Orleans 70126	119		Aug. 2006	PIS	9/30/2007	\$ 14,203,278.00					\$ 1,073,142.00
70	Georgetown of NO III	6200 Block of Morrison and Curan New Orleans, LA 70126	80		Dec. 2006	not closed	1/1/2009	\$ 13,141,030.00					\$ 1,243,132.00
71	Gordon Woods	Goodman Road, Lake Charles 70615	70		Aug. 2006	PIS	10/1/2007	\$ 13,262,490.00					\$ 1,206,485.00
72	Grand Lake Elderly	10104 Hwy 385, Grand Lake 70607	30		Dec. 2006	closed	12/31/2008	\$ 4,025,801.00			\$ 752,000.00		\$ 373,403.00
73	Gulfway Terrace Apts	14765 Chef Menteur Hwy., New Orleans 70129	206		Dec. 2006	under const.	12/1/2008	\$ 17,471,310.00					\$ 1,143,969.00
74	Handleman Lofts	1824-1832 Oretha Castle Haley Blvd., 70113	24		July 2006	PIS	3/1/2006	\$ 4,600,000.00					\$ 260,917.00
75	Hardwood Apts	5982 Street B, St. Francisville, LA 70775	40		Nov. 2008	not closed	12/31/2009	\$ 4,133,825.00			\$ -		\$ 331,988.00
76	Havens of Abbeville	Rodeo Road, Abbeville, LA 70510	72		Nov. 2008	not closed	3/15/2010	\$ 11,980,118.00			\$ 5,000,000.00		\$ 865,271.00
77	Havens of Lake Charles*	NE Corner of 5th Ave & Power Centre Pkwy.	72		Nov. 2008	not closed	3/15/2010	\$ 12,117,795.00			\$ 5,100,000.00		\$ 890,802.00
78	Heritage Place Subdivision SF Housing Dev.	SE Pearl Street Rayville, LA 71269	39		Oct. 2007	not closed	2/28/2009	\$ 7,034,491.00					\$ 699,999.00
79	Hidden Hills Subdivision	Hwy. 165 South, near intersection of Jason Dr., 71203	23		Aug. 2006	PIS	5/1/2008	\$ 4,587,094.00					\$ 414,899.07
80	Hideaway Crossing II	Sabina St., Alexandria 71439	40		Aug. 2006	under const.	12/31/2009	\$ 6,019,779.00					\$ 533,434.86
81	Historic Bastrop High School	715 S. Washington St. Bastrop, LA 71220	76		Oct. 2007	not closed	4/1/2008	\$ 11,971,668.00					\$ 690,285.00
82	Holly Grove Apts	189 Alexandria Hwy Leesville, LA 71446	52		Dec. 2004	PIS	12/31/2008	\$ 2,201,877.00					\$ 69,252.00
83	Indiana Homes	Indiana Ave New Orleans, LA 70131	60		Dec. 2006	under const.	12/31/2009	\$ 13,898,977.00			\$ 2,226,057.00		\$ 1,088,765.00
84	Iowa Family Housing	322 Lambert Street, Iowa 70647	60		Sept. 2006	under const.	7/31/2008	\$ 10,172,271.00					\$ 1,008,777.00
85	Isabella I Apts	Shreveport Blanchard Highway, Shreveport 71107	44		July 2006	PIS	9/1/2006	\$ 3,879,807.00					\$ 317,420.00
86	Isabella II Apts	Shreveport Blanchard Highway, Shreveport 71107	44		July 2006	PIS	11/1/2006	\$ 3,879,807.00					\$ 317,420.00
87	Jackson Pines Subdivision	Bond St., Jonesboro 71251	40		Aug. 2006	PIS	11/30/2008	\$ 7,668,469.00					\$ 735,017.21
88	Jefferson Davis Apts	750 S. Jefferson Davis Pkwy New Orleans, LA 70119	72		Dec. 2006	under const.	2/15/2009	\$ 13,884,506.00					\$ 1,619,782.00
89	KGJ Memorial Estates Phase II	TBA Desiard St, Monroe 71201	30		Aug. 2006	PIS	3/1/2008	\$ 6,107,030.00					\$ 573,543.99
90	King Oaks I	NW Corner of Audrey Ln/ Howard, Shreveport 71107	26		July 2006	PIS	12/31/2008	\$ 3,795,556.00					\$ 354,000.00
91	King Oaks II	NW Corner of Audrey Ln/ Howard, Shreveport 71107	26		July 2006	PIS	12/31/2008	\$ 3,755,188.00					\$ 354,000.00
92	King Oaks III	NW Corner of Audrey Ln/ Howard, Shreveport 71107	22		July 2006	PIS	4/14/2008	\$ 4,041,690.00					\$ 330,445.00
93	King Oaks IV	NW Corner of Audrey Ln/ Howard, Shreveport 71107	22		July 2006	PIS	4/14/2008	\$ 4,110,520.00					\$ 338,759.00
94	Lafitte Landing	Old Covington Hwy and W. Gause Blvd., Slidell 70458	52		Aug. 2006	PIS	12/31/2008	\$ 10,246,663.00					\$ 940,275.00
95	Lafitte Redevelopment	Esplanade Ave (Multiple Addresses) New Orleans, LA 70112	568		Dec. 2006	not closed	9/30/2010	\$ 154,655,953.00			\$ 27,000,000.00		\$ 12,800,000.00
96	Lakeside Apts	Oak Harbor/Lakeshore Blvd Slidell, LA 70458	250		Dec. 2006	under const.	3/31/2009	\$ 38,868,784.50			\$ 22,000,000.00		\$ 1,633,750.00
97	Lakeview Terrace	Veterans Blvd. Morgan City, LA 70380	40		Oct. 2007	not closed	7/1/2009	\$ 7,209,631.00					\$ 692,837.00
98	Lakeview V	Lakeview Drive, Natchitoches 71457	44		July 2006	PIS	5/1/2007	\$ 3,914,587.00					\$ 317,420.00
99	Lawson Heights I	Harris, Jennings and Lawson Dr, Alexandria 71302	24		July 2006	PIS	5/1/2006	\$ 3,308,750.00					\$ 288,798.00
100	Lawson Heights II	Harris, Jennings and Lawson Dr, Alexandria 71302	24		July 2006	PIS	5/1/2006	\$ 3,308,750.00					\$ 288,798.00
101	Levy Gardens	Bullard & Levey New Orleans, LA 70128	100		Dec. 2006	closed	3/30/2009	\$ 18,248,513.00			\$ 11,862,509.00		\$ 250,000.00
102	Lincoln Fam Housing	7081 Hwy. 80 West, Ruston 71270	40		July 2006	PIS	12/31/2007	\$ 4,366,282.00					\$ 354,000.00
103	Live Oak Manor I	Jeffer Street, Waggaman 70094	60		Aug. 2006	PIS	3/30/2008	\$ 8,189,492.00					\$ 686,868.88
104	Live Oak Manor II	Jeffer Street, Waggaman 70094	60		Aug. 2006	PIS	3/30/2008	\$ 8,575,428.00					\$ 563,130.96
105	Lockport Elderly	To Be Determined, Church St., Lockport 70374	40		July 2006	PIS	3/15/2008	\$ 3,833,282.00					\$ 354,708.00
106	LOR/ROS Residences	Clifford Court, Waggaman 70094	61		Aug. 2006	not closed	7/1/2009	\$ 10,004,797.00					\$ 915,412.00



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107	Louise Landing	Lake Charles, 70601	56		Aug. 2006	PIS	10/1/2007	\$ 12,082,918.00					\$ 1,115,582.00
108	Louisiana Freedmen	3103-3135 Audobon St., New Orleans 70125	29		July 2006	PIS	8/1/2007	\$ 4,574,000.00					\$ 333,709.00
109	Macadoo SRO	1002 Texas Ave, Shreveport 71101	45		Oct. 2007	not closed	1/31/2009	\$ 5,079,512.00					\$ 417,470.00
110	Magnolia Park	Chalmette, LA 70043	72		Nov. 2008	not closed	2/1/2010	\$ 14,398,115.00			\$ 4,900,000.00		\$ 1,079,710.00
111	Melrose Peppermill II	6747 Renoir, Baton Rouge 70806	17	12	July 2006	PIS	12/31/2008	\$ 3,468,000.00					\$ 246,807.00
112	Meridian Court	Peach St, Shreveport 71107	27		Mar. 2006	PIS	5/1/2007	\$ 3,137,707.00					\$ 299,528.00
113	Millers Crossing	Pearl & Miller Streets, Monroe, LA 71202	36		Oct. 2007	not closed	7/30/2009	\$ 7,358,214.00					\$ 700,000.00
114	Monet Acres Estates II	Old Spanish Trail, Near S Belgis Pkwy Sulphur, LA 70665	60		Dec. 2006	closed	3/1/2010	\$ 9,522,545.00			\$ 4,580,000.00		\$ 359,276.00
115	Mt. Carmel Gardens	5357 Prescott Road Baton Rouge, LA 70805	28		Oct. 2007	not closed	11/1/2009	\$ 5,756,075.00					\$ 572,467.00
116	New Chateau	1521 Ames Blvd Marrero, LA 70072	98		Dec. 2006	closed	7/15/2009	\$ 12,525,245.00					\$ 1,227,589.00
117	New Savoy Place II	3800 Desire Parkway, New Orleans, LA 70126	160		Nov. 2008	not closed	12/1/2010	\$ 30,445,800.00			\$ -		\$ 2,943,544.00
118	Nine 27	1026 Constance & 931 Poeyfare New Orleans 70130	76		Dec. 2006	under const.	3/15/2009	\$ 19,704,787.00			\$ 12,727,185.00		\$ 343,325.00
119	North Abbeville Subd. II	North Lafitte Rd., Abbeville 70510	57		Dec. 2006	closed	3/14/2009	\$ 11,378,035.00					\$ 1,110,000.00
120	North Pointe	North of Sheperd-Freddie Street Extension, Shreveport 71107	27		July 2006	PIS	5/30/2007	\$ 4,006,168.00					\$ 353,882.00
121	North Shore Apartments	East of I-10/North of Lakeshore Blvd, Slidell 70458	84		Sept. 2006	under const.	12/31/2009	\$ 12,156,673.00					\$ 1,228,731.00
122	Northern Abbeville I	North Lafitte Rd, Abbeville 70510	62		Feb. 2008	closed	2/14/2009	\$ 13,141,030.00					\$ 1,235,429.00
123	Northern Heights	3000 Roy Rd, Shreveport 71107	40		Nov. 2008	PIS	1/28/2009	\$ 4,494,049.00					\$ 415,678.00
124	Oak Villa	Texas Dr. & Memorial Pkwy, Algiers 70114	80		Dec. 2006	under const.	6/1/2009	\$ 13,536,805.00			\$ 924,430.00		\$ 1,250,000.00
125	Oak Villa II	3600 Bender Blvd	80		Nov. 2008	not closed	8/1/2010	\$ 12,384,202.00			\$ 1,200,000.00		\$ 1,269,296.00
126	Oakmont Village Apartments	3116 Hudson Blvd. Alexandria 71302	34		Mar. 2006	PIS	1/30/2008	\$ 3,085,477.00					\$ 299,999.00
127	Oakwood Estates	Rogers Moore Parkway, Hammond 70401	40		July 2006	PIS	8/1/2008	\$ 5,560,000.00					\$ 401,994.00
128	Oakwood Terrace Subdivision	Cedar Court & Greenwell St., Baton Rouge, LA 70811	60		Nov. 2008	not closed	6/1/2010	\$ 10,193,238.00			\$ -		\$ 1,122,408.00
129	O'Brien House SRO	12th St. b/w Main & Laurel Baton Rouge 70802	32		Mar. 2006	PIS	11/30/2007	\$ 3,891,600.00					\$ 298,000.00
130	Old Morrison Homes	Morrison Road New Orleans, LA 70128	38		Dec. 2006	under const.	12/31/2009	\$ 8,616,430.00			\$ 1,432,640.00		\$ 674,944.00
131	Opportunity Homes	9019 Oleander (Multiple Addresses), New Orleans 70118	54		Aug. 2006	PIS	5/1/2007	\$ 7,950,100.00					\$ 822,081.00
132	Orchard Heights Homes	1300 McAllister Ruston 71275	40		Mar. 2006	under const.	8/1/2009	\$ 3,328,970.00					\$ 288,025.00
133	Orleans Place	Maumas Street New Orleans, LA 70131	60		Dec. 2006	closed	1/10/2009	\$ 14,247,133.00			\$ 2,859,650.00		\$ 1,210,180.00
134	Oxford Court	705 Bernice Circle, Shreveport 71108	44		July 2006	PIS	1/1/2006	\$ 3,436,543.00					\$ 301,094.02
135	Palmetto Greens	Covington, LA 70433	144		Nov. 2008	not closed	2/1/2010	\$ 28,605,146.00			\$ 11,650,000.00		\$ 1,779,413.00
136	Parc Place	Chalmette, LA 70043	72		Nov. 2008	not closed	2/1/2010	\$ 14,398,115.00			\$ 4,900,000.00		\$ 1,079,710.00
137	Passman Plaza III	230 Desiard Plaza Dr., Monroe 71203	60		Aug. 2006	PIS	8/1/2008	\$ 5,160,892.00					\$ 402,530.00
138	Patrick Place	Lake Fairway Drive, Lake Charles 70615	28		July 2006	PIS	2/28/2007	\$ 4,638,714.60					\$ 408,784.00
139	Patterson Homes	0 Patterson St., Algiers 70131	30		Aug. 2006	closed	3/20/2009	\$ 5,672,484.00					\$ 606,900.00
140	Pecan Grove Sub. I	Old Boyce Rd. near intersection of Karla St., Alexandria 71303	36		Aug. 2006	PIS	9/1/2008	\$ 7,996,496.00					\$ 717,260.00
141	Pin Oak Crossing	Lincoln Rd, Alexandria 71303	22		July 2006	PIS	10/1/2007	\$ 4,117,919.00					\$ 344,752.00
142	Pine Crest	Intersection of de Porres/US Hwy 190 Bypass, Covington 70433	84		Sept. 2006	under const.	12/31/2009	\$ 12,135,379.00					\$ 1,204,021.00
143	Pine Grove Subdivision	West side of Hwy. 51 at the intersection of Foulkes Rd., 70422	56		Sept. 2006	closed	5/1/2009	\$ 11,799,542.00					\$ 1,101,447.00
144	Pine Ridge Subdivision	Grambling, LA 71270	32		Oct. 2007	not closed	12/1/2009	\$ 6,831,666.00					\$ 671,459.00
145	Plumtree Acres	HWY 137 N, Rayville 71269	40		Nov. 2008	not closed	11/1/2009	\$ 6,054,000.00					\$ 600,846.00
146	Presley Park*	Goodman Rd, Lake Charles 70615	100		Nov. 2008	not closed	12/15/2009	\$ 23,663,148.00			\$ 1,250,000.00		\$ 1,276,671.00
147	Quinn Court	Penn Street, Lake Charles 70601	28		July 2006	PIS	3/31/2007	\$ 4,743,671.00					\$ 415,123.00
148	Redemptorist Apts	2050 Constance St., New Orleans 70130	107		Sept. 2006	PIS	12/1/2008	\$ 17,093,115.00					\$ 1,101,073.00
149	Renaissance Place	100 Freddie Dunn Ville Platte 70586	25		Mar. 2006	under const.	11/1/2008	\$ 3,064,909.00					\$ 419,281.00
150	Renaissance Place	3601 Texas Drive New Orleans, LA 70114		307	Dec. 2006	PIS	8/1/2008	\$ 29,351,400.00					\$ 2,576,528.00
151	Renoir Acres Estates II	2700 Block S Beglis Pkwy Sulphur, LA 70665	60		Dec. 2006	closed	3/1/2010	\$ 9,363,107.00			\$ 4,420,000.00		\$ 359,014.00
152	Restoration BR V	Baton Rouge 70806	18		July 2006	PIS	12/8/2005	\$ 2,664,428.00		\$ 750,000.00			\$ 239,393.00
153	Restoration BR VI	Baton Rouge 70806	20		July 2006	PIS	8/18/2005	\$ 2,682,777.00		\$ 750,000.00			\$ 236,509.00
154	Richardson Place	HWY 115, S. Main St., Marksville 71351	30		Nov. 2008	not closed	3/30/2010	\$ 5,541,122.00					\$ 598,412.00
155	Ridge Estates	JW Davis Drive, Hammond 70403	52		Sept. 2006	under const.	3/31/2009	\$ 10,400,000.00					\$ 928,706.00
156	Rising Sun	1422 Charbonnet St., New Orleans 70117	33		July 2006	under const.	2/16/2009	\$ 4,180,000.00					\$ 396,484.00
157	River Bend II	Green Oaks Ave, Alexandria 71302	26		July 2006	PIS	12/31/2007	\$ 3,895,179.00					\$ 354,000.00
158	River Bend III	Green Oaks Ave, Alexandria 71302	26		July 2006	PIS	12/31/2007	\$ 3,892,647.00					\$ 354,000.00

**Louisiana Housing Finance Agency  
HOUSING PIPELINE REPORT**

LOW INCOME HOUSING TAX CREDIT (9%)

COUNT	9% Low Income Housing Tax Credit PROJECTS	Project Address	New Units	Rehab Units	Award Date	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRB(Multi) Award	CDBG Award	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
159	River Garden Elderly Apts	2017 Laurel St., New Orleans 70130	57		Aug. 2006	PIS	12/31/2007	\$ 10,143,342.00					\$ 927,376.00
160	River Garden Historic Apts	1801 St. Thomas, New Orleans 70130	2	35	Aug. 2006	PIS	12/31/2007	\$ 9,423,358.00					\$ 645,170.00
161	River West	Larquier Street, Port Allen 70767	23		July 2006	PIS	12/16/2008	\$ 4,321,351.00					\$ 404,822.00
162	Rivergarden CS II	1800-1900 St. Thomas; 501 Josephine New Orleans, LA 70130	310		Dec. 2006	under const.	7/1/2009	\$ 61,952,080.00			\$ 26,054,822.00		\$ 2,267,146.00
163	Riverview	Chalmette, LA 70043	72		Nov. 2008	not closed	2/1/2010	\$ 14,398,115.00			\$ 4,900,000.00		\$ 1,079,710.00
164	Rosenwald Sub. III	Markham Street ROW, Shreveport 71107	26		July 2006	PIS	12/31/2007	\$ 3,718,455.00					\$ 300,000.00
165	Rosenwald Sub. IV	Markham Street ROW, Shreveport 71108	26		July 2006	PIS	12/31/2007	\$ 3,661,433.00					\$ 300,000.00
166	S Range Homes I	S. Range Road, Hammond 70403	30		July 2006	under const.	12/31/2009	\$ 4,144,815.00					\$ 369,901.00
167	S Range Homes II	S. Range Road, Hammond 70403	30		July 2006	under const.	12/31/2009	\$ 4,144,815.00					\$ 369,901.00
168	Sabine Pointe Subdivision	Intersection of Williams and Fairchiled, Vinton 70668	50		Sept. 2006	under const.	5/1/2009	\$ 10,095,740.00					\$ 998,050.00
169	Santa Rosa Heights	8540 Santa Rosa Ave. Baton Rouge, LA 70820	38		Oct. 2007	PIS	12/31/2008	\$ 7,598,018.00					\$ 699,999.00
170	Scott Elementary SRO	900 N. 19th Street Baton Rouge, LA 70802	60		Oct. 2007	not closed	6/15/2009	\$ 8,021,187.00					\$ 662,689.00
171	Senior Residences of Central	Hooper Rd. and Joor Rd., Central 70818	80		Sept. 2006	closed	7/1/2009	\$ 12,997,450.00					\$ 1,168,888.00
172	Silver Leaf Estates	East of Willow Glen River Rd, Alexandria 71303	22		July 2006	PIS	10/1/2007	\$ 4,115,899.00					\$ 345,000.00
173	South Church Point Subdivision	720 Gayle Drive, Church Point 70525	38		Sept. 2006	PIS	3/1/2008	\$ 9,362,281.00					\$ 735,662.00
174	South Rayne Subdivision	957 W. Branch St., Rayne 70579	50		Aug. 2006	PIS	12/12/2007	\$ 10,219,466.00					\$ 968,495.00
175	Southeast Oakdale SF Housing	West side of Ballard Rd., Oakdale 71303	33		Aug. 2006	PIS	10/15/2007	\$ 6,262,690.00					\$ 641,786.00
176	St. Antoine Gardens	W. Gilman at St. Antoine Street, Lafayette 70501	30		July 2006	PIS	4/1/2007	\$ 4,717,485.00					\$ 381,372.00
177	St. Bakhita Apts	6305 4th Street Marrero, LA 70072	100		Dec. 2006	PIS	12/31/2008	\$ 18,516,620.80					\$ 1,748,118.00
178	St. Bernard I	3801 St. Bernard Ave New Orleans, LA 70122	465		Dec. 2006	closed	6/30/2010	\$ 126,854,466.00			\$ 27,000,000.00		\$ 7,069,243.00
179	St. Joe Lofts	400-401 St. Joseph St. New Orleans, LA 70130		61	Dec. 2006	closed	3/1/2009	\$ 17,398,041.00					\$ 1,250,000.00
180	St. Louis Pointe	11324 Stan Ave. Baton Rouge, LA 70815	26		Dec. 2004	under const.	12/31/2008	\$ 2,662,060.00					\$ 237,560.52
181	St. Michael Senior Housing (formerly Tulane)	3433 Tulane Avenue New Orleans, LA 70119	60		Dec. 2006	closed	11/1/2008	\$ 8,458,378.00					\$ 574,093.00
182	St. Paul Estates	Hwy. 443 and Magazine St., Hammond 70401	64		Sept. 2006	not closed	8/1/2009	\$ 12,098,370.00					\$ 1,250,000.00
183	St. Vincent Villas I	W. 85th and St. Vincent Ave. Shreveport 71118	44		Mar. 2006	PIS	12/31/2008	\$ 3,663,384.00					\$ 300,000.04
184	St. Vincent Villas II	W. 85th and St. Vincent Ave. Shreveport 71118	44		Mar. 2006	PIS	12/31/2008	\$ 3,663,384.00					\$ 300,000.04
185	Stonebridge of Lake Charles*	1995 E. McNeese St., Lake Charles, LA 70607	140		Nov. 2008	not closed	3/15/2010	\$ 21,958,047.00			\$ 9,025,000.00		\$ 1,427,769.00
186	Stratford Manor	Alexandria, LA 71309	50		Oct. 2007	closed	5/1/2009	\$ 7,171,490.00					\$ 695,850.00
187	Sucre Estates	Bobby Street, Thibodaux, LA 70301	35		Oct. 2007	closed	12/1/2009	\$ 7,464,946.00					\$ 700,000.00
188	Sugar Hill Crossing	Highway 44, West of Parent Rd., Convent, LA 70723	100		Nov. 2008	not closed	3/15/2010	\$ 18,549,639.00			\$ 9,525,000.00		\$ 959,841.00
189	Sulphur Retirement Community	503 Cypress St. Sulphur, LA 70663	60		Dec. 2006	closed	11/1/2008	\$ 7,856,081.00					\$ 750,722.00
190	Superior Homes I	Tolawa Lane, Covington 70433	30		July 2006	closed	2/25/2010	\$ 4,428,572.00					\$ 427,006.00
191	Superior Homes II	Tolawa Lane, Covington 70433	30		July 2006	closed	2/25/2010	\$ 4,428,572.00					\$ 427,006.00
192	Tallulah Estates	Harlem Street, Tallulah 71282	30		Nov. 2008	not closed	12/31/2009	\$ 5,586,362.00					\$ 618,504.00
193	Tanglewood Apts	1300 Tanglewood Dr., Westwego, LA 70094	383		Nov. 2008	not closed	2/15/2010	\$ 32,715,149.00			\$ 2,206,422.00		\$ 2,085,648.00
194	Tarpon South	LA Hwy. 3235 and Satsuma St., Galliano 70354	40		July 2006	PIS	12/16/2008	\$ 3,272,671.00					\$ 285,700.00
195	The Crescent Club	3000 Tulane Ave New Orleans, LA 70119	228		Dec. 2006	under const.	5/1/2009	\$ 49,897,258.00			\$ 19,600,000.00		\$ 1,934,044.00
196	The Marquis Apts	710 Broad Street New Orleans, LA 70119	250		Dec. 2006	under const.	3/1/2009	\$ 49,764,006.41			\$ 27,000,000.00		\$ 2,062,352.00
197	The Meadows	E McNeese & 5th Ave, Lake Charles 70606	180		Dec. 2006	under const.	4/1/2009	\$ 28,558,076.99			\$ 19,116,061.00		\$ 850,000.00
198	The Muses	1731 Polymnia Street, New Orleans 70113	230		Dec. 2006	not closed	9/1/2009	\$ 46,629,751.00			\$ 25,741,662.00		\$ 1,483,522.00
199	The Preserve	4301 Tulane Ave New Orleans, LA 70119	183		Dec. 2006	PIS	1/31/2009	\$ 40,596,992.00			\$ 15,950,000.00		\$ 1,560,899.00
200	The Ridge at Lake Charles	Weaver Road, Lake Charles, LA 70605	96		Aug. 2006	under const.	12/31/2008	\$ 15,008,226.00					\$ 1,203,719.00
201	The Terraces	3615 Tulane Ave, New Orleans, LA 70119	200		Dec. 2006	closed	10/1/2009	\$ 34,835,223.00					\$ 3,413,506.00
202	The Villages at Eagle Point II	2335 Riverwood Dr. Bossier City 71111	48		Mar. 2006	PIS	12/31/2008	\$ 4,143,830.00					\$ 290,461.00
203	The Villages at Eagle Pointe IV	2324 Riverwood Drive, Bossier City, LA 71111	48		Oct. 2007	closed	4/1/2009	\$ 5,550,783.00					\$ 428,009.00
204	The Villages at Standifer	1304 Standifer Monroe, LA 71202	35		Oct. 2007	not closed	12/31/2008	\$ 6,599,370.00					\$ 679,294.00
205	The Villas of Hammond	RichSmith Lane, Hammond 70401	64		Nov. 2008	not closed	5/1/2010	\$ 11,057,013.00			\$ -		\$ 1,219,510.00
206	The Villas of Lake Charles II*	Weaver Rd, Lake Charles 70605	48		Nov. 2008	not closed	5/1/2010	\$ 8,270,707.00			\$ -		\$ 905,018.00
207	The Woodlands	Chalmette, LA 70043	72		Nov. 2008	not closed	2/1/2010	\$ 14,398,115.00			\$ 4,900,000.00		\$ 1,079,710.00
208	Tiffany Apts	Rodeo Rd, Abbeville, LA 70510	250		Dec. 2006	PIS	12/30/2008	\$ 41,919,210.71			\$ 19,600,000.00		\$ 1,767,121.00
209	Townhomes of Sherwood Forest	Greenwell Springs Rd. and N Sherwood Forest, 70814	98		Sept. 2006	under const.	7/15/2009	\$ 15,952,331.00					\$ 1,224,061.00
210	Tri City Subdivision	Louberta Street, Monroe 71201	25		July 2006	PIS	12/1/2009	\$ 4,012,848.00					\$ 354,000.00
211	Villages of Lake Charles	Lake Charles 70601		119	Aug. 2006	under const.	5/1/2010	\$ 9,370,326.00					\$ 746,985.00

**Louisiana Housing Finance Agency  
HOUSING PIPELINE REPORT**

COUNT	9% Low Income Housing Tax Credit PROJECTS	Project Address	New Units	Rehab Units	Award Date	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRB(Multi) Award	CDBG Award	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
212	Villas of Lake Charles	Weaver Road, Lake Charles 70605	78		Sept. 2006	PIS	3/15/2008	\$ 13,585,312.00					\$ 1,201,951.00
213	Villas of Lake Charles*	NE Corner of 5th Ave & Power Centre Pkwy.	72		Nov. 2008	not closed	3/15/2010	\$ 13,736,727.00			\$ 6,350,000.00		\$ 915,767.00
214	Walnut Square Apt	8501 1-10 Service Rd New Orleans, LA 70127	209		Dec. 2006	under const.	10/24/2008	\$ 37,324,420.00			\$ 19,494,767.00		\$ 1,322,056.00
215	Wedgewood Apts	4103 Palamedas Drive, Shreveport 71107	44		July 2006	PIS	12/31/2007	\$ 3,402,162.00					\$ 301,094.00
216	Wesley Chapel	10008 Avenue L, Baton Rouge, LA 70807	82		Nov. 2008	not closed	10/1/2010	\$ 9,768,328.00			\$ -		\$ 1,014,925.00
217	West Crowley Subdivision	North and West of John F. Kennedy Dr., Crowley 70526	65		Aug. 2006	PIS	12/28/2007	\$ 12,677,138.00					\$ 1,226,272.00
218	West End Estates I	Field Street, New Iberia 70563	60		Sept. 2006	PIS	12/8/2008	\$ 11,915,625.00					\$ 1,186,997.77
219	West Park Phase I	4325 Westpark Road, Houma 70359	30		July 2006	closed	3/27/2009	\$ 4,261,865.00					\$ 430,223.00
220	West Park Phase II	4325 Westpark Road, Houma 70359	30		July 2006	closed	3/27/2009	\$ 4,165,515.00					\$ 428,644.00
221	West Park Phase III	4325 Westpark Road, Houma 70359	24		July 2006	closed	3/27/2009	\$ 3,256,678.00					\$ 333,422.00
222	Westover Apartments	Westover and Behrman Hwy., Terrytown 70056	72		Sept. 2006	closed	3/11/2009	\$ 12,348,576.00					\$ 1,127,449.00
223	Wisdom Manor	4324 General Ogden Street, New Orleans 70118	32		Aug. 2006	PIS	8/15/2008	\$ 4,583,201.00					\$ 462,321.00
224	Woodland Commons	Range Road, Hammond 70403	25		July 2006	PIS	11/8/2007	\$ 3,167,575.00					\$ 257,638.00
225	Woodland Glen	Lake Fairway Drive, Lake Charles 70615	27		July 2006	PIS	6/1/2006	\$ 4,637,772.40					\$ 396,497.00
<b>TOTALS</b>			<b>15,109</b>	<b>919</b>				<b>\$ 2,858,040,553.13</b>	<b>\$ -</b>	<b>\$ 1,500,000.00</b>	<b>\$ 524,529,344.00</b>	<b>\$ -</b>	<b>\$ 198,960,853.23</b>



**Louisiana Housing Finance Agency  
HOUSING PIPELINE REPORT**

COUNT	9% Low Income Housing Tax Credit/HOME PROJECTS	Project Address	New Units	Rehab Units	Award Date	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRB(Multi) Award	CDBG Award	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Annunciation Inn	1220 Spain St., New Orleans 70117		106	Sept. 2006	PIS	10/15/2008	\$ 11,972,771.00	\$ 1,327,610.00				\$ 871,401.00
2	Arcadia Village	Parish Road 186 & Daniel St. Arcadia 71001	28		Mar. 2006	not closed	12/31/2008	\$ 3,322,386.00	\$ 410,000.00				\$ 250,000.00
3	Bayou Place Subdivision	84th & Long Bayou Lane Shreveport 71106	27		Mar. 2006	PIS	12/31/2008	\$ 4,195,000.00	\$ 735,000.00	\$ 2,517,000.00			\$ 299,999.00
4	Bobby Smith I	At end of John F. Kennedy Drive, 70527	23		July 2006	PIS	12/17/2007	\$ 4,012,696.00	\$ 359,626.00				\$ 333,939.00
5	Bobby Smith II	At end of John F. Kennedy Drive, 70527	23		July 2006	PIS	12/17/2007	\$ 3,929,566.00	\$ 359,626.00				\$ 332,194.00
6	Cullen Homes I	5100 Temple Drive Cullen 71021	40		Mar. 2006	PIS	11/30/2006	\$ 2,988,170.00	\$ 334,424.00				\$ 251,444.00
7	Cullen Homes II	6150 Reynolds Street Cullen 71021	40		Mar. 2006	PIS	11/30/2006	\$ 2,988,170.00	\$ 334,424.00				\$ 247,194.00
8	Delille Inn	6924 Chef Menteur Hwy., New Orleans 70126		51	Sept. 2006	under const.	5/1/2009	\$ 7,194,581.00	\$ 249,954.00				\$ 530,555.00
9	Farmerville North Villa Apts	Hwy 15 North Farmerville, LA 71241	50		Dec. 2004	PIS	12/31/2007	\$ 4,058,926.00	\$ 980,000.00				\$ 300,000.00
10	Farmerville North Villa Subdivision Phase	Hwy. 15 North Farmerville 71241	24		Mar. 2006	PIS	10/31/2007	\$ 2,794,322.00	\$ 410,000.00				\$ 212,500.00
11	Helena Manor	Belle Drive, Ponchatoula 70454	30		July 2006	PIS	4/26/2007	\$ 3,586,950.00	\$ 635,959.00				\$ 264,834.00
12	Hideaway Crossing	Sabina Street, Alexandria 71309	35		July 2006	not closed	4/30/2009	\$ 5,149,563.00	\$ 1,010,000.00				\$ 354,000.00
13	Highland Apartments	220 Greenbriar Blvd. Covington, LA 70433	44		Dec. 2004	PIS	12/31/2008	\$ 2,054,720.00	\$ 175,309.00				\$ 64,560.00
14	Magnolia Apts	1006 Horridge Street Vinton, LA 70668	32		Dec. 2004	PIS	12/31/2008	\$ 1,300,403.00	\$ 176,460.00				\$ 43,299.00
15	Nazarath Inn I	9630 Haynes Blvd., New Orleans 70127		150	Sept. 2006	under const.	2/1/2009	\$ 12,946,395.00	\$ 1,316,822.05				\$ 838,366.00
16	Nazareth Inn II Apts	9640 Hayne Blvd New Orleans, LA 70127	120		Dec. 2006	PIS	12/15/2008	\$ 10,856,768.00	\$ 1,046,715.00				\$ 781,413.00
17	North Oaks	N. Eugene Street, Rayville 71269	24		July 2006	PIS	1/15/2007	\$ 3,389,597.00	\$ 410,000.00				\$ 295,889.00
18	Orchard Creek	E. Florida at N. Hazel Ruston 71270	30		Mar. 2006	under const.	12/1/2007	\$ 2,926,825.00	\$ 410,000.00				\$ 212,090.00
19	Rayne Villas	400 Hutchinson Street Rayne, LA 70578	32		Dec. 2004	PIS	12/31/2008	\$ 1,999,574.00	\$ 212,400.00				\$ 87,833.00
20	Richland East	Branch Crossing Road, Rayville 71269	23		July 2006	PIS	7/15/2007	\$ 3,851,513.00	\$ 376,208.00				\$ 339,485.00
21	Ridgeview Apts	125 Ridgeview Dr. Broussard, LA 70518	44		Dec. 2004	PIS	12/31/2008	\$ 2,040,865.00	\$ 108,688.00				\$ 64,976.00
22	River Manor	4226 Hwy 84 Vidalia, LA 71373	24		Dec. 2004	PIS	12/31/2008	\$ 1,782,638.00	\$ 87,586.00				\$ 77,102.00
23	Southern Place Apts	Church Street Lockport, LA 70374	35		Mar. 2006	not closed	12/31/2009	\$ 4,154,549.00	\$ 410,000.00				\$ 410,765.00
24	Springhill Senior Housing	Morgan & Church Streets Springhill 71075	51		Mar. 2006	PIS	12/31/2008	\$ 3,755,997.00	\$ 410,000.00				\$ 273,000.00
25	St. John Berchman Manor	3400 Saint Anthony Ave., New Orleans 70122		149	Sept. 2006	under const.	5/1/2009	\$ 16,901,997.00	\$ 846,165.00				\$ 1,084,930.00
26	St. Landry Crossing	Penny Lane, Opelousas 70570	40		July 2006	not closed	4/30/2008	\$ 5,404,434.00	\$ 1,010,000.00				\$ 354,000.00
27	St. Landry Place	Raymond St. at Henry St. Opelousas 70570	28		Mar. 2006	under const.	12/31/2008	\$ 3,760,848.00	\$ 410,000.00				\$ 300,000.00
28	Tallulah Square	Scott St. Tallulah, LA 71282	26		Dec. 2004	PIS	12/31/2007	\$ 1,846,053.00	\$ 252,046.00				\$ 79,658.00
29	Tanglewood	9889 Hooper Rd. Baton Rouge, LA 70818	78		Dec. 2004	PIS	12/31/2008	\$ 3,280,585.00	\$ 361,204.00				\$ 119,469.00
30	Westport Village	2450 Commercial Drive Port Allen, LA 70767	99		Dec. 2004	PIS	12/31/2008	\$ 5,170,796.00	\$ 704,124.00				\$ 178,969.00
<b>TOTALS</b>			<b>1050</b>	<b>456</b>				<b>\$ 143,617,658.00</b>	<b>\$ 15,870,350.05</b>	<b>\$ 2,517,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,853,864.00</b>

**Louisiana Housing Finance Agency  
HOUSING PIPELINE REPORT**

TAX CREDIT (4%)/HOME/MRB (MULTIFAMILY)

COUNT	TAX CREDIT (4%)/HOME/MRBs(Multi)	Project Address	New Units	Rehab Units	Award Date	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRB Award	CDBG Award	LIHTC 4% ALLOCATION
1	Ambassador Pointe	Ridge Rd, Lafayette Parish	312			not closed	7/31/2009	\$ 38,813,255.00		\$ 33,500,000.00		
2	Arbor Place Apartments	735 Heritage Avenue, Terrytown 70056	136		March 2008	closed	5/30/2008	\$ 10,241,772.00		\$ 8,440,000.00		\$ 164,616.00
3	Autumn Chase	650 N. Ardenwood Dr, Baton Rouge, LA 70808	207		Jan. 2008	not closed	11/1/2008	\$ 28,423,967.00	\$ 1,450,000.00	\$ 12,000,000.00		\$ 645,431.00
4	Bacmonila Gardens	344 Frederic St, New Iberia, LA 70560	150		June 2007	under const.	12/31/2008	\$ 9,057,653.00	\$ 2,724,552.00	\$ 7,020,000.00		\$ 247,786.00
5	Belmont Village Apartments	720 Carrollwood Village Drive, Gretna 70056	204		Dec. 2008	not closed	12/31/2010	\$ 16,544,899.21		\$ 10,350,000.00	\$ 5,939,269.00	
6	Canterbury House - Sherwood	11503 N. Harrell's Ferry Road, Baton Rouge 70816	216			under const.	5/31/2008	\$ 17,100,000.00		\$ 16,000,000.00		
7	Chatham Lake Apartments	2120 Wild Oak Street Chatham 71226	24		Dec. 2006	under const.	10/15/2008	\$ 1,824,079.00	\$ 657,161.00	\$ 1,094,447.40		\$ 59,621.00
8	CHS New Orleans I	New Orleans, LA 70130	106		Sept. 2007	closed	3/1/2009	\$ 27,424,046.00		\$ 13,000,000.00		\$ 242,943.00
9	Cypress Apartments		276			not closed	6/30/2009	\$ 11,120,000.00		\$ 11,000,000.00		
10	Emerald Pointe	4254 5th Ave Lake Charles, LA 70607	120		Dec. 2007	under const.	10/31/2008	\$ 6,329,555.00		\$ 4,680,000.00		\$ 108,522.00
11	Fischer III	2135 L.B. Landry Blvd, Apt 1-D New Orleans, LA 70114	103		Nov. 2004	under const.	4/1/2006	\$ 17,420,600.00				\$ 721,275.00
12	Florida II-B Central	3801 Law Street, New Orleans 70117	52		June 2005	under const.	2/1/2007	\$ 11,032,561.00				\$ 481,518.00
13	Galilee City	1627 Walnut Street Shreveport, LA 70113	76		April 2003	PIS	5/1/2004	\$ 6,625,559.00		\$ 3,265,000.00		\$ 203,000.00
14	Goodwood Place Apts	356 Apartment Court, Baton Rouge 70806	184			not closed	6/30/2009	\$ 6,609,500.00		\$ 5,500,000.00		
15	GMF Louisiana Chateau	Lake Charles & Lafayette, Louisiana	1105		Nov. 2008	not closed		\$ 57,500,000.00		\$ 57,500,000.00		
16	Gray Creek Apartments	500 South Barnett Springs Ruston 71270	32		Dec. 2006	under const.	10/15/2008	\$ 1,730,270.00	\$ 723,503.00	\$ 1,038,162.00		\$ 69,603.00
17	Guste I	1301 Simon Bolivar Blvd New Orleans, LA 70113	82		Nov. 2004	under const.	3/1/2006	\$ 12,335,726.00				\$ 499,787.00
18	Hooper Pointe Residences	Hooper Road Baton Rouge 70811	176		June 2006	PIS	11/1/2007	\$ 17,696,425.00		\$ 10,250,000.00		\$ 750,000.00
19	Jefferson Lakes	12400 Jefferson HWY, Baton Rouge, LA 70816	296		Sept. 2007	closed	12/31/2008	\$ 22,996,798.00		\$ 17,000,000.00		\$ 807,000.00
20	Lapalco	2300 Lapalco Blvd. Harvey, LA 70058	100		Sept. 2007	closed	8/31/2008	\$ 13,794,483.00		\$ 6,400,000.00		\$ 77,463.00
21	Legacy Heights	Loblolly Lane Alexandria 71303	118		Dec. 2006	not closed	9/1/2008	\$ 12,941,196.00	\$ 3,916,756.00	\$ 8,553,590.40		
22	Mallard Crossing	11316 Greenwell Springs Rd., Baton Rouge 70814	216		Oct. 2007	not closed	4/23/2009	\$ 39,474,516.00		\$ 14,107,000.00		\$ 905,977.00
23	Meadowbrook Apartments	3700 Brookstown Dr Baton Rouge, LA 70805	200		June 2006	PIS	12/31/2007	\$ 7,389,456.00		\$ 5,165,000.00		\$ 201,032.00
24	Mike I Apartments	205 McKinney Drive, Marion 71260	24		Dec. 2006	under const.	6/30/2008	\$ 1,717,005.00	\$ 659,625.00	\$ 1,030,203.00		\$ 57,803.00
25	Mike III Apartments	906 West Olive Street West Monroe 71292	32		Dec. 2006	under const.	6/30/2008	\$ 2,145,928.00	\$ 683,851.00	\$ 1,287,556.80		\$ 71,517.00
26	New Savoy Place Phase I	New Orleans, LA 70126	158		April 2008	not closed	12/31/2009	\$ 47,171,500.00				\$ 1,459,624.00
27	Palmetto Apt Homes	3980 Cambronne Street New Orleans, LA 70118	124		July 2004	PIS	1/1/2006	\$ 5,766,500.00		\$ 3,140,000.00		\$ 250,000.00
28	Peltier Gardens	14639 Saigon New Orleans, LA 70129	400		Feb. 2008	not closed	9/1/2008	\$ 36,907,086.00				\$ 1,514,072.00
29	Peppermill Apts I	2700 Beglis Pkwy, Sulphur 70663	64		Feb. 2005	PIS	8/1/2006	\$ 4,525,068.00		\$ 2,300,000.00		\$ 141,610.00
30	Peppermill Apts II	2700 Beglis Pkwy, Sulphur 70663	56		Feb. 2005	PIS	8/1/2006	\$ 4,063,957.00		\$ 2,300,000.00		\$ 126,986.00
31	Pine Ridge Apartments	9751 Hwy. 80 West, Simsboro 71275	20		Dec. 2006	under const.	10/15/2008	\$ 1,189,241.00	\$ 552,941.00	\$ 713,544.60		\$ 39,541.00
32	Plantation Apartments	1400 Erin Street, Monroe, LA 46064	200			closed	6/30/2008	\$ 6,000,000.00		\$ 5,780,000.00		
33	Restoration Baton Rouge 2002	1762 America Street, Baton Rouge 7082	56		Dec. 2006	PIS	12/1/2004	\$ 3,023,361.00		\$ 2,050,000.00		\$ 118,821.00
34	Ridgefield Apartments	2800 Mt. Kennedy Drive Marrero, LA 70072		200	Jan. 2007	PIS	4/12/2008	\$ 12,699,869.00		\$ 8,400,000.00		\$ 416,651.00
35	Spanish Arms	4343 Denham Street Baton Rouge, LA 70805	204		Sept. 2007	closed	12/31/2008	\$ 13,703,702.00		\$ 8,770,000.00		\$ 475,671.00
36	The Crossings Apartments	S of Junban St on Ellis Rd Denhan Springs, LA 70754	136		April 2006	PIS	12/31/2007	\$ 16,896,565.00		\$ 7,500,000.00		\$ 733,034.00
37	The Muses II	1731 Polymnia Street, New Orleans, 70113	52		Dec. 2008	not closed	12/30/2010	\$ 9,901,993.00		\$ 1,965,000.00	\$ 7,800,000.00	
38	The Reserve at Jefferson Crossing	17220 Jefferson Highway, Baton Rouge	180		Dec. 2006	under const.	12/31/2008	\$ 18,153,952.00	\$ 3,443,528.00	\$ 11,199,650.40		\$ 797,932.00
39	Tivoli Place Apts	1040 St. Charles Ave, New Orleans 70130	166		Dec. 2004	PIS	10/1/2007	\$ 12,757,400.00				\$ 485,079.00
40	Towne Oaks Apts	1331 N. Sherwood Forest Blvd, Baton Rouge 70815	96			not closed	6/30/2009	\$ 6,609,500.00		\$ 5,500,000.00		
41	Woodcrest Apartments	1900 Lobdell Ave Baton Rouge	120			not closed	12/31/2010	\$ 14,547,297.00		\$ 7,872,000.00		
<b>TOTALS</b>			<b>6579</b>	<b>200</b>				<b>\$ 612,206,240.21</b>	<b>\$ 14,811,917.00</b>	<b>\$ 315,671,154.60</b>	<b>\$ 13,739,269.00</b>	<b>\$ 12,873,915.00</b>

## Louisiana Housing Finance Agency HOUSING PIPELINE REPORT

COUNT	HOME (MULTIFAMILY)	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Ben & Clem Estates	Chatagnier St, Ville Platte 70586	16		complete	7/1/2008	\$ 1,563,000.00	\$ 1,010,000.00				
2	South Side Villa Apt	9041 Mansfield St, Shreveport 71118		204	underway	12/1/2008	\$ 5,500,000.00	\$ 5,500,000.00				
3	Franklin Manor	208 Hickory Circle, Wisner 71378	32		underway	12/1/2008	\$ 1,181,453.00	\$ 460,000.00				
<b>SUBTOTAL FOR HOME (MULTIFAMILY)</b>			<b>48</b>	<b>204</b>			<b>\$ 8,244,453.00</b>	<b>\$ 6,970,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COUNT	SINGLE FAMILY DEVELOPMENTS	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Alsace Lorraine Subdivision	1429 3rd St, Alexandria 71301	20		complete	12/1/2009	\$ 3,200,000.00	\$ 3,200,000.00				
<b>SUBTOTAL FOR HOME (MULTIFAMILY)</b>			<b>20</b>	<b>0</b>			<b>\$ 3,200,000.00</b>	<b>\$ 3,200,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COUNT	Risk Sharing Program	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	1540 House	1540 N. Johnson St, New Orleans 70116		12	underway	9/30/2009	\$ 306,536.00	\$ 114,024.00				
<b>SUBTOTAL FOR RISK SHARING PROGRAM</b>			<b>0</b>	<b>12</b>			<b>\$ 306,536.00</b>	<b>\$ 114,024.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COUNT	CHDO	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Scott Elderly	Anna St, Scott 70508	88		complete	12/1/2009	\$ 5,911,617.00	\$ 350,000.00				
2	Crossroads II	1100 Busby Street, Shreveport 71101	16		Funded	10/31/2009	\$ 1,055,560.00	\$ 555,560.00				
3	Boutte Estate	135 Boutte Estate, Boutte 70039	21		underway	12/24/2008	\$ 3,082,550.00	\$ 500,000.00				
4	Kings Children Village	2525 Amarillo St, Baton Rouge	21		Funded	7/30/2009	\$ 3,000,130.00	\$ 1,000,000.00				
5	Concordia Parish CHDO 2007	1600 Third St, Ferriday	21		Funded	4/30/2010	\$ 2,000,681.00	\$ 500,000.00				
6	Alston Place Homes	1666 Alston Street; Shreveport, LA 71101	20		Funded	2/15/2010	\$ 2,470,000.00	\$ 500,000.00				
7	Cornerstone Estates	Various Scattered Site Lots; NO, LA	15		Funded	12/31/2009	\$ 1,924,040.00	\$ 500,000.00				
8	Hoffman Triangle Project	Various Scattered Site Lots; NO, LA	5		Funded	12/30/2009	\$ 996,950.00	\$ 350,000.00				
9	Morgan City Heights	Cherry and Short Street	5		Funded	2/20/2010	\$ 507,400.00	\$ 388,520.00				
10	Northside Estates	Various Scattered Site Lots; Lafayette, LA	5		Funded	6/1/2009	\$ 618,790.00	\$ 330,931.00				
11	Ville Platte Scattered Sites	Various Scattered Site Lots; Ville Platte	18		Funded	7/31/2009	\$ 1,023,326.00	\$ 500,000.00				
12	Project Queen	2906 Penick Street	6		Budgeted	12/30/2009	\$ 761,954.00	\$ 500,000.00				
<b>SUBTOTAL FOR CHDO</b>			<b>241</b>	<b>0</b>			<b>\$ 23,352,998.00</b>	<b>\$ 5,975,011.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COUNT	Mark to Market	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Frankline Square	416 & 505 Robertson St, Franklin 70538		40	complete	3/31/2008	\$ 508,505.00	\$ 210,000.00				
2	Augustine Park Apts.	702 E. Church St, Bunkie 71322		48	underway	8/30/2008	\$ 946,470.11	\$ 625,000.00				
<b>SUBTOTAL FOR Market to Market</b>			<b>0</b>	<b>88</b>			<b>\$ 1,454,975.11</b>	<b>\$ 835,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
COUNT	ReHab of Louisiana	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Evangeline Parish			12	complete	6/1/2008	\$ 719,200.00	\$ 719,200.00				

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2	Sabine Parish		13	complete	5/1/2008	\$ 355,724.37	\$ 355,724.37					
<b>SUBTOTAL FOR ReHAB</b>			<b>0</b>	<b>25</b>		<b>\$ 1,074,924.37</b>	<b>\$ 1,074,924.37</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
COUNT	RESTORE	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs(Multi) Award	CDBG ALLOCATION	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
1	Caldwell Parish			5	underway	12/1/2008	\$ 639,421.58	\$ 639,421.58				
2	Catahoula Parish			3	underway	12/1/2008	\$ 574,870.00	\$ 574,870.00				
3	Concordia Parish			5	underway	12/1/2008	\$ 590,280.00	\$ 590,280.00				
4	East Carroll Parish			5	underway	12/1/2008	\$ 416,600.00	\$ 416,600.00				
5	Franklin Parish			4	underway	12/1/2008	\$ 566,075.00	\$ 566,075.00				
6	Madison Parish			4	underway	12/1/2008	\$ 500,500.00	\$ 500,500.00				
7	Morehouse Parish			4	underway	12/1/2008	\$ 545,000.00	\$ 545,000.00				
8	Richland Parish			21	underway	12/1/2009	\$ 578,588.00	\$ 578,588.00				
9	Ouachita Parish			5	underway	12/1/2008	\$ 951,524.00	\$ 951,524.00				
10	Tensas Parish			3	underway	12/1/2008	\$ 330,800.00	\$ 330,800.00				
11	West Carroll Parish			5	underway	12/1/2008	\$ 244,841.50	\$ 244,841.50				
<b>SUBTOTAL FOR RESTORE</b>			<b>0</b>	<b>64</b>			<b>\$ 5,938,500.08</b>	<b>\$ 5,938,500.08</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTALS</b>			<b>309</b>	<b>393</b>			<b>\$ 43,572,386.56</b>	<b>\$ 24,107,459.45</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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COUNT	Housing Trust Funds	Project Address	New Units	Rehab Units	Award Date	Status	Expected Completion Date	Total Development Cost	HOME Obligation	CDBG Award	HTF Award
1	1540 House	1540 Johnson St, New Orleans 70116		12	10/20/2008	not closed		\$ 1,262,867.00			\$ 231,867.00
2	8th Street & Ludwig/Coleman Project	Monroe, LA	3		10/20/2008	not closed		\$ 281,863.00			\$ 223,397.00
3	A.B.E. Homes	9310 & 9312 Belfast St., New Orleans	8		10/20/2008	not closed		\$ 1,596,013.00			\$ 921,044.00
4	Acadian Trace	Livingston Parish	20		10/20/2008	not closed		\$ 4,519,070.00			\$ 980,563.00
5	Associated Neighborhood Development	New Orleans, LA	12		10/20/2008	not closed		\$ 2,220,000.00			\$ 996,440.00
6	Bayou Area	Joan Ann Drive, Galliano 70354	5		10/20/2008	not closed	4/1/2009	\$ 507,300.00			\$ 325,000.00
7	Black Pearl Homes	7467 Leake, New Orleans	3		10/20/2008	not closed		\$ 595,805.00			\$ 326,209.00
8	Boutte Estates	Boutte, LA	5		10/20/2008	not closed		\$ 920,000.00			\$ 625,000.00
9	Cane Pointe Apartments	718 Bayard St, New Iberia 70560	12		10/20/2008	not closed		\$ 1,425,000.00			\$ 1,000,000.00
10	Calcasieu Parish Police Jury	Lake Charles, LA	3		10/20/2008	not closed		\$ 361,000.00			\$ 161,000.00
11	East Gilman Road Subdivision Phase V	Lafayette, LA	6		10/20/2008	not closed		\$ 471,000.00			\$ 352,200.00
12	East St. Tammany Habitat for Humanities		3		10/20/2008	not closed					\$ 168,750.00
13	Evangeline Pointe Apartments	120 Ernest St, Ville Platte 70586	12		10/20/2008	not closed		\$ 1,355,000.00			\$ 1,000,000.00
14	Faleeta Family Project	Monroe, LA	12		10/20/2008	not closed		\$ 1,071,083.00			\$ 803,312.00
15	Fire Fighters Housing Opportunity	2322 & 2324 Amelia St, New Orleans	9		10/20/2008	not closed		\$ 1,836,515.00			\$ 942,969.00
16	Fischer IV, Part III Homeownership	Landry Blvd, New Orleans	4		10/20/2008	not closed		\$ 1,798,479.00			\$ 599,999.83
17	For The Children	1603 & 1605 Gentilly, New Orleans	5		10/20/2008	not closed		\$ 997,508.00			\$ 628,007.00
18	Galilee Supportive Housing	1627 Baronne Street, New Orleans	6		10/20/2008	not closed		\$ 757,000.00			\$ 179,060.00
19	Greater Morning House	4016, 4220, & 4237 General Odgen, New Orleans		4	10/20/2008	not closed		\$ 836,400.00			\$ 573,432.00
20	Habitat for Humanity Calcasieu Area	1709 N. Goos Blvd, Lake Charles	3		10/20/2008	not closed		\$ 270,000.00			\$ 119,000.00
21	Herman Street Project	Monroe, LA	3		10/20/2008	not closed		\$ 278,163.00			\$ 208,622.00
22	Hidden Cove		20		10/20/2008	not closed	7/31/2009	\$ 3,676,820.00			\$ 987,045.00
23	His Work Homes	9302 & 9304 Fig, New Orleans		3	10/20/2008	not closed		\$ 595,805.00			\$ 402,148.00
24	James A. Herod Village Apts	Israel Parker Drive, Abbeville		9	10/20/2008	not closed		\$ 1,352,300.00			\$ 1,000,000.00
25	Jo Green	9013 & 9015 Green, New Orleans	5		10/20/2008	not closed		\$ 993,008.00			\$ 635,488.00
26	La. Georgia Housing Collaborative	1319 Gen. Ogden, New Orleans		4	10/20/2008	not closed		\$ 794,406.00			\$ 467,070.00
27	Miles Legacy	New Orleans 70116, 70119, 70125, 70126	10		10/20/2008	not closed		\$ 1,193,100.00			\$ 887,100.00
28	New Start for Veterans	137 New Orleans Blvd, Houma 70364	12		10/20/2008	not closed		\$ 300,000.00			\$ 175,000.00
29	Park Ridge Apartments	1732 S. Washington St, Opelousas 70570	12		10/20/2008	not closed		\$ 1,408,461.00			\$ 1,000,000.00
30	Peoples Community Subsidiary	Harvey, LA	20		10/20/2008	not closed		\$ 3,789,615.00			\$ 969,615.00
31	Raymond Joseph Drive	New Orleans	20		10/20/2008	closed		\$ 2,940,000.00			\$ 1,000,000.00
32	Southern Mutual Help Association	Jeanerette, LA	4		10/20/2008	not closed		\$ 699,305.00			\$ 317,611.13
33	St. Roch Initiative	1428 & 1430 Franklin, New Orleans		7	10/20/2008	not closed		\$ 1,390,211.00			\$ 788,338.00
34	The Riverbrook Village Project		12		10/20/2008	not closed		\$ 1,546,713.00			\$ 1,000,000.00
35	Unity Village Subdivision	1222 E. Maple Ave, Eunice 70535	9		10/20/2008	not closed		\$ 1,316,500.00			\$ 987,000.00
36	Ville Platte Peach Street Initiative	W. Peach Street, Ville Platte 70586		4	10/20/2008	not closed	4/30/2010	\$ 400,000.00			\$ 240,000.00
37	VOA Veterans Transitional Housing	453 Jordan St, Shreveport 71101		22	10/20/2008	not closed		\$ 1,750,900.00			\$ 250,000.00
38	Workforce Housing Now	3109 & 3111 St. Thomas, New Orleans	3		10/20/2008	not closed		\$ 595,805.00			\$ 402,148.00
<b>TOTALS</b>			<b>261</b>	<b>65</b>				<b>\$ 48,103,015.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$22,874,434.96</b>

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COUNT	MRBs (Single)	Project Address	New Units	Rehab Units	Status	Expected Completion Date	Total Development Cost	HOME Obligation	MRBs (Single) Award	CDBG Award	LIHTC 4% ALLOCATION	LIHTC 9% ALLOCATION
	Various Addresses											
	<b>TOTALS</b>		4,875	0				\$0.00	\$ 623,000,000.00	\$8,920,000.00	\$0.00	\$0.00

# LOUISIANA HOUSING FINANCE AGENCY HOUSING PIPELINE REPORT PROJECT SUMMARY

<b>Funds Summary</b>	
<b>LIHTC 9% CREDITS</b>	
<i>TOTAL FUNDED PROJECTS</i>	<b>255</b>
<i>TOTAL Tax Credit RESERVATIONS</i>	<b>\$ 208,814,717.23</b>
<i>Total CDBG Reservations</i>	<b>\$ 524,529,344.00</b>
<i>TOTAL UNITS</i>	<b>17,534</b>
<i>TOTAL TDC <sup>(1)</sup></i>	<b>\$ 3,001,658,211.13</b>
<b>LIHTC 4% CREDITS(Multifamily MRBs)(2)</b>	
<i>TOTAL FUNDED PROJECTS</i>	41
<i>TOTAL MORTGAGE REVENUE BONDS</i>	\$ 319,688,154.60
<i>TOTAL 4% RESERVATIONS</i>	\$ 12,873,915.00
<i>TOTAL UNITS</i>	6,779
<i>TOTAL TDC <sup>(1)</sup></i>	\$ 612,206,240.21
<b>Single Family MRBs</b>	
<i>TOTAL FUNDED PROJECTS <sup>(3)</sup></i>	4,875
<i>TOTAL SF RESERVATIONS</i>	\$ 623,000,000.00
<i>Total CDBG Reservations</i>	\$ 8,920,000.00
<i>TOTAL UNITS</i>	4,875
<i>TOTAL TDC <sup>(1)</sup></i>	\$ 623,000,000.00
<b>Housing Trust Funds</b>	
<i>TOTAL PROJECTS</i>	38
<i>TOTAL RESERVATIONS</i>	\$ 22,874,434.96
<i>TOTAL UNITS</i>	326
<i>TOTAL TDC <sup>(1)</sup></i>	\$ 48,103,015.00
<b>(Sole) HOME Funds</b>	
<i>TOTAL PROJECTS FUNDED solely by HOME</i>	88
<i>TOTAL RESERVATIONS</i>	\$ 24,107,459.45
<i>TOTAL UNITS</i>	702
<i>TOTAL TDC <sup>(1)</sup></i>	\$ 43,572,386.56
<b>HOME Funds w/ Other Sources <sup>4</sup></b>	
<i>TOTAL FUNDED PROJECTS w/ Other Sources</i>	39
<i>TOTAL RESERVATIONS</i>	\$ 30,682,267.05
<i>TOTAL UNITS</i>	1,837
<i>TOTAL TDC <sup>(1)</sup></i>	\$ 220,800,949.00
<b>GRAND TOTAL</b>	
<b><i>TOTAL FUNDED PROJECTS</i></b>	<b>5,297</b>
<b><i>TOTAL RESERVATIONS</i></b>	<b>\$ 1,775,490,292.29</b>
<b><i>TOTAL UNITS</i></b>	<b>30,216</b>
<b><i>TOTAL TDC <sup>(1)</sup></i></b>	<b>\$ 4,328,539,852.90</b>

(1) Total Development Cost

(2) Section includes tentative numbers

(3) Assuming one-unit properties

(4) Amounts included in 4% and 9% Credits Column above