

Plan de acción anual propuesto para el año fiscal 2023 del estado de Luisiana

Resumen ejecutivo

Resumen ejecutivo AP-05 - 24 CFR 91.200(c), 91.220(b)

1. Introducción

Como se establece en 24CFR Parte 91, el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) requiere que las agencias estatales que administran ciertos programas de HUD incorporen sus requisitos de planificación y solicitud en un plan maestro llamado Plan Consolidado. En Luisiana, las tres agencias estatales que participan en este proceso de planificación consolidada y los programas financiados por HUD administrados por cada agencia incluyen la División de Administración/Oficina de Desarrollo Comunitario (Programa de Subvenciones en Bloque para el Desarrollo Comunitario), la Corporación de Vivienda de Luisiana (Programa de Asociaciones de Inversión HOME , Fondo Fiduciario Nacional de Vivienda y Programa de Subvenciones para Soluciones de Emergencia), y el Departamento de Salud de Luisiana, Oficina de Salud Pública, Programa de ETS/VIH/Hepatitis (Programa de Fórmula Estatal de Oportunidades de Vivienda para Personas con SIDA (HOPWA)).

El Plan Consolidado para el Estado de Luisiana está vigente desde el 1 de abril de 2020 hasta el 31 de marzo de 2024. El plan se desarrolló a través de un esfuerzo integral a nivel estatal que incluyó una evaluación de necesidades aprovechando los datos existentes, sesiones de aportes y encuestas, evaluaciones cuantitativas y cualitativas de actual necesidades de vivienda de los consumidores y barreras a los servicios, y consultas con agencias de vivienda y servicios sociales, gobiernos locales y otras entidades. Anualmente se prepara y publica una actualización o un plan de acción para la distribución de los fondos recibidos en cada uno de los cuatro (4) años siguientes del programa. Aquí se presenta el Plan de acción anual consolidado del estado de Luisiana para el año fiscal 2023, que identifica el método de distribución de los fondos del año fiscal 2023 bajo los programas de HUD. El plan y el documento resultantes se utilizarán para asignar la subvención en bloque para el desarrollo comunitario (CDBG), las subvenciones para soluciones de emergencia (ESG), la asociación de inversión HOME (HOME), el fondo fiduciario nacional de vivienda (NHTF) y el programa de Oportunidades de vivienda para personas con SIDA (HOPWA). fondos dentro del estado de Luisiana.

2. Resumir los objetivos y resultados identificados en el Plan.

Esto podría ser una reformulación de elementos o una tabla enumerada en otra parte del plan o una referencia a otra ubicación. También puede contener cualquier elemento esencial de la evaluación de las necesidades de vivienda y personas sin hogar, el análisis del mercado inmobiliario o el plan estratégico.

En el año fiscal 2020 se incluye una evaluación de las necesidades de vivienda y personas sin hogar del estado de Luisiana. Plan Consolidado para el año fiscal 2024; las necesidades son sustanciales y complejas. El estado de Luisiana es extremadamente diverso en su composición racial y étnica. Hay numerosas áreas en todo el estado con poblaciones concentradas, incluidas afroamericanas, hispanas, asiáticas y otras. Además, el Plan de Acción Anual Estatal

tiene múltiples y variados desafíos habitacionales y no habitacionales luego del huracán Ida, un huracán de categoría 4 que tocó tierra en agosto de 2021 e impactó miles de hogares en toda la parte suroeste del estado. Aunque estos desafíos persistentes varían sustancialmente de una región a otra, la evaluación de necesidades y el análisis de mercado identificaron cuatro necesidades prioritarias:

- Falta de viviendas asequibles
- Falta de vivienda para poblaciones con necesidades especiales
- Individuos y familias sin hogar
- Barreras a comunidades competitivas y sostenibles

El Estado de Luisiana utilizará estos recursos federales (CDBG, ESG, HOME, NHTF y HOPWA) y aprovechará otros recursos federales, privados y estatales para abordar estas necesidades al:

- Aumentar el número de unidades de vivienda asequibles
- Aumentar el número de unidades asequibles para poblaciones con necesidades especiales.
- Disminuir el número de personas y familias sin hogar
- Disminuir el número de unidades ocupadas por sus propietarios con problemas de vivienda.
- Crear comunidades competitivas y sostenibles

El Estado trabajará con muchos socios para lograr estos objetivos. Estos socios incluyen unidades de gobierno local, otras agencias estatales y federales, desarrolladores de viviendas, CHDO, organizaciones sin fines de lucro y varios grupos de defensa.

A medida que el Estado continúe sus esfuerzos con respecto al logro de estas metas, también incorporará otras estrategias específicas para ayudar a alcanzar estas metas. Estos incluyen un plan para abordar las barreras a la vivienda justa, un plan para acabar con la falta de vivienda, medidas para abordar los peligros de la pintura a base de plomo y medidas contra la pobreza.

Consulte también la sección titulada "AP 20 - Metas y objetivos anuales".

3. Evaluación del desempeño pasado

Esta es una evaluación del desempeño pasado que ayudó a llevar al beneficiario a elegir sus metas o proyectos.

CDBG: Las regulaciones del programa requieren que no menos del setenta por ciento del total de los gastos del fondo se destinen a actividades que cumplan con el objetivo nacional de beneficiar a personas de ingresos bajos y moderados. El Estado cumplió con este porcentaje ya que el 97% de los fondos no administrativos otorgados se utilizaron para actividades que beneficiaron a personas de ingresos bajos y moderados. HUD solicita que los estados soliciten anualmente fondos en sus cartas de crédito en una cantidad al menos igual a su subvención anual y, eventualmente, alcanzar una proporción entre el saldo de la subvención no gastada (justo antes de recibir la siguiente subvención) y la más reciente. el monto de la subvención anual no debe ser superior a 2,5 y tratar de alcanzar 2,0 o menos. El promedio de la proporción del Estado entre los fondos no utilizados y el monto de su subvención fue de 2,64. Este retraso se atribuye a la afluencia

de fondos federales adicionales y la escasez de la cadena de suministro. La Oficina de Desarrollo Comunitario se esforzará por alcanzar los objetivos de gasto establecidos por HUD y ha modificado las prioridades del año fiscal 2023 en parte para acelerar el gasto. Históricamente, los proyectos de mejora de calles se han completado en un plazo más corto. Considerando que junto con el financiamiento federal adicional que se ha asignado a mejoras de alcantarillado y agua en el estado, la Oficina de Desarrollo Comunitario ha dirigido su asignación a mejoras de calles en su Programa de Instalaciones Públicas. Además, se requiere que cada estado obligue y conceder el 95% de la asignación anual no administrativa dentro de los doce meses siguientes a la concesión de la subvención. En el plazo de doce meses, el Estado había obligado y anunciado el 98% de sus no fondos administrativos.

INICIO: Los objetivos estatales de vivienda asequible y las prioridades de financiamiento se basaron en las necesidades de vivienda respaldadas por datos del mercado. El Estado continúa monitoreando el avance de los proyectos que han sido financiados pero no cerrados y aquellos en marcha pero retrasados por diversas razones plausibles. La sección "CR -20 Vivienda asequible 91.520 (b) del Informe de evaluación y desempeño anual consolidado (CAPER) del año fiscal 2023 proporciona un resumen completo de las metas y logros. La sección a la que se hace referencia se puede ver en: <https://www.doa.la.gov/media/fxilvjhn/proposed-2020-2024-plan-consolidado-de-luisiana.pdf>.

HOPWA: El objetivo general de vivienda del programa estatal Fórmula HOPWA es aumentar la disponibilidad y accesibilidad de opciones de vivienda apropiadas y asequibles para personas que viven con VIH con el fin de prevenir la falta de vivienda. Este objetivo se logra a través de una combinación de iniciativas comunitarias en áreas mayoritariamente rurales fuera de las áreas metropolitanas de Nueva Orleans y Baton Rouge. Un total de 840 personas que viven con el VIH y sus hogares recibieron asistencia con fondos de HOPWA durante el período del informe de 2021. De las 840 personas viviendo con VIH que fueron atendidas, 705 representan un total no duplicado. Como en años anteriores, la mayoría de los hogares del programa (n=372) buscaron asistencia para alquiler a corto plazo, hipoteca y/o asistencia de servicios públicos (STRMU). Hubo 200 hogares que accedieron a Asistencia de alquiler basada en inquilinos (TBRA), 0 personas ubicadas en unidades de transición/corto plazo, 25 en instalaciones de vivienda permanente y 152 recibieron Servicios de colocación de vivienda permanente (PHPS).

Fondo Fiduciario Nacional de Vivienda: La intención del Fondo Fiduciario Nacional de Vivienda (NHTF) es aumentar y preservar la oferta de viviendas decentes, seguras, sanitarias y asequibles, principalmente viviendas de alquiler, para hogares de ingresos extremadamente bajos y muy bajos. Durante el año del programa del año fiscal 2022, se otorgó un total combinado de \$14,301,364 en fondos del NHTF a siete (7) proyectos propuestos, lo que apalancó \$169,737,173 adicionales en otros recursos; total de unidades propuestas: 708; Unidades retiradas de tierras del NHTF: 65.

4. Resumen del Proceso de Participación Ciudadana y proceso de consulta

Resumen de la sección de participación ciudadana del plan.

CDBG:

El Estado celebró una audiencia pública virtual el 2 de junio de 2022 con el fin de obtener opiniones sobre el desarrollo comunitario y las necesidades de vivienda en todo el estado. Se publicó un aviso de la audiencia en la edición del 22 de mayo de 2022 de The Advocate. Se enviaron invitaciones por escrito a todas las partes interesadas para los cuatro programas. Nadie estuvo presente en la audiencia pública. Se pudieron enviar comentarios hasta el 17 de junio de 2022, pero no se recibió ninguno. Después de la audiencia pública y el período de comentarios, se redactó el Plan de Acción Anual Consolidado propuesto para el año fiscal 2023.

Consultas:

CDBG: la Oficina de Desarrollo Comunitario encuestó a todos los solicitantes potenciales de LCDBG en todo el estado. La encuesta recopiló información sobre las prioridades comunitarias y parroquiales y las necesidades percibidas. Los resultados previstos de la encuesta son: a) priorización de las actividades básicas elegibles de LCDBG, b) priorización de proyectos de instalaciones públicas (infraestructura), c) priorización de la distribución de fondos por categoría de programa, d) montos máximos de subvención necesarios por tipo de proyecto, e) monto a permitir para costos administrativos locales, y f) sugerencias para mejorar el programa LCDBG. Además, se llevó a cabo una audiencia pública seguida de un período de comentarios para recibir aportes adicionales.

CDBG, HOME, Fondo Fiduciario Nacional de Vivienda, HOPWA y ESG: el 2 de junio de 2022 se llevó a cabo una sesión de aportes del Plan de Acción Anual Consolidado para el año fiscal 2023. Se enviaron avisos públicos sobre la participación ciudadana y comentarios a los siguientes participantes:

- Proveedores de vivienda pública y privada
- Proveedores de servicios y prevención para personas sin hogar
- Proveedores de servicios gubernamentales y sin fines de lucro
- Defensores

Las sesiones de aportes se centraron en recopilar comentarios sobre prioridades y estrategias para abordar las necesidades de personas sin hogar, vivienda y desarrollo comunitario en el estado.

Además de los esfuerzos señalados anteriormente, la encuesta bienal de evaluación de necesidades a nivel estatal se administró a personas de bajos ingresos que viven con el VIH durante el verano de 2021 para documentar las necesidades (satisfechas y no satisfechas) de esta población a fin de ayudar con la planificación tanto para la Fórmula Estatal Los servicios financiados por HOPWA y Ryan White estarán disponibles en 2022 y 2023. Una copia de este informe final está disponible aquí: <https://ldh.la.gov/assets/oph/HIVSTD/2021-PLWH-Needs-Assessments/>

PLWH_Statewide_NeedsAssessmentReport_22Sept26 .pdf

NHTF: El estado celebró una audiencia pública el 2 de junio de 2022 junto con el CAPER para el año fiscal 2021 y el Plan de acción anual para el año fiscal 2023 para solicitar comentarios sobre el desarrollo del Plan de asignación del Fondo Fiduciario Nacional de Vivienda para el año fiscal 2023. El resumen final del plan se envió por correo electrónico a todas las partes interesadas conocidas y al

El resumen fue publicado en los principales diarios del estado el 22 de mayo de 2022. En este plan se incluye un resumen del Proceso de Participación Ciudadana y consulta.

Una vez completado el Plan de Acción propuesto, que incluía asignaciones reales para el año fiscal 2023, se publicó un aviso en The Advocate el 21 de marzo de 2023, permitiendo un período de comentarios de 30 días desde el 21 de marzo de 2023 hasta el 20 de abril de 2023.

5. Resumen de comentarios públicos

Esto podría ser un breve resumen narrativo o hacer referencia a un documento adjunto de la sección de Participación Ciudadana del Plan Con.

No se recibieron comentarios para CDBG, HOME, HTF, ESG o HOPWA.

Además de los esfuerzos para obtener comentarios del público, durante el verano de 2021 se administró la encuesta bienal de evaluación de necesidades a nivel estatal a personas de bajos ingresos que viven con el VIH para documentar las necesidades (satisfechas y no satisfechas) de esta población a fin de ayudar con la planificación para ambos. Los servicios financiados por State Formula HOPWA y Ryan White estarán disponibles en 2022 y 2023. Una copia de este informe final está disponible aquí: https://ldh.la.gov/assets/oph/HIVSTD/2021-PLWH-Needs-Assessments/PLWH_Statewide_NeedsAssessmentReport_22Sept26.pdf

6. Resumen de comentarios u opiniones no aceptadas y los motivos para no aceptarlas

No hubo comentarios sobre State Formula HOME, HTF, HOPWA, CDBG o ESG.

7. Resumen

Basado en el desempeño pasado del Estado, la experiencia del personal, la participación ciudadana y los aportes de consulta de todas las partes interesadas, el Estado de Luisiana ha redactado el Plan de Acción Anual propuesto para el año fiscal 2023.

PR-05 Agencias líderes y responsables - 91.300(b)

1. Agencia/entidad responsable de preparar/administrar el Plan Consolidado

Las siguientes son las agencias/entidades responsables de preparar el Plan Consolidado y los responsables de la administración de cada programa de subvenciones y fuente de financiamiento.

Rol de la agencia	Nombre	Departamento/Agencia
Agencia líder	LUISIANA	
Administrador CDBG	LUISIANA	DOA, Oficina de Desarrollo Comunitario
Administrador de HOPWA	LUISIANA	Programa LDH, OPH, ETS/VIH/Hepatitis
Administrador de INICIO	LUISIANA	Corporación de Vivienda de Luisiana
Administrador ASG	LUISIANA	Corporación de Vivienda de Luisiana
Administrador de HOPWA-C	LUISIANA	Corporación de Vivienda de Luisiana

Tabla 1 – Agencias responsables

Narrativo

Las tres agencias estatales que participan en el proceso de planificación consolidada y los programas financiados por HUD administrados por cada una incluyen la División de Administración/Oficina de Desarrollo Comunitario-Asistencia al Gobierno Local, la Corporación de Vivienda de Luisiana (HOME Investment Partnerships, el Fondo Fiduciario Nacional de Vivienda y Soluciones de Emergencia Programas de subvenciones) y el programa de Oportunidades de vivienda para personas con SIDA (HOPWA) del Departamento de Salud de Luisiana (LDH)/Oficina de Salud Pública (OPH) Programa de ETS/VIH/Hepatitis (SHHP). La agencia líder para el Proceso de Planificación Consolidada y el Plan Consolidado es la División de Administración/Oficina de Desarrollo Comunitario del Estado de Luisiana.

El objetivo principal del Programa de Subvenciones en Bloque para el Desarrollo Comunitario de Luisiana (LCDBG) es brindar asistencia a unidades de gobierno local general en áreas sin derechos para el desarrollo de comunidades viables proporcionando un entorno de vida adecuado y ampliando las oportunidades económicas, principalmente para personas de ingresos bajos y moderados. Los objetivos del Programa HOME son: ampliar la oferta de viviendas decentes y asequibles para personas de ingresos bajos y muy bajos, estabilizar el actual deterioro del parque de viviendas ocupadas por propietarios y de alquiler mediante la rehabilitación, proporcionar asistencia financiera y técnica a los beneficiarios/subbeneficiarios (incluyendo el desarrollo del modelo

programas para viviendas asequibles para personas de bajos ingresos), para ampliar y fortalecer las asociaciones entre todos los niveles de gobierno y el sector privado (incluidas organizaciones con y sin fines de lucro) en la producción y operación de viviendas asequibles). La intención del Fondo Fiduciario Nacional de Vivienda es aumentar y preservar la oferta de viviendas decentes, seguras, sanitarias y asequibles, principalmente viviendas de alquiler, para hogares de ingresos extremadamente bajos y muy bajos. El propósito del Programa de Subvenciones para Soluciones de Emergencia (ESG) es ayudar a los gobiernos locales y a las organizaciones comunitarias a mejorar y ampliar las instalaciones de refugio que atienden a personas y familias sin hogar, a cubrir los costos de funcionamiento de los refugios para personas sin hogar, a proporcionar servicios esenciales y a realizar actividades de prevención de las personas sin hogar. y rápidas actividades de realojamiento. El propósito del Programa de Oportunidades de Vivienda para Personas con SIDA (HOPWA) es brindar a las localidades los recursos e incentivos para diseñar e implementar estrategias integrales a largo plazo para brindar asistencia de vivienda y servicios de apoyo relacionados para personas de bajos ingresos que viven con VIH y sus familias. La vivienda inestable y la falta de vivienda disminuyen la capacidad de las personas que viven con el VIH para lograr o mantener la supresión viral y conducen a resultados de salud subóptimos para el cliente, así como a mayores oportunidades de transmisión del VIH a parejas potenciales.

Información de contacto público del plan consolidado

CDBG: División de Administración, Oficina de Desarrollo Comunitario (Agencia líder)

Traci Watts

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HOME y NHTF: Corporación de Vivienda de Luisiana

Brenda L.Evans

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ESG: Corporación de Vivienda de Luisiana

Winona Connor

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Fórmula estatal HOPWA: Departamento de Salud de Luisiana (LDH), Oficina de Salud Pública (OPH) - Programa de ETS/VIH/Hepatitis (SHHP)

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Consulta AP-10 - 91.110, 91.300(b); 91.315(l)

1. Introducción

CDBG: la Oficina de Desarrollo Comunitario encuestó a todos los solicitantes potenciales de LCDBG en todo el estado. La encuesta recopiló información sobre las prioridades comunitarias y parroquiales y las necesidades percibidas. Los resultados previstos de la encuesta son: a) priorización de las actividades básicas elegibles de LCDBG, b) priorización de proyectos de instalaciones públicas (infraestructura), c) priorización de la distribución de fondos por categoría de programa, d) montos máximos de subvención necesarios por tipo de proyecto, e) monto a permitir para costos administrativos locales, y f) sugerencias para mejorar el programa LCDBG. Además, se llevó a cabo una audiencia pública, seguida de un período de comentarios para recibir aportes adicionales. No se recibieron otros comentarios.

Fórmula estatal HOPWA: la Oficina de Salud Pública del Departamento de Salud de Luisiana (LDH) se asocia con organizaciones comunitarias y proveedores clínicos que ofrecen atención médica y servicios de apoyo a personas que viven con el VIH o están en riesgo de contraerlo. Estos grupos ayudan en el desarrollo de la Declaración de Necesidad Coordinada a nivel estatal (SCSN) y la Estrategia de VIH de Luisiana para la Prevención y Atención Integradas, que permite realizar aportaciones sobre la asignación de todos los recursos de financiación. Además, el Estado lleva a cabo una encuesta de evaluación de necesidades de personas que viven con VIH cada dos años para evaluar sus necesidades satisfechas y no satisfechas relacionadas con vivienda, atención médica y servicios de apoyo.

HOME y NHTF: el estado, a través de un acuerdo de cooperación entre la Corporación de Vivienda de Luisiana (LHC) y el Instituto de Administración Pública de la Universidad Estatal de Luisiana, llevó a cabo una evaluación de las necesidades de vivienda en todo el estado. La primera fase de la evaluación de necesidades de vivienda se puede ver en: <http://www.lhc.la.gov/assets/docs/HousingNeedsAssessmentReduced.pdf>. Los resultados previstos son: a) una evaluación de diversas necesidades de vivienda y desarrollo comunitario, b) priorización de la distribución de fondos HOME y NHTF de acuerdo con las necesidades de vivienda identificadas y las actividades del programa elegibles, c) sugerencias para mejorar los programas HOME y NHTF.

El estado también lleva a cabo reuniones mensuales a través del LHC sobre programas y actividades de vivienda que son ampliamente publicitados y abiertos al público, además de la participación en reuniones y foros comunitarios. El estado proporcionó talleres técnicos para desarrolladores, entidades sin fines de lucro, instituciones de préstamos comerciales, autoridades de vivienda pública y gobiernos locales para que esas entidades tuvieran oportunidades de brindar diálogo y datos que sean útiles para evaluar y priorizar las necesidades de vivienda, personas sin hogar y desarrollo comunitario. del estado. También se llevó a cabo una audiencia pública en Baton Rouge el 2 de junio de 2022, seguida de un período de comentarios para recibir comentarios adicionales. Se contactó a todos los tipos de agencias requeridos.

Proporcionar un resumen conciso de las actividades del estado para mejorar la coordinación entre los proveedores de viviendas públicas y asistidas y las agencias de servicios y salud mental, privadas y gubernamentales.

Fórmula estatal HOPWA: el programa de ETS/VIH/hepatitis de la Oficina de Salud Pública no trabaja con unidades del gobierno local. En cambio, los patrocinadores del proyecto que demuestran capacidad para abordar las necesidades de vivienda de personas de bajos ingresos que viven con el VIH se seleccionan durante un proceso competitivo de Solicitud de Propuestas (RFP). Los proponentes seleccionados (es decir, los patrocinadores del proyecto) están obligados contractualmente a desarrollar colaboraciones formales e informales con otros proveedores de vivienda en su jurisdicción, así como con socios comunitarios privados y financiados por el gobierno que brindan servicios médicos, de vivienda, de salud mental y de apoyo para abordar las necesidades de los clientes y ayudar a los participantes elegibles del programa a acceder y mantenerse en la atención médica relacionada con el VIH.

Describir la coordinación con el Continuum of Care y los esfuerzos para abordar las necesidades de las personas sin hogar (particularmente personas y familias crónicamente sin hogar, familias con niños, veteranos y jóvenes no acompañados) y personas en riesgo de falta de vivienda

El Estado coordina con los CoC al determinar cómo asignar los fondos del ESGP. El Estado consulta con cada CoC con respecto a la toma de decisiones de financiamiento, para revisar las necesidades locales de las personas sin hogar en cada región y para garantizar que los fondos se utilicen para brindar servicios a las personas/familias más vulnerables que se encuentran sin hogar.

Describir la consulta con el Continuum(s) de Atención que sirve al Estado para determinar cómo asignar fondos ESG, desarrollar estándares de desempeño y evaluar los resultados de proyectos y actividades asistidas por fondos ESG, y desarrollar financiamiento, políticas y procedimientos para la operación y administración. de HMIS

ESG coordina con LA BOSCO y otros CoC regionales en la implementación de HMIS, determinando las necesidades de recursos y utilizando esos aportes en las decisiones de asignación de recursos, apoyando los proyectos financiados por ESG para cumplir con los estándares escritos del CoC (que fueron escritos en colaboración con el líder de ESG), aprovechando recursos en áreas impactadas por desastres en conjunto con los gobiernos locales, los Proyectos de Vivienda ESG para Cat1 y 4 PEH participan en Entrada Coordinada.

2. Agencias, grupos, organizaciones y otros que participaron en el proceso y las consultas.

Tabla 2 – Agencias, grupos, organizaciones que participaron

1	agencia/grupo/organización	Ciudades, pueblos y aldeas sin derechos
	Tipo de agencia/grupo/organización	Otro gobierno - Local
	¿Qué sección del Plan se abordó mediante la Consulta?	Desarrollo económico Desarrollo Comunitario
	Describa brevemente cómo se consultó a la agencia/grupo/organización. ¿Cuáles son los resultados esperados de la consulta o áreas para mejorar la coordinación?	LCDBG encuestó a todos los posibles solicitantes de LCDBG en todo el estado. La encuesta recopiló información sobre las prioridades comunitarias y parroquiales y necesidades percibidas. Los resultados previstos de la encuesta son: a) priorización de las actividades básicas elegibles de LCDBG, b) priorización de proyectos de instalaciones públicas (infraestructura), c) priorización de la distribución de fondos por categoría de programa, d) montos máximos de subvención necesarios por tipo de proyecto, e) monto a permitir para costos administrativos locales, y f) sugerencias para mejorar el programa LCDBG. Además, se llevó a cabo una audiencia pública, seguida de un período de comentarios para recibir aportes adicionales.
2	Agencia/Grupo/Organización	Parroquias sin derechos
	Tipo de agencia/grupo/organización	Otro gobierno - Local
	¿Qué sección del Plan se abordó mediante la Consulta?	Desarrollo económico Desarrollo Comunitario
	Describa brevemente cómo se consultó a la agencia/grupo/organización. ¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?	LCDBG encuestó a todos los posibles solicitantes de LCDBG en todo el estado. La encuesta recopiló información sobre las prioridades comunitarias y parroquiales y necesidades percibidas. Los resultados previstos de la encuesta son: a) priorización de las actividades básicas elegibles de LCDBG, b) priorización de proyectos de instalaciones públicas (infraestructura), c) priorización de la distribución de fondos por categoría de programa, d) montos máximos de subvención necesarios por tipo de proyecto, e) monto a permitir para costos administrativos locales, y f) sugerencias para mejorar el programa LCDBG. Además, se llevó a cabo una audiencia pública, seguida de un período de comentarios para recibir aportes adicionales.

3	Agencia/Grupo/Organización	Coalición de personas sin hogar de Luisiana central
	Tipo de agencia/grupo/organización	Alojamiento Servicios - Vivienda Agencia - Gestión de áreas propensas a inundaciones organización regional
	¿Qué sección del Plan fue abordada por ¿Consulta?	Evaluación de necesidades de vivienda Necesidades de vivienda pública Necesidades de personas sin hogar: personas sin hogar crónicas Necesidades de personas sin hogar: familias con niños Necesidades de personas sin hogar: veteranos Necesidades de personas sin hogar: jóvenes no acompañados Estrategia para personas sin hogar
	Describa brevemente cómo se consultó a la agencia/grupo/organización. ¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?	Evaluación de necesidades de vivienda para individuos/familias.
4	Agencia/Grupo/Organización	Equilibrio de la continuidad de la atención estatal
	Tipo de agencia/grupo/organización	Alojamiento Servicios - Vivienda organización regional Organización de planificación
	¿Qué sección del Plan se abordó mediante la Consulta?	Evaluación de necesidades de vivienda Necesidades de vivienda pública Necesidades de personas sin hogar: personas sin hogar crónicas Necesidades de personas sin hogar: familias con niños Necesidades de personas sin hogar: veteranos Necesidades de personas sin hogar: jóvenes no acompañados Estrategia para personas sin hogar

	<p>Describa brevemente cómo se consultó a la agencia/grupo/organización.</p> <p>¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?</p>	<p>Evaluación de necesidades de vivienda para individuos/familias.</p>
5	<p>Agencia/Grupo/Organización</p>	<p>COALICIÓN DE SIN HOGAR DE NORTHLAKE</p>
	<p>Tipo de agencia/grupo/organización</p>	<p>Alojamiento</p> <p>Servicios - Vivienda</p> <p>organización regional</p>
	<p>¿Qué sección del Plan se abordó mediante la Consulta?</p>	<p>Evaluación de necesidades de vivienda</p> <p>Necesidades de vivienda pública</p> <p>Necesidades de personas sin hogar: personas sin hogar crónicas</p> <p>Necesidades de personas sin hogar: familias con niños</p> <p>Necesidades de personas sin hogar: veteranos</p> <p>Necesidades de personas sin hogar: jóvenes no acompañados</p>
	<p>Describa brevemente cómo se consultó a la agencia/grupo/organización.</p> <p>¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?</p>	<p>Evaluación de necesidades de vivienda para individuos/familias.</p>
6	<p>Agencia/Grupo/Organización</p>	<p>Unidad de la Gran Nueva Orleans</p>
	<p>Tipo de agencia/grupo/organización</p>	<p>Alojamiento</p> <p>Servicios - Vivienda</p> <p>organización regional</p>

	¿Qué sección del Plan se abordó mediante la Consulta?	<p>Evaluación de necesidades de vivienda</p> <p>Necesidades de vivienda pública</p> <p>Necesidades de personas sin hogar: personas sin hogar crónicas</p> <p>Necesidades de personas sin hogar: familias con niños</p> <p>Necesidades de personas sin hogar: veteranos</p> <p>Necesidades de personas sin hogar: jóvenes no acompañados</p> <p>Estrategia para personas sin hogar</p>
	Describa brevemente cómo se consultó a la agencia/grupo/organización. ¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?	Evaluación de necesidades de vivienda para individuos/familias.
7	Agencia/Grupo/Organización	Conexiones ESPERANZA
	Tipo de agencia/grupo/organización	<p>Alojamiento</p> <p>Servicios - Vivienda</p> <p>organización regional</p>
	¿Qué sección del Plan fue abordada por ¿Consulta?	<p>Evaluación de necesidades de vivienda</p> <p>Necesidades de vivienda pública</p> <p>Necesidades de personas sin hogar: personas sin hogar crónicas</p> <p>Necesidades de personas sin hogar: familias con niños</p> <p>Necesidades de personas sin hogar: veteranos</p> <p>Necesidades de personas sin hogar: jóvenes no acompañados</p> <p>Estrategia para personas sin hogar</p>
	Describa brevemente cómo se consultó a la agencia/grupo/organización. ¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?	Evaluación de necesidades de vivienda para individuos/familias.

8 Agencia/Grupo/Organización	Coalición INICIO
Tipo de agencia/grupo/organización	Alojamiento Servicios - Vivienda organización regional
¿Qué sección del Plan se abordó mediante la Consulta?	Evaluación de necesidades de vivienda Necesidades de vivienda pública Necesidades de personas sin hogar: personas sin hogar crónicas Necesidades de personas sin hogar: familias con niños Necesidades de personas sin hogar: veteranos Necesidades de personas sin hogar: jóvenes no acompañados Estrategia para personas sin hogar
Describa brevemente cómo se consultó a la agencia/grupo/organización. ¿Cuáles son los resultados previstos de la consulta o áreas para mejorar la coordinación?	Evaluación de necesidades de vivienda para individuos/familias.

Identifique cualquier tipo de agencia no consultada y proporcione las razones para no consultar

CDBG: no se contactó a los gobiernos locales (derechos) que no son elegibles para recibir financiamiento de LCDBG. LCDBG se centró en las prioridades y necesidades percibidas de aquellas unidades locales de gobierno elegibles para recibir su financiamiento.

Otros esfuerzos de planificación local/regional/estatal/federal considerados al preparar el Plan

Nombre del plan	Organización líder	¿Cómo se superponen las metas de su Plan Estratégico con las metas de cada plan?
Continuo de Cuidado	Vivienda en Luisiana Corporación	El Estado se asocia con cada Continuum of Care (Unity of Greater New Orleans, ARCH, Hope Connections, HOME Coalition, Northlake Homeless Coalition, LA BOSCO y Central LA) para determinar objetivos para abordar la falta de vivienda en Luisiana. A través de esfuerzos colaborativos se identifican fuentes de financiamiento y se alinean los recursos.

Tabla 3 - Otros esfuerzos de planificación local/regional/federal

Participación AP-12 - 91.115, 91.300(c)

1. Resumen del proceso de participación ciudadana/Esfuerzos realizados para ampliar la participación ciudadana
Resumir el proceso de participación ciudadana y cómo afectó el establecimiento de objetivos.

El Estado celebró una audiencia pública el 2 de junio de 2022 con el fin de obtener opiniones sobre el desarrollo comunitario y las necesidades de vivienda en todo el estado. Se publicó un aviso de la audiencia en la edición del 22 de mayo de 2022 de The Advocate. Se pudieron enviar comentarios hasta el 17 de junio de 2022, pero no se recibió ninguno. Después de la audiencia pública y el período de comentarios, se redactó el Plan de Acción Anual Consolidado propuesto para el año fiscal 2023. En The Advocate se publicó un aviso sobre la disponibilidad del plan propuesto. Se envió un memorando anunciando la disponibilidad del plan propuesto a los interesados en los programas. Se podrían revisar copias del plan propuesto en las oficinas de cualquiera de las tres agencias estatales involucradas. El plan propuesto también ha estado disponible para verlo y copiarlo en Internet.

Divulgación de Participación Ciudadana

Clasificar Orden	Modo de Superar a	Objetivo de Superar a	Resumen de respuesta/en tendencia	Resumen de comentarios recibió	Resumen de comentarios no aceptados y motivos	URL (si corresponde)
1	Periódico anuncio	No-objetivo/b camino acciones y	No comentarios eran recibido como un resultado de el periódico anunciarme	No comentarios eran recibido como un resultado de el periódico anuncio ent.	No aplicable	

Clasificar Orden	Modo de Superar a	Objetivo de Superar a	Resumen de respuesta/en tendencia	Resumen de comentarios recibió	Resumen de comentarios no aceptado y razones	URL (si corresponde)
2	Público Audiencia	No- objetivo/b camino acciones y	No asistentes	No comentarios eran recibido como un resultado de el periódico anuncio ent.	No aplicable	
3	Memorable mientras	No- objetivo/b camino acciones y	No asistentes	No comentarios eran recibido como un resultado de el periódico anuncio ent.	No aplicable	

Clasificar Orden	Modo de Superar a	Objetivo de Superar a	Resumen de respuesta/en tendencia	Resumen de comentarios recibió	Resumen de comentarios no aceptado y razones	URL (si corresponde)
4	Internet Superar a	No-objetivo/b camino acciones y	No asistentes	No comentarios eran recibido como un resultado de el periódico anuncio ent.	No aplicable	https://www.facebook.com/search/top?q=louisiana%20office%20de%20comunidad%20desarrollo%20-%20local...

Tabla 4 – Divulgación de la participación ciudadana

Recursos esperados

AP-15 Recursos esperados – 91.320(c)(1,2)

Introducción

Las asignaciones de fondos para el año fiscal 2023 para cada área del programa son las siguientes: Programa de subvenciones en bloque para el desarrollo comunitario (CDBG) \$22 759 065, Programa de asociaciones de inversión HOME: \$8 901 548, Programa de subvenciones para soluciones de emergencia (ESG): \$2 602 053 y Oportunidades de vivienda para personas con SIDA (HOPWA) Programa: \$3,526,968. Las principales necesidades del Estado que son abordadas por estos programas financiados por HUD son infraestructura, vivienda y asistencia de alquiler para inquilinos. La mayoría de los fondos CDBG se destinan a infraestructura y otros servicios comunitarios.

necesidades de desarrollo. El enfoque principal de los otros programas está en el área de vivienda.

Recursos previstos

Programa Fuente	Fuente de Fondos	Usos de los fondos	Cantidad esperada disponible año 1				Esperado Cantidad Disponible Resto de ConPlan \$	Descripción narrativa
			Anual Asignación: \$	Programa Ingresos: \$	Año anterior Recursos: \$	Total: \$		
público CDEG -	federal	Adquisición Administrador y Planificación Económico Desarrollo Alojamiento Público Mejoras Servicios Públicos	22.759.065 678	.596 5.250.176	28.687.837 22	759.065	<p>Estos fondos se asignarán a la Programa de Consolidación de la Gestión Sostenible del Agua, Desarrollo Económico y Programa de Instalaciones Públicas. Los proyectos de mejora de calles son la prioridad para el año fiscal 2023 bajo el Programa de Instalaciones Públicas.</p> <p>Se transferirán \$653,600 en ingresos del programa desde Recuperación ante Desastres. Los fondos se destinarán a construcción de un centro comunitario en Roseland.</p>	

Programa	Fuente de Fondos	Usos de los fondos	Cantidad esperada disponible año 1				Esperado Cantidad Disponible Resto de ConPlan \$	Descripción narrativa
			Anual Asignación: \$	Programa Ingresos: \$	Año anterior Recursos: \$	Total: \$		
INICIO público -	federal	Adquisición Comprador de vivienda asistencia Dueño de casa rehabilitación Alquiler multifamiliar nuevo construcción Multifamiliar rehabilitación de alquiler Nuevo construcción para propiedad TBRA	11.118.104	2.837.287	0	13.955.391	13.500.000	Los fondos de HOME se pueden asignar según el uso de los fondos y se pueden combinar o aprovechar con otras fuentes de fondos para hacer viviendas más asequibles para los hogares de bajos ingresos. Los fondos no utilizados de actividades completadas pueden asignarse a otras prioridades elegibles.

Programa	Fuente de Fondos	Usos de los fondos	Cantidad esperada disponible año 1				Esperado Cantidad Disponible Resto de ConPlan \$	Descripción narrativa
			Anual Asignación: \$	Programa Ingresos: \$	Año anterior Recursos: \$	Total: \$		
público HOPWA -	federal	Permanente vivienda en instalaciones Permanente colocación de vivienda Corto plazo o transicional instalaciones de vivienda EMPINADO De apoyo servicios TBRA	3.526.968	0	0	3.526.968	7.000.000	Se asignarán fondos HOPWA de acuerdo con el uso elegible de los fondos para aumentar la disponibilidad y accesibilidad de opciones de vivienda apropiadas y asequibles para las personas que viven con el VIH con el fin de prevenir la falta de vivienda y promover la estabilidad de la vivienda. Los fondos no utilizados se pueden asignar a otras prioridades elegibles determinadas mediante una evaluación de necesidades.

Programa	Fuente de Fondos	Usos de los fondos	Cantidad esperada disponible año 1				Esperado Cantidad Disponible Resto de ConPlan\$	Descripción narrativa
			Anual Asignación: \$	Programa Ingresos: \$	Año anterior Recursos: \$	Total: \$		
ASG	público - federal	Conversión y rehabilitación para transicional alojamiento Financiero Asistencia Durante la noche refugio Realojamiento rápido (ayuda de alquiler) Alquiler Asistencia Servicios Transicional alojamiento	2.602.053	0	0	2.602.053 2.602.053	Los fondos ESG se asignarán en todo el estado de acuerdo con las pautas locales, estatales y federales.	

Programa	Fuente de Fondos	Usos de los fondos	Cantidad esperada disponible año 1				Esperado Cantidad Disponible Resto de ConPlan \$	Descripción narrativa
			Anual Asignación: \$	Programa Ingresos: \$	Año anterior Recursos: \$	Total: \$		
htf	público - federal	Adquisición Administrador y Planificación Comprador de vivienda asistencia Alquiler multifamiliar nuevo construcción Multifamiliar rehabilitación de alquiler Nuevo construcción para propiedad	3.000.000	0	0	3.000.000	3.000.000	El monto mínimo de financiación es de \$3.000.000 anuales. Estos fondos pueden asignarse según el uso de los fondos y pueden combinarse o aprovecharse con otras fuentes de fondos para hacer que la vivienda sea más asequible para personas de bajos ingresos. hogares. Los fondos no utilizados de actividades completadas pueden asignarse a otras prioridades elegibles.

Tabla 5 - Recursos esperados - Tabla de prioridades

Explique cómo los fondos federales aprovecharán esos recursos adicionales (fondos privados, estatales y locales), incluida una descripción de cómo se cumplirán los requisitos de contrapartida.

CDBG: Si bien no se requiere una contrapartida para LCDBG, los fondos disponibles a través de LCDBG se aprovechan con otros fondos del gobierno federal, estatal y local. Los fondos adicionales se utilizan principalmente para la administración y planificación de proyectos, adquisición de propiedades y una parte del proyecto. costos de construcción.

ESG: La Corporación de Vivienda de Luisiana exige que todos los programas financiados por ESG aseguren fondos de contrapartida en un monto al menos igual al monto de su subvención ESGP. Todos los programas deben compilar y documentar los requisitos de coincidencia según las regulaciones de HUD 24 CFR 85.24.

HOME: Los fondos disponibles a través del Programa HOME generalmente se aprovechan con recursos de prestamistas comerciales, cooperativas u otros prestamistas privados para hacer que las viviendas sean más asequibles para los hogares de bajos ingresos. Específicamente, la Corporación de Vivienda de Luisiana puede aprovechar los fondos HOME con los fondos de climatización del Departamento de Energía, bonos de ingresos hipotecarios, fondos fiduciarios nacionales de vivienda y créditos fiscales para viviendas de bajos ingresos. Otros recursos a través de la Oficina de Servicios para la Mujer del Gobernador y organizaciones privadas sin fines de lucro deberían aprovechar recursos adicionales para apoyar la integración de servicios de apoyo. El Estado apoyará las solicitudes de financiación de cualquier otra entidad que ayude en la prestación de vivienda y servicios de apoyo a la vivienda. La Corporación de Vivienda de Luisiana cumplirá con el requisito del Programa HOME de una contribución equivalente en relación con el monto retirado de los fondos del Programa HOME a través de las siguientes fuentes:

- Efectivo o equivalentes de efectivo de una fuente no federal;
- Valor de los impuestos, tarifas o cargos exentos asociados con proyectos HOME;
- El valor actual de las reducciones de intereses de préstamos con tasas inferiores a las del mercado, cuando un proyecto también recibe asistencia HOME;
- Fondos de ingresos generales del estado que se contribuyen a proyectos de vivienda asistidos con fondos de HOME y cumplen con la asequibilidad de HOME. requisitos;
- Valor de los terrenos y bienes inmuebles donados;
- Costo de mejoras de infraestructura asociadas con proyectos HOME;
- Un porcentaje de los ingresos de los bonos de vivienda unifamiliar o multifamiliar emitidos por el estado, la instrumentalidad estatal o el gobierno local;
- Valor de los materiales, equipos, mano de obra y servicios profesionales donados;
- Equidad en el trabajo;
- Costos directos de los servicios de apoyo a los residentes de los proyectos HOME;
- Costo directo del asesoramiento para compradores de vivienda para familias que compran viviendas con asistencia HOME; y
- Cualquier otra contribución equivalente según lo especificado en 24 CFR 92.220.

Además, el Estado continuará trasladando el exceso de crédito de contrapartida al próximo año fiscal federal.

Fondo Fiduciario Nacional de Vivienda (NHTF): El NHTF puede aprovecharse con recursos de prestamistas comerciales, cooperativas y otros prestamistas privados, fondos HOME, bonos de ingresos hipotecarios y créditos fiscales para viviendas de bajos ingresos. Otros recursos a través del Departamento de Servicios para Niños y Familias, el Departamento de Salud y Hospitales y organizaciones privadas sin fines de lucro deberían aprovechar recursos adicionales para apoyar la integración de servicios de apoyo. El Estado apoyará las solicitudes de financiación de cualquier otra entidad que ayude en la prestación de vivienda y servicios de apoyo a la vivienda.

El estatuto no establece un requisito de coincidencia para la NHTF. El estatuto incluye como factor prioritario que los estados y los subbeneficiarios deben considerar en qué medida un proyecto utilizará fondos no federales al asignar dólares del NHTF.

Si corresponde, describa los terrenos o propiedades de propiedad pública ubicados dentro de la jurisdicción que pueden usarse para abordar las necesidades identificadas en el plan.

Debido a la pandemia de COVID 19 en 2021, la Corporación de Vivienda de Luisiana (LHC) canceló la Conferencia de Vivienda de Conexiones Comunitarias de 2021 que se celebra anualmente en el mes de abril. Sin embargo, la conferencia "Conexiones comunitarias" del LHC celebrada en abril de 2019 reunió a profesionales de la vivienda de todo el estado para discutir diversos temas relacionados con la provisión de viviendas asequibles. El estado prevé continuar sus esfuerzos para involucrar a todas las partes interesadas con respecto a terrenos o propiedades de propiedad pública ubicados dentro del estado. El Estado se compromete a ayudar a los gobiernos locales a devolver al mercado las propiedades adquiridas a través de los procesos de adjudicación como viviendas asequibles cuando se determine que son factibles y viables.

Metas y objetivos anuales AP-20

Metas y objetivos anuales – 91.320(c)(3)&(e)

Información resumida de objetivos

Clasificar Orden	Nombre del objetivo	Comenzar Año	Fin Año	Categoría	Geográfico Área	Necesidades atendidas	Fondos	Indicador de resultado de objetivos
1	Asistencia de alquiler	2020	2024	Asequible Alojamiento Sin hogar No sin hogar Necesidades especiales	Estado de HOPWA de Luisiana HOME-Estado de Luisiana Nacional Fideicomiso de Vivienda Fondo - Estado de Luisiana	Asequible Alojamiento Desarrollo Dueño de casa Alojamiento Rehabilitación Comprador de vivienda Asistencia Sin hogar Prevención y Realojamiento rápido Asistencia de alquiler demostrado Necesidades	MIEDO: \$2,186,720 HOGAR: \$12,003,946 HTF: \$2,700,000	Actividades de servicio público que no sea bajo/moderado Beneficio de vivienda de ingresos: 160 Personas asistidas Unidades de alquiler construidas: 50 Unidad de vivienda familiar Unidades de alquiler rehabilitadas: 0 Unidad de vivienda familiar Vivienda para propietarios agregada: 39 Unidad de Vivienda Familiar Vivienda para propietarios Rehabilitados: 25 Hogares Unidad de Vivienda Asistencia financiera directa a compradores de vivienda: 50 Hogares asistidos Alquiler basado en inquilinos asistencia / Rapida Realojamiento: 900 hogares asistido Prevención de la falta de vivienda: 250 personas asistidas Vivienda para VIH/SIDA Operaciones: 18 Hogar Unidad de Vivienda

Clasificar Orden	Nombre del objetivo	Comenzar Año	Fin Año	Categoría	Geográfico Área	Necesidades atendidas	Fondos	Indicador de resultado de objetivos
2	Planificación	2020	2024	No Vivienda Comunidad Desarrollo	CDBG-Estado de Luisiana Estado de HOPWA de Luisiana HOME-Estado de Luisiana Nacional Fideicomiso de Vivienda Fondo - Estado de Luisiana	Asequible Alojamiento Desarrollo Dueño de casa Alojamiento Rehabilitación Comprador de vivienda Asistencia Asistencia de alquiler Planificación	HOGAR: \$1,395,539 HTF: \$300,000 CDBG: \$120,000	Vivienda para personas con VIH/SIDA agregado: 3 Unidad de vivienda familiar
3	Instalaciones Públicas-Nuevas Infraestructura	2020	2024	No Vivienda Comunidad Desarrollo	CDBG-Estado de Luisiana	Instalaciones públicas Infraestructura Proyectos	CDBG: \$3.000.000	Instalación pública o Actividades de infraestructura que no sea bajo/moderado Beneficio de vivienda de ingresos: 6000 personas
4	PF - Existente Infraestructura/Servicio Conexiones	2020	2024	No personas sin hogar Necesidades especiales No Vivienda Comunidad Desarrollo	CDBG-Estado de Luisiana	Instalaciones públicas Infraestructura Proyectos	CDBG: \$16,856,293	Instalación pública o Actividades de infraestructura que no sea bajo/moderado Beneficio de vivienda de ingresos: 50000 personas
5	ED - Nuevos Negocios	2020	2024	No Vivienda Comunidad Desarrollo	CDBG-Estado de Luisiana	Económico Desarrollo	\$666,667 Empleos	Empleos creados/retenidos: 100 Empleos Empresas asistidas: 5
6	ED - Gobierno local Préstamo a empresas	2020	2024	No Vivienda Comunidad Desarrollo	CDBG-Estado de Luisiana	Económico Desarrollo	\$666,666 Empleos	Empleos creados/retenidos: 100 Empleos Empresas asistidas: 5

Clasificar Orden	Nombre del objetivo	Comenzar Año	Fin Año	Categoría	Geográfico Área	Necesidades atendidas	Fondos	Indicador de resultado de objetivos
7	ED - Negocio existente	2020	2024	Vivienda Comunidad Desarrollo	CDBG-Estado de Luisiana	Económico Desarrollo	\$666,667	Empleos creados/retenidos: 100 Empleos Empresas asistidas: 5
8	Vivienda asequible Desarrollo	2020	2024	Asequible Alojamiento	Estado de HOPWA de Luisiana	Asequible Alojamiento Desarrollo	MIEDO: \$423,236	Vivienda para personas con VIH/SIDA agregado: 15 Unidad de vivienda familiar
9	Prevención de personas sin hogar y realojamiento rápido	2020	2024	Sin hogar No sin hogar Necesidades especiales	Estado de HOPWA de Luisiana ESG-Estado de Luisiana	Sin hogar Prevención y Realojamiento rápido	MIEDO: \$811,202 ESG: \$584,040	Prevención de la falta de vivienda: 2400 personas asistidas
10	Alcance en la calle	2020	2024	Sin hogar	ESG-Estado de Luisiana	Calle sin hogar Superar a	ESG: \$117,330	Otro: 15000 Otro
11	Refugios para personas sin hogar	2020	2024	Sin hogar	ESG-Estado de Luisiana	Sin hogar Refugios	ESG: \$1,124,965	Persona sin hogar durante la noche Refugio: 10000 personas asistido
12	Informes HMIS	2020	2024	Sin hogar	ESG-Estado de Luisiana		ESG: \$100,000	Otro: 3000 Otro

Tabla 6 – Resumen de objetivos

Descripciones de objetivos

1	Nombre del objetivo Asistencia de alquiler	
	Meta	Asistencia de vivienda HOPWA: La provisión de asistencia de alquiler basada en inquilinos (TRBA), servicios de colocación de vivienda permanente
	Descripción	(PHP) y asistencia de asistencia de vivienda basada en instalaciones (FBHA) a personas de bajos ingresos que viven con VIH y que residen en parroquias fuera de Nueva Orleans y Baton Rouge. MSA. HOME: La Asistencia de alquiler basada en inquilinos (TBRA, por sus siglas en inglés) es un elemento esencial del plan consolidado del estado. Durante el año del programa del año fiscal 2023, se anticipa que treinta (30) hogares recibirán asistencia junto con los esfuerzos de asistencia para el alquiler basado en inquilinos/reubicación rápida.
2	Planificación del nombre del objetivo	
	Meta	La identificación de recursos de HOPWA es amplia y flexible. La Identificación de Recursos (RI) implica la planificación y actividades relacionadas de
	Descripción	desarrollo de capacidades a nivel de sistemas para desarrollar y mejorar los recursos de vivienda comunitaria para personas que viven con el VIH.
3	Nombre del objetivo Instalaciones públicas-Nueva infraestructura	
	Meta	CDBG ha priorizado los proyectos de mejora de calles bajo el Programa de Instalaciones Públicas. Además, los ingresos del programa recibidos de los
	Descripción	fondos de recuperación de desastres se reprogramarán como fondos regulares y se utilizarán para construir un centro comunitario en Roseland, LA.
4	Nombre del objetivo PF - Conexiones de infraestructura/servicio existentes	
	Meta	CDBG ha priorizado los proyectos de mejora de calles bajo el Programa de Instalaciones Públicas.
	Descripción	
5	Nombre del objetivo ED - Nuevos negocios	
	Meta	
	Descripción	
6	Nombre del objetivo ED - Préstamo del gobierno local para empresas	
	Meta	
	Descripción	

7	Nombre del objetivo	ED - Negocio existente
	Meta	
	Descripción	
	Nombre del objetivo	Desarrollo de viviendas asequibles
8	Meta	
	Descripción	
9	Nombre del objetivo	Prevención de personas sin hogar y realojamiento rápido
	Meta	
	Descripción	
	Nombre del objetivo	Alcance en la calle
10	Meta	
	Descripción	
11	Nombre del objetivo	Refugios para personas sin hogar
	Meta	
	Descripción	
	Nombre del objetivo	Informes HMIS
12	Meta	
	Descripción	

Prioridades de asignación AP-25 – 91.320(d)

Introducción:

Las principales necesidades del Estado que abordan estos programas financiados por HUD son infraestructura y vivienda.

Prioridades de asignación de fondos

	Alquiler Asistir ance (%)	Plan de (%)	Público Facilite es- Nuevo Infraestructura estructura (%)	FP - Existente Infraestructura ura/servicio y conexión ns (%)	ED - Nuevo Negocio (%)	Departamento de Educación - Local Préstamo gubernamental a Empresas (%)	ED - Existente Negocio (%)	Asequible Alojamiento desarrollarme nuevo (%)	Sin hogar Prevención norte y Rápido Rehousin gramos (%)	Calle t Además pero (%)	Sin hogar Refugios (%)	HMIS Informe cosas (%)	Total (%)
CDBG	0	1	20	70	3	3	3	0	0	0	0	0	100
HOGAR	90	10	0	0	0	0	0	0	0	0	0	0	100
HOW A	64	0	0	0	0	0	0	12	24	0	0	0	100
ASG	0	0	0	0	0	0	0	0	35	5	40	20	100
htf	90	10	0	0	0	0	0	0	0	0	0	0	100

Tabla 7 – Prioridades de asignación de fondos

Motivo de las prioridades de asignación

Fórmula estatal HOPWA: Para promover la estabilidad de la vivienda y prevenir la falta de vivienda de personas de bajos ingresos que viven con VIH, el Programa de ETS/VIH/Hepatitis ha asignado todos los recursos del programa a Asistencia de alquiler basada en inquilinos (TBRA), alquiler/hipoteca/ alquiler a corto plazo. Asistencia de servicios públicos (STRMU), asistencia y desarrollo de viviendas basadas en instalaciones (FBHSA), servicios de colocación de viviendas permanentes (PHP) para ubicar a los clientes elegibles en viviendas de alquiler apropiadas y asequibles e identificación de recursos (RI) para desarrollar la capacidad de acceso adicional a viviendas de alquiler. .

Para determinar las necesidades de desarrollo comunitario no relacionadas con la vivienda de las unidades sin derechos del gobierno local general, el Estado

lleva a cabo una evaluación de necesidades en forma de encuesta. Los formularios de la encuesta se distribuyen por correo postal, correo electrónico y en persona a los gobiernos locales elegibles para recibir financiación del programa CDBG. En la Encuesta LCDBG del Estado, se pidió a los encuestados que identificaran las prioridades de sus jurisdicciones con respecto a las siguientes actividades específicas: tratamiento de alcantarillado, recolección de alcantarillado, agua potable, calles/drenaje, agua para protección contra incendios, gas natural, drenaje, parques, puentes, y residuos sólidos. Específicamente para el programa SWMC, la participación continua de la OCD con el Comité de Infraestructura de Agua Rural del Estado ha indicado una necesidad clara de consolidar los sistemas de agua en las comunidades rurales donde los gobiernos locales a menudo luchan por producir los recursos financieros y el capital humano necesarios para operar y mantener adecuadamente la sostenibilidad. , sistemas de agua estables. A través de la encuesta y la realización de sesiones de escucha en todo el estado, se ha determinado que las instalaciones públicas tienen mayor prioridad que los servicios públicos. Debido al aumento de fondos para los sistemas de agua y alcantarillado en todo el estado, el programa LCDBG se centró únicamente en proyectos de mejora de calles para el año fiscal 2023. La OCD continuará reevaluando las prioridades y necesidades de los gobiernos locales a través de su Encuesta LCDBG bienal.

HOME y Fondos Fiduciarios Nacionales de Vivienda: La Corporación de Vivienda de Luisiana (LHC) llevó a cabo una evaluación de las necesidades de vivienda en todo el estado a través de un acuerdo de esfuerzo cooperativo con el Instituto de Administración Pública de la Universidad Estatal de Luisiana. La evaluación de necesidades de vivienda se puede ver en: <https://www.lhc.la.gov/2019-louisiana-housing-needs-assessment>. La evaluación y los comentarios de las audiencias públicas con respecto al uso planificado de los fondos HOME y NHTF se utilizan para ayudar al estado en la priorización de la distribución de los fondos HOME y NHTF entre las actividades elegibles del programa. Se prevé que el 10% de la asignación de HOME y NHTF se utilizará para fines administrativos. Además, el 5% de la asignación anual estatal se puede utilizar para brindar asistencia operativa a organizaciones de desarrollo de viviendas comunitarias designadas por el estado elegibles.

ESGP- El Estado continúa brindando fondos a programas para personas sin hogar en todo el estado. En un esfuerzo por reducir la falta de vivienda en todo el estado, la prioridad del estado es realojar rápidamente a las personas y familias sin hogar y reducir la cantidad de tiempo que un individuo o una familia permanece sin hogar. Los fondos se utilizan para apoyar refugios para personas sin hogar en un esfuerzo por albergar de inmediato a personas, familias y familias que literalmente se encuentran sin hogar.

¿Cómo abordará la distribución propuesta de fondos las necesidades prioritarias y los objetivos específicos descritos en el Estado Consolidado?

¿Plan?

Fórmula estatal HOPWA: Todos los recursos de este premio se destinarán a 1) disminuir la cantidad de personas que viven con VIH y sus familias sin hogar, 2) aumentar la cantidad de unidades asequibles y 3) aumentar la cantidad de unidades de vivienda asequibles para personas especiales. necesita poblaciones.

Los fondos estatales de la Fórmula HOPWA continuarán apoyando los costos operativos de las instalaciones de vida grupal dedicadas a personas que viven con el VIH.

que no pueden vivir de forma independiente o vivir solos, o simplemente preferirían un mayor apoyo social e interacción con los demás. Se otorgarán premios anuales a organizaciones comunitarias por sus esfuerzos de identificación de recursos para ayudar a su personal a desarrollar o aumentar los acuerdos de alquiler con los propietarios e identificar viviendas recientemente disponibles que sean asequibles y apropiadas para sus clientes. Estos patrocinadores de proyectos comunitarios también recibirán fondos para asistencia de alquiler a corto plazo, servicios públicos e hipotecas (STRMU) para evitar el desalojo y/o la falta de servicios públicos esenciales y asistencia de alquiler basada en inquilinos (TBRA) para ayudar a mantener la estabilidad de la vivienda y al mismo tiempo apoyar la elección del cliente y independencia.

Además, los recursos de la Fórmula Estatal HOPWA se dedicarán a los Servicios de Colocación de Vivienda Permanente (PHP) para ayudar a las personas de bajos ingresos que viven con el VIH a realizar depósitos para los servicios públicos esenciales y/o el alquiler del primer o último mes para aumentar la vida independiente en unidades apropiadas. para las necesidades de los clientes. También se pueden considerar para financiación otras necesidades de servicios indicadas por los datos de la evaluación de necesidades, como servicios de apoyo adicionales y opciones de arrendamiento principal.

Fondos Fiduciarios de Vivienda Nacional y HOME: La distribución propuesta de fondos HOME y NHTF aborda las necesidades de vivienda asequible del estado como se identifica en las secciones de Evaluación de Necesidades de Vivienda y Análisis de Mercado del Plan Consolidado. Los fondos HOME y NHTF se distribuyen equitativamente a través de un método de solicitud de financiamiento competitivo y no competitivo para abordar la prioridad de las necesidades identificadas en el Plan Consolidado que están respaldadas por una evaluación de las demandas del mercado vecinal durante el proceso de solicitud. El objetivo es la producción y preservación de viviendas dignas y asequibles. Los objetivos específicos son los siguientes:

- Aumentar el número de unidades de vivienda asequibles,
- Aumentar el número de unidades asequibles para poblaciones con necesidades especiales,
- Disminuir el número de personas y familias sin hogar,
- Disminuir el número de unidades ocupadas por propietarios con problemas de vivienda y
- Crear comunidades competitivas y sostenibles

AP-30 Métodos de distribución – 91.320(d)&(k)

Introducción:

El Plan de Acción Anual de CPS para el año fiscal 2023 del estado de Luisiana incluye una descripción separada del método de distribución para los programas de HUD administrados por tres agencias estatales. Estos métodos de distribución se describen a continuación.

Métodos de distribución

Tabla 8 - Métodos de distribución por programa estatal

1	Nombre del programa estatal:	Programa de subvenciones en bloque para el desarrollo comunitario
	Fuentes de financiación:	CDBG
	Describir el programa estatal abordado por el Método de Distribución.	<p>El Programa de Subvenciones en Bloque para el Desarrollo Comunitario del Estado de Luisiana está diseñado para prestar servicios a todas las áreas sin derecho a prestaciones en todo el estado. El programa es administrado por la Oficina de Desarrollo Comunitario de la División de Administración.</p> <p>La mayor parte de la asignación del Estado se distribuye a pequeñas unidades de gobierno local (pueblos, pueblos y ciudades) y parroquias rurales para proyectos de infraestructura pública y otras necesidades de desarrollo comunitario identificadas por el Estado. La distribución de la mayoría de los fondos se basa en un proceso competitivo en el que algunos fondos se distribuyen según sea necesario para proyectos de naturaleza de emergencia y otros fondos se distribuyen para comunidades que pueden realizar un proyecto utilizando métodos de autoayuda.</p>

<p>Describa todos los criterios que utilizarse para seleccionar aplicaciones y la importancia relativa de estas. criterios.</p>	<p>Instalaciones públicas: las solicitudes se califican en una escala de puntos. Los criterios incluyen: 1) Beneficio para personas de ingresos bajos a moderados: 100 puntos; 2) Pérdida de población: 5 puntos; 3) Rentabilidad: 10 puntos; 4) Severidad del Proyecto - 25 puntos; 5) Costos de ingeniería pagados con fondos no CDBG – 2 puntos; 6) Costos administrativos y previos al acuerdo pagados con fondos no CDBG – 2 puntos; 7) Integridad de la solicitud (2 puntos en total), de la siguiente manera: a) Todos los formularios de solicitud y los documentos/información requeridos incluidos en la solicitud: 1 punto; b) No se necesitan revisiones de la solicitud: 1 punto.</p>
<p>Si solo se describieran criterios resumidos, ¿cómo pueden los solicitantes potenciales acceder a la solicitud? manuales u otros</p> <p>¿Publicaciones estatales que describen los criterios de solicitud? (solo CDBG)</p>	<p>Instalaciones públicas: los solicitantes potenciales pueden acceder al paquete de solicitud para el año fiscal 2023 y al documento del método de distribución del año fiscal 2023 en el sitio web de la Oficina de Desarrollo Comunitario en https://www.doa.la.gov/doa/ocd-lga/lcdbg-programs/?id=1462 El paquete de solicitud y el documento de Método de distribución también se pueden obtener en la ubicación física de la oficina en 1201 N. 3rd Street, Claiborne Building, Suite 3-150, Baton Rouge, LA, 70802, o se puede solicitar una copia llamando a correo de la Oficina de Desarrollo Comunitario, PO Box 94095, Baton Rouge, LA, 70804-9095. Además, se puede enviar un correo electrónico solicitando el paquete a heather.paul@la.gov.</p>
<p>Describir el proceso para otorgar fondos a destinatarios estatales y cómo el estado hará su asignación disponible</p> <p>a unidades de gobierno local general y organizaciones sin fines de lucro, incluidas comunidades y organizaciones religiosas.</p> <p>organizaciones. (solo ESG)</p>	

<p>Identificar el método para seleccionar patrocinadores de proyectos (incluido proporcionar acceso total a las organizaciones de base). basados en la fe y otros organizaciones comunitarias). (solo HOPWA)</p>	
<p>Describe cómo serán los recursos asignados entre categorías de financiación.</p>	<p>Los fondos CDBG se asignarán de la siguiente manera: Desarrollo económico: se asignarán \$2,000,000 para proyectos que ayuden a las unidades locales de gobierno en la creación y/o retención de empleos y/o negocios dentro de sus jurisdicciones. Consolidación de la Gestión Sostenible del Agua (SWMC) - Se asignarán \$120,000 a un programa de subvenciones de planificación para proporcionar a los gobiernos locales financiación para desarrollar proyectos de agua viables y financiados que consistan en la consolidación de sistemas de agua y alcantarillado municipales/sin fines de lucro. Instalaciones públicas: los fondos restantes de la subvención disponibles de la asignación anual se utilizarán para proyectos de instalaciones públicas.</p>

<p>Describir los factores umbral y límites al tamaño de la subvención.</p>	<p>Instalaciones públicas: El Estado ha establecido un límite de financiación de \$800,000 para subvenciones de calles. Para los municipios con una población de más de 12,000 habitantes y parroquias que tienen una población no incorporada de más de 25,000 habitantes, el Estado ha establecido un límite de financiamiento de \$1,600,000 para subvenciones de calles. Los requisitos mínimos son: a. Las unidades del gobierno local general no serán elegibles para recibir financiamiento para una subvención para instalaciones públicas a menos que los programas LCDBG anteriores otorgados por el Estado antes del año fiscal 2018 hayan sido cerrados condicionalmente. b. Los hallazgos de auditoría y monitoreo realizados por el Estado o HUD han sido aprobados. do. Todos los informes, documentos y/o datos solicitados han sido presentados dentro de los plazos establecidos por el Estado. Consulte también la sección Criterios para la desaprobación de una solicitud a continuación. d. Se han reembolsado todos los fondos adeudados a HUD o al Estado o se ha llegado a un acuerdo satisfactorio para el pago de la deuda y los pagos están al día. mi. La unidad de gobierno local general no puede estar en la lista de comunidades sancionadas que mantiene la Oficina de Desarrollo Comunitario.</p> <p>Desarrollo Económico: Nuevos negocios \$700,000 y Negocios existentes \$1,100,000</p> <p>SWMC: Un límite de subvención individual de \$40,000.</p>
<p>¿Cuáles son las medidas de resultado esperado como resultado del método de distribución?</p>	<p>Las medidas de resultado esperadas de CDBG incluyen:</p> <p>Mejorar la infraestructura pública existente: ayudar a los gobiernos locales a proporcionar entornos de vida adecuados haciendo que los sistemas de calles sean sostenibles.</p> <p>Nueva infraestructura pública: ayudar a los gobiernos locales a crear entornos de vida adecuados poniendo a disposición nuevos sistemas de calles.</p> <p>Consolidación de la gestión sostenible del agua: ayudar a los gobiernos locales a planificar la consolidación de sistemas de agua y alcantarillado para crear sistemas que sean sostenibles, financieramente solventes y estables.</p> <p>Desarrollo económico: ayudar a las unidades locales de gobierno en la creación y/o retención de empleos y/o negocios dentro de sus jurisdicciones.</p>

2	Nombre del programa estatal:	Programa ESG del estado de Luisiana
	Fuentes de financiación:	ASG
	Describir el programa estatal abordado por el Método de Distribución.	<p>El LHC continuará utilizando la fórmula de asignación geográfica en la distribución de los fondos ESG del estado, para garantizar que a cada región del estado se le asigne un mínimo específico de asistencia de subvención ESG estatal para proyectos ESGP elegibles. Las cifras de población descritas en el censo de 2020 se utilizarán para la financiación de 2023. Con base en estudios nacionales y estatales que vinculan la falta de vivienda con las condiciones de pobreza, las asignaciones regionales de ESG se formulan en función de factores para las poblaciones de pobreza (ingresos muy bajos) en las parroquias de cada región según datos de la Oficina del Censo de EE. UU. Dentro de cada región, la distribución de subvenciones se llevará a cabo mediante un proceso competitivo de concesión de subvenciones descrito anteriormente.</p>
	Describa todos los criterios que utilizarse para seleccionar aplicaciones y la importancia relativa de estas. criterios.	<ul style="list-style-type: none"> • Capacidad organizacional • Narrativa de la propuesta de proyecto • Acercarse • Medición del desempeño • Justificación del presupuesto

<p>Si solo se describieran criterios resumidos, ¿cómo pueden los solicitantes potenciales acceder a la solicitud? manuales u otros</p> <p>¿Publicaciones estatales que describen los criterios de solicitud? (solo CDBG)</p>	
<p>Describir el proceso para otorgar fondos a los destinatarios estatales y cómo el estado realizará su asignación. disponible</p> <p>a unidades de gobierno local general y organizaciones sin fines de lucro, incluidas comunidades y organizaciones religiosas. organizaciones. (solo ESG)</p>	<p>El LHC continuará utilizando la fórmula de asignación geográfica en la distribución de los fondos ESG del estado, para garantizar que a cada región del estado se le asigne un mínimo específico de asistencia de subvención ESG estatal para proyectos ESFP elegibles. Las cifras de población del censo de 2020 se utilizarán para la financiación de 2022. Con base en estudios nacionales y estatales que vinculan la falta de vivienda con las condiciones de pobreza, las asignaciones regionales de ESG se formulan en función de factores para las poblaciones de pobreza (ingresos muy bajos) en las parroquias de cada región según datos de la Oficina del Censo de EE. UU. Dentro de cada región, la distribución de subvenciones se llevará a cabo mediante un proceso competitivo de concesión de subvenciones descrito anteriormente. Se anima a todos los posibles solicitantes a enviar una solicitud.</p>
<p>Identificar el método para seleccionar patrocinadores de proyectos (incluido proporcionar acceso total a organizaciones de base religiosas y de otro tipo). organizaciones comunitarias). (solo HOPWA)</p>	

<p>Describe cómo serán los recursos asignados entre categorías de financiación.</p>	<p>Los fondos ESG se pueden utilizar para seis componentes del programa:</p> <ul style="list-style-type: none"> • Alcance en las calles • Refugio de emergencia • Prevención de la falta de vivienda • Asistencia rápida para realojamiento • Sistema de información de gestión de personas sin hogar (HMIS) • Actividades Administrativas <p>Todos los solicitantes deben asignar al menos el 40% de su subvención a la prevención de personas sin hogar o a actividades de realojamiento rápido.</p>
<p>Describir los factores umbral y límites al tamaño de la subvención.</p>	<p>Todas las solicitudes calificadas se clasificarán según los criterios de puntuación identificados en el Aviso de disponibilidad de fondos (NOFA). Los solicitantes con la puntuación más alta recibirán un compromiso de financiación para el LHC en función de las necesidades del proyecto, hasta la cantidad de financiación disponible para ese año fiscal.</p>

	<p>¿Cuáles son las medidas de resultado? esperado como resultado del método de distribución?</p>	<p>Los resultados esperados de ESG:</p> <ul style="list-style-type: none"> • Vivienda asequible y decente • Crear entornos de vida adecuados
3	<p>Nombre del programa estatal:</p>	<p>Programa HOPWA de fórmula del estado de Luisiana</p>
	<p>Fuentes de financiación:</p>	<p>MIEDO</p>
	<p>Describir el programa estatal abordado por el Método de Distribución.</p>	<p>El estado de Luisiana recibe anualmente fondos de la Fórmula Estatal HOPWA para promover la estabilidad de la vivienda y prevenir la falta de vivienda entre las personas de bajos ingresos que viven con el VIH y que residen en parroquias fuera de las Áreas Estadísticas Metropolitanas (MSA) de Nueva Orleans y Baton Rouge. Estas dos áreas metropolitanas son ciudades calificadas y reciben un premio HOPWA anual específicamente para las parroquias que componen la MSA. El programa State Formula HOPWA es administrado por el Departamento de Salud de Luisiana (LDH), la Oficina de Salud Pública (OPH) y el Programa de ETS/VIH/Hepatitis (SHHP). La mayor parte de la asignación estatal se distribuye a pequeñas organizaciones comunitarias que brindan servicios integrales de apoyo y referencias a clientes de bajos ingresos que viven con VIH y pueden evaluar las necesidades de los clientes de forma individual. Un porcentaje menor del premio anual se dedica al apoyo operativo de hogares comunitarios existentes para personas que viven con el VIH. La distribución de la mayoría de los fondos se basa en un proceso competitivo de solicitud de propuesta (RFP, por sus siglas en inglés) y se basa en la utilización del servicio al cliente, la información reportada a través de las evaluaciones semestrales de las necesidades del cliente y una variedad de monitoreos continuos del desempeño.</p>

<p>Describa todos los criterios que utilizarse para seleccionar aplicaciones y la importancia relativa de estas. criterios.</p>	<p>La mayoría de los criterios de evaluación utilizados durante la revisión de las solicitudes recibidas como resultado del proceso de RFP de HOPWA y Ryan White han sido desarrollados por el Departamento de Salud de Luisiana (LDH) y la División de Administración (DoA). Estos se han desarrollado en base a los procedimientos comerciales requeridos, así como a las prácticas estándar de contabilidad y auditoría. El Programa de ETS/VIH/Hepatitis ha establecido criterios de evaluación adicionales que se incluyen en el instrumento de puntuación, como la historia y experiencia de la empresa, el enfoque y la metodología para brindar servicios de calidad según el alcance de trabajo descrito y la capacidad y calificaciones del personal. Estos criterios incluyen la capacidad del proponente para documentar y discutir la necesidad del consumidor de diversos servicios de vivienda en su área geográfica y los recursos que están actualmente disponibles, la capacidad del proponente para cumplir con todos los requisitos programáticos y de informes de datos federales y estatales, y la capacidad del proponente para lograr resultados de vivienda estables al final de cada año del programa para un mínimo del 80% de los clientes asistidos.</p>
<p>Si solo se describieran criterios resumidos, ¿cómo pueden los solicitantes potenciales acceder a la solicitud? manuales u otros</p> <p>¿Publicaciones estatales que describen los criterios de solicitud? (solo CDBG)</p>	

<p>Describir el proceso para otorgar fondos a destinatarios estatales y cómo el estado hará su asignación disponible</p> <p>a unidades de gobierno local general y organizaciones sin fines de lucro, incluidas comunidades y organizaciones religiosas.</p> <p>organizaciones. (solo ESG)</p>	
<p>Identificar el método para seleccionar patrocinadores de proyectos (incluido proporcionar acceso total a las organizaciones de base) basados en la fe y otros organizaciones comunitarias). (solo HOPWA)</p>	<p>Los avisos de todas las RFP publicadas por el Departamento de Salud de Luisiana, incluidas las solicitudes competitivas para financiamiento HOPWA y Ryan White Parte B, se envían a todos los proveedores en la Lista Precalificada (PQL) y se publican en los sitios web de La PAC y LDH. Un equipo de evaluación revisa cada solicitud enviada antes de la fecha límite publicada y califica la propuesta por su integridad programática y de costos. En las últimas dos décadas, todos los patrocinadores de proyectos que han sido financiados fueron organizaciones comunitarias (CBO), organizaciones de servicios para el SIDA (ASO) y/ o proveedores de viviendas comunitarias de base. Algunos de estos patrocinadores de proyectos han sido, o son actualmente, entidades/agencias religiosas.</p>
<p>Describe cómo serán los recursos asignados entre categorías de financiación.</p>	<p>Aunque algunos porcentajes pueden variar según las necesidades cambiantes de las personas que viven con el VIH y la disponibilidad de recursos complementarios en cada área geográfica de servicio, generalmente el 81% del premio anual de la Fórmula Estatal HOPWA se asigna a organizaciones comunitarias que brindan asistencia de alquiler basada en inquilinos (TBRA), asistencia para alquiler/hipoteca/servicios públicos a corto plazo (STRMU), identificación de recursos (RI) y servicios de colocación de vivienda permanente (PHPS). Las asignaciones a TBRA y STRMU normalmente constituyen la mayoría de esas asignaciones. Un 19 % adicional de la subvención anual se asigna para respaldar los costos operativos de cuatro instalaciones o unidades de apoyo de transición para personas de bajos ingresos que viven con el VIH, mientras que el 3 % se dedica al LDH para cubrir todos los costos administrativos asociados con esta subvención.</p>

	<p>Describir los factores umbral y límites al tamaño de la subvención.</p>	<p>No hay umbrales de contrato requeridos ni límites de tamaño de subvención para la Fórmula Estatal HOPWA.d</p>
	<p>¿Cuáles son las medidas de resultado? esperado como resultado del método de distribución?</p>	<p>Como mínimo, se espera que los patrocinadores del proyecto cumplan o superen la meta federal HOPWA de lograr vivienda estable al final de cada año del programa para el 80% o más de los clientes que accedieron a los servicios. Las acciones tomadas para alcanzar este objetivo deben promover la estabilidad de la vivienda y reducir la falta de vivienda entre las personas de bajos ingresos que viven con el VIH y aumentar la cantidad de personas que están conectadas a atención médica, medicamentos y otros servicios de apoyo relacionados con el VIH. servicios.</p>
4	<p>Nombre del programa estatal:</p>	<p>Programa HOME del estado de Luisiana</p>
	<p>Fuentes de financiación:</p>	<p>HOGAR</p>

Describir el programa estatal abordado por el Método de Distribución.	<p>Cada año, el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) asigna fondos del programa HOME a los gobiernos estatales, así como a las jurisdicciones locales participantes (PJ). Los gobiernos estatales pueden utilizar sus asignaciones de HOME para establecer programas y financiar actividades elegibles en todo el estado. El Programa de Vivienda del Estado de Luisiana es administrado por la Corporación de Vivienda de Luisiana (LHC). El LHC diseña varios programas de vivienda y otorga fondos a gobiernos locales (denominados receptores estatales), Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO) y organizaciones sin fines de lucro (ambas denominadas subreceptores), y a desarrolladores con fines de lucro en un período anual. base a través de un proceso de solicitud competitivo y no competitivo. El proceso de financiación no competitivo está abierto a organizaciones sin fines de lucro elegibles y organizaciones de desarrollo de viviendas comunitarias designadas por el estado. Si las adjudicaciones se realizan con mayor frecuencia se publicará un aviso. Los fondos de HOME se utilizan para proporcionar préstamos flexibles con tasas inferiores a las del mercado para proyectos que crean o preservan viviendas asequibles para hogares de bajos ingresos. Los tipos de actividades elegibles incluyen desarrollo de propiedad de vivienda, asistencia para compradores de vivienda, desarrollo de alquiler (adquisición y/o rehabilitación y nueva construcción), rehabilitación de propietarios de vivienda y asistencia para alquiler.</p>
	<p>Los fondos se distribuyen en todo el estado.</p>

<p>Describa todos los criterios que utilizarse para seleccionar aplicaciones y la importancia relativa de estas. criterios.</p>	<p>DIRECTRICES DEL PROGRAMA EN CASA/CRITERIOS DE ELEGIBILIDAD:</p> <ul style="list-style-type: none"> • Las propuestas serán evaluadas de acuerdo con los criterios de evaluación establecidos para cada tipo de proyecto; • Se dará prioridad a los proyectos ubicados en localidades que no pertenecen a HOME, CHDO proyectos y proyectos de necesidades especiales de acuerdo con la evaluación de necesidades de vivienda y análisis de mercado; • La elegibilidad de proyectos/hogares para recibir asistencia HOME varía según el tipo de actividad financiada; • Vivienda de alquiler y asistencia para el alquiler: al menos el 90% de las familias beneficiarias deben tener ingresos que no superan el 60% del ingreso medio del área (AMI) ajustado por HUD; • Proyectos de alquiler con cinco o más unidades asistidas: al menos el 20% de las unidades deben ser ocupado por familias con ingresos que no superan el 50% del AMI ajustado por HUD; • Los ingresos de los hogares que reciben asistencia de HOME no deben exceder el 80 por ciento del AMI; • HUD publica cada año los límites de ingresos de HOME. <p>Los solicitantes que tengan auditorías pendientes o hallazgos de monitoreo, hallazgos no resueltos del IRS y/o solicitantes que no cumplan con acuerdos anteriores del LHC no son elegibles para recibir financiamiento. Los solicitantes elegibles deben ser desarrolladores calificados de viviendas asequibles, incluidos CHDO certificados que realicen actividades elegibles para CHDO en todo el estado de Luisiana. Todos los fondos de HOME deben aprovechar otros tipos de fuentes de financiamiento, incluidos, entre otros, créditos fiscales para viviendas de bajos ingresos, financiamiento de bonos y otros fondos públicos y privados. Tenga en cuenta que se aplican los requisitos de cumplimiento de HOME. Otros requisitos de fuentes de financiamiento deben ser compatibles con los requisitos del programa HOME.</p>
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<p>Si solo se describieran criterios resumidos, ¿cómo pueden los solicitantes potenciales acceder a la solicitud? manuales u otros</p> <p>¿Publicaciones estatales que describen los criterios de solicitud? (solo CDBG)</p>	
<p>Describir el proceso para otorgar fondos a los destinatarios estatales y cómo el estado realizará su asignación.</p> <p>disponible</p> <p>a unidades de gobierno local general y organizaciones sin fines de lucro, incluidas comunidades y organizaciones religiosas.</p> <p>organizaciones. (solo ESG)</p>	
<p>Identificar el método para seleccionar patrocinadores de proyectos (incluido proporcionar acceso total a organizaciones de base religiosas y de otro tipo).</p> <p>organizaciones comunitarias).</p> <p>(solo HOPWA)</p>	

<p>Describe cómo serán los recursos asignados entre categorías de financiación.</p>	<p>Los recursos se asignarán de acuerdo con las prioridades de financiamiento según la evaluación de necesidades de vivienda y desarrollo comunitario, la participación ciudadana, los NOFA o RFP, las solicitudes y la disponibilidad de fondos. Los recursos de los ingresos del programa (PI) del año anterior y los fondos HOME del año fiscal 2023 se asignarán de la siguiente manera:</p> <ul style="list-style-type: none"> • Vivienda en alquiler (adquisición y/o rehabilitación o nueva construcción) - \$6,253,947; • Actividades de compra de vivienda (adquisición y/o rehabilitación o nueva construcción para compradores de vivienda) - \$2,000,000; • Rehabilitación de propietarios: \$1,500,000; • Asistencia para el alquiler basada en el inquilino (TBRA): \$250,000; • Actividades de desarrollo de la Organización de Desarrollo de Vivienda Comunitaria (CHDO): \$2.000.000; • Operación CHDO – \$555,905; <p>Los fondos restantes de la subvención disponibles de la asignación anual y del PI se utilizarán para la administración.</p>
<p>Describir los factores umbral y límites al tamaño de la subvención.</p>	<p>Todas las solicitudes calificadas se clasificarán según los criterios de puntuación publicados en la Solicitud de propuestas (RFP) o el Aviso de disponibilidad de fondos (NOFA). Los solicitantes con la puntuación más alta recibirán un compromiso de financiación del LHC en función de las necesidades del proyecto, hasta la cantidad de fondos disponibles para la ronda de financiación. Las limitaciones de financiación por proyecto se publican en la solicitud, RFP o NOFA correspondiente.</p>

	<p>¿Cuáles son las medidas de resultado? esperado como resultado del método de distribución?</p>	<p>Las medidas de resultados esperadas son la asequibilidad y la disponibilidad de viviendas seguras, decentes, asequibles y energéticamente eficientes para los hogares de bajos ingresos.</p>
5	<p>Nombre del programa estatal:</p>	<p>Programa del Fondo Fiduciario Nacional de Vivienda del Estado de Luisiana</p>
	<p>Fuentes de financiación:</p>	<p>htf</p>
	<p>Describir el programa estatal abordado por el Método de Distribución.</p>	<p>Cada año, el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD) asigna Fondos Fiduciarios Nacionales de Vivienda (NHTF) a los gobiernos estatales. Los Fondos Fiduciarios Nacionales de Vivienda complementarán los esfuerzos federales, estatales y locales existentes para aumentar la producción y preservar el suministro de viviendas asequibles decentes, seguras y sanitarias para hogares de ingresos extremadamente bajos y muy bajos, incluidas familias e individuos sin hogar. El Estado es responsable de distribuir los fondos del NHTF en todo el estado de acuerdo con sus necesidades prioritarias de vivienda. La Corporación de Vivienda de Luisiana (LHC) ha sido designada como Entidad Designada por el Estado (SDE) a los efectos de administrar el Programa del Fondo Fiduciario Nacional de Vivienda del Estado. Los fondos del NHTF se distribuirán seleccionando las solicitudes presentadas por solicitantes elegibles.</p>

<p>Describa todos los criterios que utilizarse para seleccionar aplicaciones y la importancia relativa de estas. criterios.</p>	
<p>Si solo se describieran criterios resumidos, ¿cómo pueden los solicitantes potenciales acceder a la solicitud? manuales u otros</p> <p>¿Publicaciones estatales que describen los criterios de solicitud? (solo CDBG)</p>	
<p>Describir el proceso para otorgar fondos a destinatarios estatales y cómo el estado hará su asignación disponible</p> <p>a unidades de gobierno local general y organizaciones sin fines de lucro, incluidas comunidades y organizaciones religiosas. organizaciones. (solo ESG)</p>	

<p>Identificar el método para seleccionar patrocinadores de proyectos (incluido proporcionar acceso total a las organizaciones de base). basados en la fe y otros organizaciones comunitarias). (solo HOPWA)</p>	
<p>Describe cómo serán los recursos asignados entre categorías de financiación.</p>	<p>Los recursos del Fondo Fiduciario Nacional de Vivienda (NHTF) se asignarán de acuerdo con las prioridades de financiamiento según la evaluación de las necesidades de vivienda y desarrollo comunitario, la participación ciudadana, los NOFA o RFP, las solicitudes y la disponibilidad de fondos. Fondos fiduciarios nacionales de vivienda para el año fiscal 2023 se asignará de la siguiente manera:</p> <p>Vivienda en alquiler (adquisición y/o rehabilitación o nueva construcción) - \$2.700.000. Los fondos restantes de la subvención disponibles de la asignación anual se utilizarán para la administración.</p>
<p>Describir los factores umbral y límites al tamaño de la subvención.</p>	<p>Todas las solicitudes calificadas se clasificarán según los criterios de puntuación publicados en la solicitud de propuestas (RFP) o en el aviso de disponibilidad de fondos (NOFA). Los solicitantes con la puntuación más alta recibirán un compromiso de financiación del LHC en función de las necesidades del proyecto, hasta la cantidad de fondos disponibles para la ronda de financiación. Las limitaciones de financiación por proyecto se publican en el documento correspondiente. RFP o NOFA.</p>

<p>¿Cuáles son las medidas de resultado? esperado como resultado del método de distribución?</p>	<p>Las medidas de resultados esperadas son la asequibilidad y la disponibilidad de viviendas seguras, decentes, asequibles y energéticamente eficientes para los hogares de bajos ingresos.</p>
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Discusión:

Los métodos de distribución para los cuatro (4) programas de HUD y el Fondo Fideicomiso Nacional de Vivienda fueron diseñados como resultado del proceso de participación ciudadana del Estado y de experiencias pasadas en la administración de programas por parte de las tres agencias involucradas. Cada uno de los métodos de distribución se desarrolló para ayudar a los destinatarios estatales y a los gobiernos locales a abordar los servicios básicos y las necesidades de vivienda de los ciudadanos del estado de Luisiana.

Proyectos AP-35 – (Opcional)

Introducción:

HOME: Los proyectos HOME se otorgan después de recibir la asignación anual de HUD.

NHTF: Los proyectos del NHTF se adjudican después de recibir el premio anual.

CDBG: No se han otorgado subvenciones antes de la publicación del Plan de Acción Anual propuesto.

HOPWA: Los proyectos HOPWA se otorgan después de recibir la asignación anual de HUD.

#	Nombre del proyecto

Tabla 9 – Información del Proyecto

Describa las razones de las prioridades de asignación y cualquier obstáculo para abordar los servicios desatendidos.
necesidades

HOME: Las asignaciones prioritarias de fondos de HOME se basan en la evaluación de las necesidades de vivienda y desarrollo comunitario en el Plan Consolidado del año fiscal 2020-2024, las actualizaciones posteriores y los comentarios de la comunidad recibidos durante las diversas sesiones de aportes públicos.

NHTF: El estado de Luisiana planea utilizar los fondos del programa NHTF del año fiscal 2023 exclusivamente para viviendas de alquiler para satisfacer las necesidades prioritarias identificadas por el ConPlan del estado y para ser coherente con las prioridades del QAP. Esto se debe a la cantidad de recursos disponibles y los requisitos de focalización de ingresos extremadamente bajos del programa NHTF y la necesidad de viviendas de alquiler asequibles para hogares de ingresos extremadamente bajos en el estado.

CDBG: Con base en las prioridades declaradas de la administración actual de Luisiana, los aportes de los gobiernos locales y los ciudadanos, y el hecho de que la infraestructura de instalaciones públicas en muchas comunidades en todo el estado tiene una edad avanzada, se está deteriorando y, en algunos casos, falla por completo, la mayoría de los CDBG Los fondos se priorizan para abordar las necesidades de infraestructura pública (específicamente proyectos de calles), incluido el desarrollo económico y la planificación.

HOPWA: Con base en las prioridades de vivienda de las personas que viven con el VIH y los aportes de las partes interesadas, los fondos de HOPWA se centran en la asistencia de alquiler para promover la estabilidad de la vivienda y prevenir la falta de vivienda de personas de bajos ingresos que viven con el VIH y el desarrollo de viviendas asequibles.

Resumen del proyecto AP-38

Información resumida del proyecto

AP-40 Sección 108 Garantía de Préstamo – 91.320(k)(1)(ii)

¿Ayudará el estado a las unidades del gobierno local general que no tienen derecho a solicitar fondos de préstamos de la Sección 108?

No

Montos de subvención disponibles

N / A

Proceso de aceptación de solicitudes.

N / A

Estrategias de revitalización comunitaria AP-45 – 91.320(k)(1)(ii)

¿Permitirá el estado que las unidades del gobierno local general lleven a cabo estrategias de revitalización comunitaria?

No

Proceso y criterios del estado para aprobar estrategias de revitalización del gobierno local

N / A

Distribución geográfica AP-50 – 91.320(f)

Descripción de las áreas geográficas del estado (incluidas áreas de bajos ingresos y concentración de minorías) donde se dirigirá la asistencia

HOPWA: Estos recursos se dedicarán a promover la estabilidad de la vivienda y prevenir la falta de vivienda entre personas de bajos ingresos que viven con el VIH y que residen en las parroquias del estado fuera de las MSA de Nueva Orleans y Baton Rouge. Estas parroquias son predominantemente rurales, con altas tasas de pobreza y un stock limitado de viviendas asequibles o apropiadas. Los afroamericanos soportan una carga desproporcionada del VIH en Luisiana y continúan siendo la mayoría (más del 70%) de los receptores de servicios y asistencia a través de los fondos de la Fórmula Estatal HOPWA.

ESG: Los fondos ESGP del estado se otorgarán en todo el estado utilizando una fórmula geográfica de distribución.

Con base en estudios nacionales y estatales que vinculan la falta de vivienda con las condiciones de pobreza, las asignaciones regionales de ESGP se formulan en función de factores para las poblaciones de pobreza (ingresos muy bajos) en las parroquias de cada región según datos de la Oficina del Censo de EE. UU. Dentro de cada región, la distribución de las subvenciones se determina mediante un proceso competitivo de concesión de subvenciones.

HOME y NHTF: Los fondos de HOME administrados por la Corporación de Vivienda de Luisiana se utilizarán en todo el estado para todas las actividades realizadas durante este año del programa. Se promoverán actividades para aumentar las oportunidades de ser propietario de una vivienda por primera vez con asistencia para el pago inicial y los costos de cierre a través de fondos HOME en todo el estado, en áreas metropolitanas y no metropolitanas, a través de medios de comunicación locales y estatales. El Programa de Bonos de Ingresos Hipotecarios unifamiliares se administra a través de una red de instituciones financieras participantes a las que se puede acceder en todo el estado. LHC buscará ampliar la cantidad de instituciones financieras participantes para aumentar la cantidad de sucursales que acepten solicitudes de hipotecas en todo el estado.

Todas las actividades de nueva construcción, adquisición y/o rehabilitación de alquileres multifamiliares y de rehabilitación de propietarios realizadas por el Estado para hogares de ingresos extremadamente bajos, muy bajos y bajos mediante el uso de fondos del Programa HOME y NHTF se distribuirán geográficamente en todo el Estado, con Se prestará especial atención a las zonas rurales sin derechos. El plan del Estado no se dirige a ningún área específica del Estado en relación con su plan general de inversión para estas prioridades. Sin embargo, con respecto a la rehabilitación de propietarios de viviendas, se da prioridad a los hogares con un 60% o menos del AMI ajustado por HUD y a los hogares con necesidades especiales. Los fondos del programa NHTF se utilizarán para proyectos dirigidos a hogares de ingresos extremadamente bajos y muy bajos. Alquiler basado en inquilino

Se ofrecerá asistencia a nivel estatal.

Distribución geográfica

Área objetivo	Porcentaje de fondos
CDBG-Estado de Luisiana	97
HOPWA-Estado de Luisiana	100
ESG-Estado de Luisiana	100
INICIO-Estado de Luisiana	85
Fondo Fiduciario Nacional de Vivienda - Estado de Luisiana	90

Tabla 10 - Distribución geográfica

Justificación de las prioridades para la asignación geográfica de las inversiones

HOPWA: Los recursos se asignan geográficamente de acuerdo con la carga general del VIH informada para cada una de las siete regiones LDH. Dentro de cada región, las asignaciones para diversas actividades se basan en las necesidades documentadas de los clientes, los objetivos de la Estrategia de VIH de Luisiana para la Prevención y Atención Integradas y las respuestas de los clientes a la Evaluación de Necesidades Estatales semestral.

ESG: El LHC tiene la intención de continuar utilizando una fórmula geográfica en la distribución de la financiación ESGP. Esto garantiza que cada región del estado reciba un mínimo específico de asistencia de subvención estatal ESGP para proyectos ESGP elegibles. Los factores determinantes para las asignaciones incluirán cifras de población, tasa de pobreza, historial de desempeño y financiamiento disponible.

LCDBG: El programa CDBG del estado presta servicios a todas las áreas del estado que no cuentan con derechos a través de un proceso de subvención competitivo. Las poblaciones de ingresos bajos a moderados y las poblaciones minoritarias se distribuyen por toda esa área de servicio. Por lo tanto, Luisiana no establece áreas geográficas prioritarias para su Programa CDBG.

HOGAR: En el Plan Consolidado para los años fiscales 2020 y 2024 se incluye una evaluación de las necesidades de vivienda y de las personas sin hogar del estado de Luisiana. La evaluación muestra que las necesidades son sustanciales y complejas. El estado de Luisiana es extremadamente diverso en su composición racial y étnica, y existen numerosas áreas en todo el estado con poblaciones concentradas, incluidas afroamericanas, hispanas, asiáticas y otras. Además, el estado tiene múltiples y variados desafíos relacionados con la vivienda y otros temas. Estos desafíos varían sustancialmente de una región a otra. Por lo tanto, el plan estatal para el año fiscal 2023 no se dirige a ningún área específica del estado en relación con su plan de inversión general para estas prioridades.

Los fondos se distribuirán geográficamente en todo el estado, con especial atención a los que no tienen derecho a recibirlos. zonas rurales.

NHTF: Los fondos del NHTF se distribuirán en todo el estado principalmente con créditos fiscales para viviendas de bajos ingresos

(LIHTC). Los fondos se otorgarán sobre una base competitiva a proyectos que aborden las necesidades de vivienda prioritarias identificadas en el ConPlan del estado y las prioridades establecidas en el QAP vigente al momento de la solicitud. Durante el año programático 2023, el Estado dará preferencia a proyectos ubicados en: a) Área Censal Calificada, y b) área rural (según lo definido por el QAP).

Discusión

HOME y NHTF: Hay concentraciones de pobreza en todas las regiones del estado. La concentración varía según factores locales. Los mapas de las áreas de pobreza y concentración de minorías se identifican en este plan como Mapa de áreas de concentración de pobreza (Anexo B) y Mapa de áreas de concentración de minorías (Anexo C). El método de distribución del estado de Luisiana seleccionará proyectos y propuestas que estén respaldados por un análisis de mercado actual como parte del proceso de solicitud de financiamiento que identifica la necesidad de cada proyecto dentro del contexto de las necesidades locales y regionales.

Vivienda asequible

AP-55 Vivienda asequible – 24 CFR 91.320(g)

Introducción:

La siguiente tabla presenta los objetivos de vivienda asequible del Plan de Acción para el año fiscal 2023 por hogar y tipo de proyecto.

Metas de un año para el número de hogares que recibirán apoyo	
Sin hogar 30	
No sin hogar	164
Necesidades especiales	0
Total	194

Tabla 11 - Metas de un año para vivienda asequible por requisito de apoyo

Metas de un año para el número de hogares apoyados a través	
Asistencia de alquiler	30
La producción de nuevas unidades	50
Rehabilitación de unidades existentes	25
Adquisición de Unidades Existentes	89
Total	194

Tabla 12 - Metas de un año para viviendas asequibles por tipo de apoyo

Discusión:

El Estado utilizará sus asignaciones de HOME y del Fondo Fiduciario Nacional de Vivienda (NHTF) de 2023 para la provisión de viviendas asequibles. Ambas fuentes de financiamiento se distribuirán de manera competitiva a través de procesos de Solicitud de Propuestas (RFP). Las RFP pueden cubrir una combinación de fuentes de financiamiento e incluir créditos fiscales para viviendas para personas de bajos ingresos (LIHTC). La selección de proyectos de las RFP se basa en criterios de puntuación que dan preferencia a aquellos proyectos que aprovechan fondos no federales y a aquellos que proporcionan unidades adicionales de necesidades especiales. Los fondos de HOME también se pueden distribuir de forma no competitiva a organizaciones sin fines de lucro y CHDO designadas por el estado a través de varios programas de financiación de ciclo abierto.

Vivienda pública AP-60 - 24 CFR 91.320(j)

Introducción:

El Estado de Luisiana no gestiona autoridades de vivienda pública, ya que cada una tiene sus propios estatutos con HUD.

Actuaciones previstas durante el próximo año para abordar las necesidades de vivienda pública

El estado de Luisiana no administra autoridades de vivienda pública, ya que cada una tiene sus propios estatutos ante HUD. Sin embargo, el estado ayuda a las autoridades de vivienda pública proporcionando a todas las PHA una Certificación de coherencia con el Plan de acción anual y consolidado para el plan de su agencia. Los requisitos específicos de la certificación abordarán los siguientes temas:

- Cumplimiento de la Sección 504
- Participación en la continuidad de la atención
- Actividad para paliar el sinhogarismo

El estado continuará brindando recursos apropiados a las autoridades de vivienda pública para modernizar sus unidades de vivienda pública o construir nuevas unidades a través de su Programa de Crédito Fiscal y asignaciones HOME.

Acciones para incentivar a los residentes de viviendas públicas a involucrarse más en la gestión y participar en la propiedad de la vivienda

Las PHA locales deben cumplir con este requisito; por lo tanto, el estado no tiene participación.

Si la PHA es designada como en problemas, describa la manera en que se proporcionará asistencia financiera u otra asistencia.

Si HUD identifica una agencia de vivienda pública con problemas, el estado evaluará la necesidad y considerará opciones viables con respecto a la provisión de asistencia y recursos disponibles. El estado continuará brindando recursos apropiados a las autoridades de vivienda pública para modernizar sus unidades de vivienda pública o construir nuevas unidades a través de su Programa de Crédito Fiscal o asignación HOME.

AP-65 Actividades para personas sin hogar y otras necesidades especiales – 91.320(h)

Introducción

Describir los objetivos y acciones de un año de la jurisdicción para reducir y terminar con la falta de vivienda, incluyendo

Llegar a las personas sin hogar (especialmente a las que no tienen refugio) y evaluar su necesidades individuales

Abordar las necesidades de refugio de emergencia y vivienda de transición de las personas sin hogar

Ayudar a las personas sin hogar (especialmente a las personas y familias crónicamente sin hogar, a las familias con niños, a los veteranos y sus familias, y a los jóvenes no acompañados) a realizar la transición a una vivienda permanente y a una vida independiente, lo que incluye acortar el período de tiempo que las personas y las familias experimentan la falta de hogar, facilitando el acceso a personas y familias sin hogar a unidades de vivienda asequibles, y evitar que las personas y familias que recientemente se quedaron sin hogar vuelvan a quedarse sin hogar

LHC ha trabajado para alinear los recursos priorizando el uso de "Reubicación Rápida" (RRH) con la financiación ESGP. El enfoque de RRH es disminuir el tiempo que un individuo o una familia pasa sin hogar, así como brindarles acceso a opciones de vivienda asequibles y sostenibles. El LHC continuará trabajando con los CoC y los proveedores de servicios para alinear los recursos en sus comunidades para maximizar los servicios disponibles para las poblaciones sin hogar y en riesgo de quedarse sin hogar.

El realojamiento rápido se ha convertido en una herramienta utilizada para brindar servicios que permitan a una familia o individuo salir de la situación de falta de vivienda y no regresar. Este modelo ha ayudado a las comunidades a reducir el número de personas sin hogar. El objetivo del realojamiento rápido es ayudar a quienes ya se encuentran sin hogar; ya sea durmiendo en lugares no destinados a la habitación humana o en un refugio para personas sin hogar. El realojamiento rápido da prioridad a trasladar a una familia o persona sin hogar a una vivienda permanente lo más rápido posible. Los participantes reciben asistencia con la búsqueda y colocación de vivienda, alquiler, asistencia con servicios públicos y servicios de administración de casos. Los servicios son individualizados: sin embargo, la asistencia suele ser por un período de cuatro a seis meses.

Ayudar a personas y familias de bajos ingresos a evitar quedarse sin hogar, especialmente a personas y familias de ingresos extremadamente bajos y aquellos que: están siendo dados de baja de la asistencia pública

instituciones y sistemas de atención financiados (como centros de atención médica, centros de salud mental, hogares de acogida y otros centros para jóvenes, y programas e instituciones correccionales); o recibir asistencia de agencias públicas o privadas que aborden las necesidades de vivienda, salud, servicios sociales, empleo, educación o juventud.

Discusión

Metas AP-70 HOPWA – 91.320(k)(4)

Metas de un año para la cantidad de hogares a los que se les proporcionará vivienda mediante el uso de HOPWA para:	
Asistencia para alquiler, hipoteca y servicios públicos a corto plazo para evitar que el individuo o la familia se queden sin hogar	400
Asistencia de alquiler basada en inquilinos	210
Unidades proporcionadas en instalaciones de vivienda permanente desarrolladas, arrendadas u operadas con HOPWA fondos	18
Unidades proporcionadas en instalaciones de vivienda de transición a corto plazo desarrolladas, arrendadas u operadas con Fondos HOPWA	0
Total	628

AP-75 Barreras a la vivienda asequible – 91.320(i)

Introducción:

Los efectos de las políticas públicas sobre la vivienda asequible y la inversión residencial pueden causar aumentos en el costo de la vivienda o ser un desincentivo para desarrollar, mantener o mejorar viviendas asequibles. El costo del desarrollo de viviendas asequibles en Luisiana se ve afectado por sus políticas, incluidas las políticas fiscales que afectan a la tierra y otras propiedades, controles de uso de la tierra, ordenanzas de zonificación, códigos de construcción, tarifas y cargos, límites de crecimiento y políticas que afectan el rendimiento de la inversión residencial. En Luisiana, el alquiler justo de mercado (FMR) para un apartamento de dos habitaciones es de \$920. Según un estudio de la Coalición Nacional de Vivienda para Personas de Bajos Ingresos (NLHC) titulado Fuera de alcance: 2022, para poder pagar este nivel de alquiler y servicios públicos:

sin pagar más del 30% de sus ingresos en vivienda: un hogar debe ganar \$3,065 mensuales o \$36,786 anuales. Suponiendo una semana laboral de 40 horas, 52 semanas al año. Este nivel de ingresos se traduce en un "salario de vivienda" por hora de: \$17,69, mientras que el salario mínimo sigue siendo de \$7,25/hora y el salario promedio de los inquilinos es de \$14,54/hora. Algunas de las barreras más comunes para la vivienda asequible incluyen:

- Barreras locales de zonificación – incluyendo la falta de zonas multifamiliares y la dificultad de la re zonificación, ya que los aprensivos propietarios se resisten a los esfuerzos de re zonificación por temor al aumento del tráfico, la escala y el diseño de los edificios, el ruido y la devaluación general de su propia propiedad;
- Falta de apoyo al transporte masivo y falta de voluntad para utilizar recursos para promover un mayor acceso entre viviendas asequibles y servicios necesarios;
- La falta general de un inventario de viviendas asequibles;
- La negativa de muchos propietarios a aceptar los subsidios de la Sección 8;
- La preferencia de la industria de la construcción por la producción de viviendas unifamiliares a precio de mercado, en lugar de viviendas asequibles asistidas por el gobierno, así como la demanda de desarrollos de viviendas unifamiliares de baja densidad, ya que los valores de las viviendas con lotes más grandes se han mantenido altos y no muy asequibles;
- Una tendencia a otorgar hipotecas de "alta gama";
- Renuencia a realizar préstamos de cartera en lugar de vender todas las viviendas en el mercado secundario;
- Los altos costos asociados con el desarrollo de viviendas asequibles y la falta de provisión de servicios sociales;
- Falta de unidades de alquiler asequibles, particularmente de tres dormitorios en comunidades suburbanas y rurales;
- Políticas de reducción del impuesto a la propiedad que reducen el porcentaje de ingresos fiscales que una ciudad puede recaudar, limitando así los fondos que de otro modo podrían aplicarse al desarrollo y/o proporcionar incentivos para personas de bajos ingresos.

vivienda y servicios de apoyo;

- Las restricciones de escritura, incluidos los requisitos mínimos de superficie cuadrada de la vivienda, el tipo de materiales de construcción o diseño que se utilizarán, los requisitos de servicios, como cercas de piedra, paisajismo, etc., se utilizan para proteger los valores de las propiedades del vecindario al garantizar que se cumplan ciertos estándares mínimos. conoció; y las regulaciones ambientales, aprobadas a nivel nacional o estatal, y diseñadas para proteger el medio ambiente, aumentan el costo del desarrollo.

Acciones que planeó para eliminar o mejorar los efectos negativos de las políticas públicas que sirven como barreras a la vivienda asequible, como controles de uso de la tierra, políticas fiscales que afectan la tierra, ordenanzas de zonificación, códigos de construcción, tarifas y cargos, limitaciones de crecimiento y políticas que afectan el retorno de la inversión residencial

Todas las agencias que administran programas de Vivienda y Desarrollo Urbano (HUD) en el estado alientan, pero no pueden obligar, a los gobiernos locales a adoptar políticas, procedimientos y procesos que reduzcan las barreras a la vivienda asequible. Estos incluyen controles de uso de la tierra, políticas fiscales que afectan la tierra, ordenanzas de zonificación, códigos de construcción, tarifas y cargos, limitaciones al crecimiento y políticas que afectan el rendimiento de la inversión residencial. El estado, a través de la Corporación de Vivienda de Luisiana (LHC), fomenta las asociaciones entre desarrolladores con fines de lucro, organizaciones sin fines de lucro, unidades gubernamentales locales, instituciones de préstamos comerciales y agencias estatales y federales en un esfuerzo por reducir las barreras y obtener apoyo comunitario para viviendas asequibles. .

El Estado continúa desarrollando estrategias que eliminarán o mejorarán los efectos negativos que sus políticas puedan tener y que sirvan como barreras para la vivienda asequible. La Conferencia de Vivienda "Conexiones Comunitarias" de LHC se celebró en abril de 2019 reunió a profesionales de la vivienda de todo el estado y la nación para discutir diversos temas relacionados con la provisión de viviendas asequibles. Uno de los resultados de la Conferencia de Vivienda de Conexiones Comunitarias fue una ampliación de las relaciones. con el estado, unidades de gobiernos locales y socios de vivienda asequible para identificar y mejorar las políticas que tienen un efecto negativo en la vivienda asequible.

Discusión:

AP-85 Otras acciones – 91.320(j)

Introducción:

Acciones planificadas para abordar los obstáculos para satisfacer las necesidades desatendidas

Todas las actividades que se financiarán con la subvención en bloque para el desarrollo comunitario del estado.

Programa (CDBG), Programa de Asociaciones de Inversiones HOME (HOME), Fondo Fiduciario Nacional de Vivienda (NHTF), el Programa de Subvenciones para Soluciones de Emergencia (ESG) y la Fórmula Estatal de Oportunidades de Vivienda para

El Programa de Personas con SIDA (HOPWA) abordará el objetivo de mejorar las condiciones de vida de los

Los ciudadanos de ingresos extremadamente bajos, muy bajos, bajos y moderados del estado en todas las regiones del estado, incluidos pequeñas ciudades y zonas rurales desatendidas.

El NHTF está destinado por ley a ayudar principalmente a los hogares de ingresos extremadamente bajos y muy bajos. El NHTF reducirá los costos de vivienda de familias de ingresos extremadamente bajos y muy bajos y aumentará los recursos disponibles para satisfacer otras necesidades de los consumidores.

La Fórmula Estatal HOPWA se dedica específicamente a prevenir la falta de vivienda entre personas de bajos ingresos que viven con VIH. Estas personas luchan con el estigma de su condición médica cuando buscan atención médica, vivienda, empleo y servicios de apoyo, además de los desafíos que conlleva la pobreza. La Fórmula Estatal HOPWA es un componente integral para prevenir la falta de vivienda en esta población prioritaria.

El Programa de Subvenciones en Bloque para el Desarrollo Comunitario de Luisiana (LCDBG) proporcionará fondos para mejoras de infraestructura que mejorarán la calidad de vida y elevarán el nivel de vida de todos los ciudadanos atendidos. El Programa LCDBG también asigna dinero para la expansión de oportunidades económicas con el objetivo principal de crear empleos que sean accesibles para personas de ingresos bajos y moderados. Los fondos están disponibles para que los gobiernos locales los utilicen para realizar mejoras públicas que apoyen un esfuerzo de expansión industrial privada.

Los programas HOME, NHTF, ESG y State Formula HOPWA ayudarán a proporcionar unidades de vivienda dignas mediante la preservación del parque de viviendas existente mediante la adquisición/rehabilitación y la producción de unidades adicionales mediante nuevas construcciones.

Acciones previstas para fomentar y mantener viviendas asequibles

El estado permite todo tipo de iniciativas de vivienda, a fin de brindar oportunidades a las unidades de gobierno local para utilizar los fondos para vivienda de la manera más adecuada a sus necesidades. Los fondos HOME y CDBG se pueden utilizar para otorgar subvenciones a los gobiernos locales para eliminar peligros que representan una amenaza para el

salud y seguridad de familias de muy bajos ingresos y/o ancianos/discapacitados que poseen y ocupan viviendas deficientes. NHTF se utilizará en combinación con otros recursos disponibles para aumentar la cantidad de unidades de vivienda asequibles y disponibles para hogares de ingresos extremadamente bajos y muy bajos (incluidas personas y familias sin hogar) en todo el estado.

El estado continuará ofreciendo iniciativas de financiamiento a desarrolladores con fines de lucro, unidades de gobierno local, organizaciones sin fines de lucro con experiencia y CHDO interesados en emprender desarrollos de propiedad de vivienda y alquiler en todo el estado. El objetivo es utilizar fondos blandos para ampliar la oferta de viviendas asequibles en todo el estado; especialmente en áreas sin derechos. Los puntos de los criterios de selección se otorgan a proyectos que demuestran el apalancamiento de fondos blandos y financiación y apoyo de los gobiernos locales.

Acciones previstas para reducir los peligros de la pintura con base de plomo

Las regulaciones sobre pintura a base de plomo descritas en 24 CFR Parte 35 exigen que se lleven a cabo actividades de evaluación y reducción de riesgos de plomo para todos los proyectos propuestos por NHTF y asistidos por HOME construidos antes de 1978. Las solicitudes de fondos de rehabilitación para edificios existentes construidos antes de 1978 deben incluir un evaluación del peligro del plomo por parte de personal certificado en plomo. Además, si es necesario, los desarrolladores deben proporcionar la reubicación de cualquier ocupante de unidades o edificios donde la rehabilitación tenga el potencial de crear o alterar peligros de pintura con plomo. Para proyectos de rehabilitación ocupados por propietarios que utilizan asistencia HOME, se requerirá una inspección de la pintura con plomo en viviendas anteriores a 1978. Si se encuentra pintura con plomo, se requieren medidas de mitigación cuando el costo de mitigación y rehabilitación esté dentro de los límites del proyecto establecidos para el programa. El programa HOME exige pruebas de detección de plomo en viviendas construidas antes de 1978 para su Programa de asistencia para la rehabilitación de viviendas ocupadas por propietarios.

Acciones previstas para reducir el número de familias en situación de pobreza

Las subvenciones estatales CDBG, HOME, NHTF, ESG, SF HOPWA y otras subvenciones federales continuarán apoyando programas y organizaciones que brindan asistencia y oportunidades económicas para personas sin hogar, de ingresos extremadamente bajos, muy bajos, bajos y moderados y para poblaciones con necesidades especiales. Los fondos seguirán utilizándose para apoyar programas de vivienda, alimentación y atención sanitaria subsidiados y servicios de emergencia.

El estado continuará utilizando los fondos del Programa de Asistencia para la Climatización y del Programa de Asistencia de Energía para Hogares de Bajos Ingresos para ayudar a los hogares de bajos ingresos a reducir los costos de energía; particularmente las personas mayores, las personas con discapacidad y los hogares con niños. Aumentar la eficiencia energética de los hogares ha sido un medio eficaz para reducir el número de familias en el nivel de pobreza al aumentar la cantidad de fondos que pueden usarse para otras necesidades del hogar.

Acciones previstas para desarrollar la estructura institucional

El estado planea continuar y promover esfuerzos de colaboración con los gobiernos locales y las autoridades de vivienda en el estado. El Estado también continuará asociándose con desarrolladores de viviendas sin fines de lucro;

especialmente Organizaciones de Desarrollo de Vivienda Comunitaria (CHDO) certificadas por el estado para desarrollar, poseer y patrocinar proyectos de vivienda asequible. Además, el Estado continuará coordinando sus esfuerzos con bancos locales, prestamistas hipotecarios e instituciones financieras en el desarrollo de viviendas asequibles y proyectos de desarrollo económico.

Acciones previstas para mejorar la coordinación entre la vivienda pública y privada y las agencias de servicios sociales

La conferencia de vivienda "Conexiones comunitarias" del LHC celebrada en abril de 2019 reunió a profesionales de la vivienda de todo el estado y la nación para discutir diversos temas relacionados con la provisión de viviendas asequibles. El Estado planea continuar con este esfuerzo de colaboración para ampliar las relaciones con los gobiernos locales, los socios de viviendas asequibles y las agencias proveedoras de servicios para identificar y mejorar las políticas que tienen un efecto negativo en las viviendas asequibles y mejorar la coordinación. La conferencia sobre vivienda se canceló en 2020 - 2022 debido a la pandemia de atención médica de Covid -19; sin embargo, la Conferencia Anual de Vivienda se reanudará en 2023. Se llevará a cabo del 24 al 26 de septiembre de 2023 en el Hilton Baton Rouge Capitol Center.

El Estado también ha ejecutado un Memorando de Entendimiento (MOU) con el Departamento de Agricultura y Desarrollo Rural de EE. UU. para coordinar esfuerzos que promueven viviendas asequibles. Todas las solicitudes de viviendas de alquiler asequibles que utilizan fondos de HOME deben presentar una certificación de que se contactó a las oficinas locales de HUD y Desarrollo Rural con respecto a la construcción del proyecto propuesto.

Los desarrolladores deben realizar audiencias públicas para recopilar comentarios sobre los planes de desarrollo y reconocer por escrito que la construcción del proyecto propuesto no tendrá un impacto adverso en los desarrollos existentes. Todos los proyectos que buscan puntos para brindar servicios de necesidades especiales deben tener acuerdos con proveedores de servicios antes de que se ejecuten los acuerdos de compromiso.

Además, el Estado ha puesto en marcha el "Grupo de expertos sobre propiedad de vivienda de Luisiana". El grupo de expertos sobre propiedad de vivienda de Luisiana brinda una oportunidad para que las partes interesadas, incluidas organizaciones sin fines de lucro, empleadores, HBCU, otros colegios y universidades, importantes organizaciones de derechos civiles, profesionales de bienes raíces, instituciones financieras, fundaciones y gobiernos estatales y locales, desarrollen conceptos viables para abordar el acceso a viviendas asequibles. propiedad de vivienda.

Requisitos específicos del programa

Requisitos específicos del programa AP-90 – 91.320(k)(1,2,3)

Introducción:

Programa de subvenciones en bloque para el desarrollo comunitario (CDBG)

Referencia 24 CFR 91.320(k)(1)

Los proyectos planificados con todos los fondos CDBG que se espera estén disponibles durante el año se identifican en la Tabla de Proyectos. A continuación se identifican los ingresos del programa que están disponibles para su uso y que se incluyen en los proyectos que se llevarán a cabo.

1. El monto total de los ingresos del programa que se habrán recibido antes del inicio del siguiente año del programa y que aún no se ha reprogramado.	0
2. El monto de los ingresos de las garantías de préstamos de la sección 108 que se utilizarán durante el año para abordar la prioridad. necesidades y objetivos específicos identificados en el plan estratégico del donatario.	0
3. El monto de los fondos excedentes de los asentamientos de renovación urbana	0
4. El monto de cualquier fondo de subvención devuelto a la línea de crédito cuyo uso planificado no se haya incluido en una declaración o plan anterior	0
5. El monto de los ingresos provenientes de fondos flotantes actividades	0
Ingresos totales del programa:	0

Otros requisitos de CDBG

1. La cantidad de actividades de necesidad urgente	0
2. El porcentaje estimado de fondos CDBG que se utilizarán para actividades que beneficien a personas de ingresos bajos y moderados. Beneficio general: se puede utilizar un período consecutivo de uno, dos o tres años para determinar que se utilice un beneficio general mínimo del 70 % de los fondos CDBG para beneficiar a personas de ingresos bajos y moderados. Especificar los años cubiertos que incluyen este Plan de Acción Anual.	70,00%

Programa de asociación de inversión HOME (HOME)

Referencia 24 CFR 91.320(k)(2)

1. Se incluye una descripción de otras formas de inversión que se utilizan además de las identificadas en la Sección 92.205. como sigue:

El Estado de Luisiana utiliza únicamente formas de inversión incluidas en la Sección 92.205 (b).

2. Una descripción de las pautas que se utilizarán para la reventa o recuperación de fondos de HOME cuando se utilicen para actividades de compra de vivienda según lo requerido en 92.254, es el siguiente:

Disposiciones de reventa/recaptura: las regulaciones federales para el programa HOME especifican ciertos requisitos para restricciones de reventa o disposiciones de recaptura cuando los fondos de HOME se utilizan para ayudar con la compra de una vivienda, ya sea que la compra sea con o sin rehabilitación. Estas disposiciones se imponen durante el período de asequibilidad en todos los proyectos para compradores de vivienda asistidos por HOME a través de un acuerdo escrito con el comprador de vivienda. Los mecanismos de ejecución son embargos, restricciones de escritura o convenios relacionados con la tierra. El acuerdo escrito de HOME deberá revelar con precisión las disposiciones de reventa o recuperación y el mecanismo de ejecución con el comprador de vivienda antes o en el momento de la venta. La unidad asistida por HOME debe ser la residencia principal del comprador de vivienda durante todo el período de asequibilidad. Las "Disposiciones de reventa o recuperación" (ver Apéndice D) se activan por la ocupación por parte del no propietario (ya sea voluntaria o involuntaria) de la unidad asistida por HOME o cualquier transferencia de título, durante el período de asequibilidad de HOME (ver Apéndice D).

3. Una descripción de los lineamientos para la reventa o recaptura que aseguren la asequibilidad de las unidades adquiridas con fondos HOME? Ver 24 CFR 92.254(a)(4) son los siguientes:

El período de asequibilidad está determinado por el monto de la inversión del fondo HOME de acuerdo con 24 CFR 92.254(a) (4); (ver Apéndice D). Para garantizar la asequibilidad, el Estado, a su opción, impondrá requisitos de reventa o recaptura de conformidad con las normas de 24 CFR 92.254. El monto mínimo de Fondos HOME autorizado a ser recuperado por el Estado será el monto principal de la primera hipoteca combinada multiplicado por el porcentaje del monto principal de dichos préstamos que representan los Fondos HOME, como se especifica en el Certificado de Arbitraje de la Agencia para la serie de bonos que financió dicho préstamo. En los casos en que la asistencia para compradores de vivienda se brinde a través de un CHDO o un destinatario estatal u otra organización sin fines de lucro utilizando directamente fondos de HOME que no sean parte de una emisión de bonos, el Estado aplicará la disposición de recuperación durante el período de asequibilidad a los fondos de HOME que se utilicen para permitir que el comprador compre la unidad. El período de Recuperación será el que exija la reglamentación federal al momento de brindarse la asistencia. Antes de financiar la asistencia para compradores de vivienda, se requerirá un acuerdo de préstamo por escrito entre el Estado (LHC) o su subreceptor administrador (CHDO, destinatario estatal, etc.) y el comprador de vivienda. El acuerdo escrito especificará todas las disposiciones de recaptura, así como todos los demás requisitos aplicables del programa (ver Apéndice D).

Será política del Estado prohibir la subordinación de su interés de gravamen sobre una propiedad subsidiada con Fondos HOME a menos que el capital residual disponible después de que se coloque la nueva deuda sobre la propiedad sea suficiente para permitir la recuperación del subsidio HOME. Si el capital residual disponible es suficiente para permitir la recuperación, el Estado deberá otorgar permiso por escrito al propietario para permitir la refinanciación. Durante el período de asequibilidad, a ningún propietario se le permitirá refinanciar la propiedad sin la aprobación previa por escrito del Estado. Será política del

El Estado puede utilizar su autoridad para perdonar una parte o la totalidad de un préstamo financiado por HOME realizado a través del Programa para compradores de vivienda unifamiliar con una buena razón, de conformidad con las reglas y regulaciones de HOME y con la aprobación del Director Ejecutivo de la Corporación de Vivienda de Luisiana.

4. Planes para usar fondos de HOME para refinanciar deuda existente garantizada por viviendas multifamiliares que rehabilitados con fondos HOME junto con una descripción de las pautas de refinanciamiento requeridas que se utilizarán según 24 CFR 92.206(b), son las siguientes:

El Estado no tiene la intención de utilizar fondos HOME del año fiscal 2023 para refinanciar deuda existente garantizada por viviendas multifamiliares. Si el Estado de Luisiana utiliza fondos de HOME para refinanciar deuda existente garantizada por viviendas multifamiliares, solo se proporcionará de acuerdo con 24 CFR 92.206 (b).

Subvención para soluciones de emergencia (ESG)

Referencia 91.320(k)(3)

1. Incluir estándares escritos para brindar asistencia ESG (puede incluirse como archivo adjunto)

Cada Continuidad de Atención debe desarrollar estándares escritos para garantizar que los proveedores de ESG coordinen los servicios con el objetivo de ayudar a las personas sin hogar a recuperar rápidamente una vivienda. Todos los destinatarios de financiación ESG deben cumplir con los estándares locales de CoC.

Como parte de los requisitos del programa para la implementación del Programa de Subvenciones para Soluciones de Emergencia, los beneficiarios deben desarrollar políticas y procedimientos para la coordinación de la prestación de servicios.

2. Si el Continuum of Care ha establecido un sistema de evaluación centralizado o coordinado que cumple con los requisitos de HUD, describa ese sistema de evaluación centralizado o coordinado.

En un esfuerzo por cumplir con los requisitos del HUD para establecer un sistema de evaluación centralizado o coordinado, el estado ha trabajado con el Consorcio de Datos de la Red de Luisiana (LSNDC) y cada CoC para desarrollar e implementar un proceso de evaluación estándar. El proceso de evaluación es efectivo y ayuda con la implementación de un enfoque efectivo para el acceso y la evaluación. Se incorporarán las herramientas utilizadas por cada uno y todos los proveedores de servicios para personas sin hogar que reciban fondos deberán utilizar bases de datos coordinadas que se alineen con las reglas y regulaciones de HUD para la entrada. El acceso a los servicios difiere en cada región; sin embargo, dentro de un CoC, todos serán evaluados de la misma manera y los servicios se coordinan, por lo tanto, un cliente puede presentarse en cualquier punto de acceso y ser evaluado para determinar sus necesidades de vivienda y ubicación.

Los solicitantes del Programa ESG deberán incorporar en sus planes de propuesta una descripción de la "coordinación y vinculación del proyecto propuesto con los recursos comunitarios disponibles" y "la medida en que las actividades propuestas completarán el desarrollo de un

sistema integral de servicios que brindará una atención continua para ayudar a las personas sin hogar a lograr una vida independiente”.

3. Identificar el proceso para otorgar sub-adjudicaciones y describir cómo la asignación ESG está disponible para organizaciones privadas sin fines de lucro (incluidas organizaciones comunitarias y religiosas).

El LHC estatal continuará utilizando una fórmula de asignación geográfica en la distribución de los fondos ESG del estado para garantizar que cada región del estado reciba un mínimo específico de asistencia de subvención ESG estatal para proyectos ESGP elegibles. El Estado emitirá una solicitud de propuestas tras la notificación de la asignación estatal de ESG; cada jurisdicción que elija presentar una solicitud solicitará propuestas del público. El gobierno local o Continuum of Care pueden presentar una solicitud de financiación al estado. Las organizaciones privadas y religiosas sin fines de lucro son elegibles para solicitar financiación. Todas las solicitudes deben demostrar colaboración con los principales proveedores de servicios locales y grupos de proveedores para personas sin hogar. Las solicitudes en competencia para los montos de subvención asignados a cada región serán evaluadas y calificadas. Cada solicitante gubernamental recibirá una notificación por escrito del premio.

Los beneficiarios anteriores de montos de subvenciones estatales son elegibles para postularse; sin embargo, los patrones de gastos y el desempeño de los resultados se revisarán al evaluar la capacidad de dicho solicitante para implementar y completar las actividades del Programa de manera oportuna.

Los montos de financiamiento regional para los cuales no se reciban solicitudes estarán sujetos a adjudicación competitiva a nivel estatal para solicitantes de otras regiones y/o serán reasignados entre otras regiones de acuerdo con formulaciones consistentes con los factores de asignación regional.

4. Si la jurisdicción no puede cumplir con el requisito de participación de personas sin hogar en 24 CFR 576.405(a), la jurisdicción debe especificar su plan para comunicarse y consultar con personas sin hogar o anteriormente sin hogar al considerar políticas y decisiones de financiamiento con respecto a instalaciones y servicios financiados bajo ESG.

5. Describir los estándares de desempeño para evaluar ESG.

LHC ha implementado un sistema de contratos basado en el desempeño que permite al estado realizar un seguimiento del desempeño del programa, tanto positivo como negativo. Los métodos de contratación basados en el desempeño tienen como objetivo garantizar que se alcancen los niveles de calidad de desempeño requeridos y que el pago total esté relacionado con el grado en que los servicios prestados o los resultados obtenidos cumplan con los estándares del contrato. El contrato basado en el desempeño motivará a los contratistas a desempeñarse a niveles óptimos y los alentará a aumentar la eficiencia y maximizar el desempeño.

Los estándares de desempeño ESG se basan en las actividades del programa. El estado trabaja diligentemente con los proveedores para garantizar que se ingresen datos de nivel de calidad en HMIS, produciendo informes de datos de calidad. Los programas se evalúan continuamente para determinar su desempeño en función del número de clientes, servicios y tasas de gastos.

Fondo Fiduciario de Vivienda (HTF)
Referencia 24 CFR 91.320(k)(5)

1. ¿Cómo distribuirá el beneficiario sus fondos HTF? Seleccione todo lo que corresponda:

Solicitudes enviadas por destinatarios elegibles

2. Si distribuye fondos HTF a través de subvenciones a subbeneficiarios, describa el método para distribuir fondos HTF a través de subvenciones a subbeneficiarios y cómo esos fondos se pondrán a disposición de las agencias estatales y/o unidades del gobierno local general. Si no distribuye fondos a través de subvenciones a subbeneficiarios, ingrese "N/A".

N / A

3. Si distribuye fondos HTF seleccionando solicitudes enviadas por destinatarios elegibles,

a. Describa los requisitos de elegibilidad para los destinatarios de fondos HTF (como se define en 24 CFR § 93.2). Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

La elegibilidad para solicitar fondos del NHTF será generalmente la misma que exigen las regulaciones del NHTF con modificaciones, cuando estén permitidas, para cumplir con el QAP adoptado y las políticas generales del LHC. Los solicitantes/destinatarios elegibles de fondos NHTF incluyen desarrolladores con y sin fines de lucro, agencias de vivienda pública y municipios. De acuerdo con la definición de 24 CFR 93.2, los destinatarios deben:

La elegibilidad para solicitar fondos del NHTF será generalmente la misma que exigen las regulaciones del NHTF con modificaciones, cuando estén permitidas, para cumplir con el QAP adoptado y las políticas generales del LHC. Los solicitantes/destinatarios elegibles de fondos NHTF incluyen desarrolladores con y sin fines de lucro, agencias de vivienda pública y municipios. De acuerdo con la definición de 24 CFR 93.2, los destinatarios deben:

(1) Dar garantías aceptables al concesionario (LHC) de que cumplirá con los requisitos del Programa NHTF durante todo el período que comienza con la selección del destinatario para recibir NHTF

fondos, y finaliza con la conclusión de todas las actividades financiadas por el NHTF; (2) Demostrar la habilidad y capacidad financiera para emprender, cumplir y gestionar la actividad elegible; (3) Demostrar su familiaridad con los requisitos de otros programas de vivienda federales, estatales o locales que pueden usarse junto con fondos del NHTF para garantizar el cumplimiento de todos los requisitos y regulaciones aplicables de dichos programas; y (4) Haber demostrado experiencia y capacidad para desarrollar una actividad NHTF elegible, como lo demuestra su capacidad para poseer, construir, rehabilitar, administrar y operar un desarrollo de viviendas de alquiler multifamiliares asequibles.

b. Describa los requisitos de solicitud del beneficiario para que los destinatarios elegibles soliciten fondos HTF. Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

(1) Los fondos del programa asignados anualmente al Estado por HUD se otorgarán a los solicitantes elegibles a través de un proceso de solicitud formal NOFA. LHC desarrollará anualmente los requisitos de presentación de solicitudes de proyectos para una solicitud conjunta para la financiación del Fondo Fiduciario Nacional de Vivienda y de Créditos Fiscales para Viviendas de Bajos Ingresos. (2) Los fondos del programa se otorgarán de acuerdo con la Ley de Vivienda y Recuperación Económica de 2008, las regulaciones y pautas federales y el QAP final aprobado. Los criterios de selección para el QAP final aprobado para el año fiscal 2022-2023 se incluyen en este plan anual como Apéndice E. Además de los requisitos específicos del QAP, deben existir los siguientes criterios de umbral en cualquier solicitud para ser considerada para una adjudicación del NHTF: 1) el proyecto debe incluir la creación o preservación de viviendas de alquiler permanentes (las viviendas de transición y los refugios no son elegibles); 2) la vivienda debe seguir siendo asequible mediante restricciones de escritura durante al menos 30 años; 3) se debe abordar al menos una de las prioridades de vivienda del Plan Consolidado del Estado y 4) debe haber una expectativa razonable de que el proyecto estará listo para continuar dentro de 12 meses.

do. Describa los criterios de selección que utilizará el beneficiario para seleccionar las solicitudes enviadas por los destinatarios elegibles. Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

Los Criterios de Selección para la aprobación final del QAP 2023 se incluyen en este plan como Apéndice E. Bajo los criterios de selección se otorgarán puntos en la medida que la solicitud cumpla o supere los requisitos mínimos que se establezcan. Las puntuaciones reflejan las prioridades establecidas para el año en curso. Los proyectos se adjudicarán en función de sus puntuaciones una vez que hayan cumplido los requisitos mínimos. El proyecto con la puntuación más alta se financiará primero y cada puntuación sucesiva se financiará hasta que se agoten los fondos disponibles. El paquete de solicitud anual estará disponible para los solicitantes elegibles y las partes interesadas que lo soliciten al mismo tiempo y de la misma manera que las solicitudes de créditos fiscales para viviendas de bajos ingresos.

d. Describa la prioridad de financiamiento requerida por el concesionario en función de la diversidad geográfica (según lo definido por el concesionario en el plan consolidado). Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

Los proyectos que se ajusten a una prioridad gubernamental tendrán preferencia cuando:

- Proyecto Ubicado en Área de Difícil Desarrollo (DDA), o Iniciativa de Vecindario Elegido (CNI);
- Proyecto de Área Rural (como se define en el glosario QAP) (Prioridad NHTF: Diversidad Geográfica); y
- Área de Necesidades Demostradas (como se define en NOFA de RFP)

mi. Describa la prioridad de financiamiento requerida por el beneficiario en función de la capacidad del solicitante para obligar fondos del HTF y realizar actividades elegibles de manera oportuna. Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

El Estado considera que la disposición a proceder de manera oportuna es una cuestión previa. Por lo tanto, no se dará preferencia a los proyectos que estén dispuestos a proceder. LHC no financiará ningún proyecto que no indique en su solicitud la capacidad de iniciar la construcción dentro de los 12 meses siguientes a la fecha del contrato entre el destinatario y el Estado. Además, el Estado seguirá su práctica establecida de establecer puntos de referencia en acuerdos escritos e imponer sanciones que pueden llegar hasta la cancelación del proyecto si no se cumplen.

F. Describa la prioridad de financiamiento requerida por el concesionario en función de la medida en que el proyecto de alquiler tenga asistencia de alquiler federal, estatal o local basada en proyectos para que los alquileres sean asequibles para familias de ingresos extremadamente bajos. Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

Para el año del programa 2023, el Estado está considerando la asistencia para el alquiler basada en proyectos como un elemento umbral. El Estado puede otorgar vales basados en proyectos a través de la Autoridad de Vivienda de Luisiana (LHA) a todos los destinatarios de fondos HTF. La Autoridad de Vivienda de Luisiana es la entidad de la Autoridad de Vivienda Pública del Estado (PHA). Si se agotan todos los vales disponibles basados en proyectos de LHA, el Estado puede revisar este elemento para exigir que los solicitantes tengan compromisos firmes de otra PHA o HUD para proporcionar vales basados en proyectos o el Estado puede revisar su plan para proporcionar asistencia para costos operativos diseñada para compensar la diferencia en los ingresos operativos perdidos por el proyecto que pone las unidades a disposición de personas de ingresos extremadamente bajos. familias de ingresos.

gramo. Describa la prioridad de financiamiento requerida por el beneficiario en función de la viabilidad financiera del proyecto más allá del período requerido de 30 años. Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

El Estado dará prioridad a los proyectos que estén ubicados en el Área de Desarrollo Difícil (DDA) o en el Desarrollo de la Iniciativa de Vecindario Elegido (CNI) y/o que tengan características que respalden la asequibilidad a largo plazo (como la construcción sustentable). La prioridad se exhibirá mediante la adjudicación de puntos durante el proceso de solicitud. Se considerarán las siguientes áreas:

Características del vecindario: los puntos en esta sección están limitados por la selección del solicitante y se verifican a través del estudio de mercado encargado. Se otorgarán puntos por servicios ubicados dentro de la distancia especificada del sitio, incluidos, entre otros, el acceso a supermercados, biblioteca pública, hospital/consultorio médico o clínica, banco/cooperativa de crédito (debe tener cajeros en vivo), escuela primaria, oficina de correos, farmacia/droguería, transporte público (excluidos los servicios de lanzadera), etc.

h. Describa la prioridad de financiamiento requerida por el concesionario según los méritos de la solicitud para satisfacer las necesidades de vivienda prioritarias del concesionario (como viviendas que sean accesibles a centros de tránsito o empleo, viviendas que incluyan características de construcción sustentable y desarrollo sustentable, o viviendas que sirvan poblaciones con necesidades especiales). Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

La preferencia de prioridad del NHTF se evidenciará cuando el Estado otorgue los siguientes puntos a los solicitantes de proyectos:

Acuerdo de asequibilidad extendido (arrendamiento con opción a compra no elegible*) (Solo se permite una selección:
Máximo 4 puntos permitidos)

El Proyecto ejecutará un acuerdo en el que el Propietario renuncia irrevocablemente a sus derechos según las disposiciones del IRC §42(h)(6)(E) y (F) hasta después de:

- | | |
|---------------------|----------|
| • (i) año 35 • (ii) | 5 puntos |
| año 40 • (iii) año | 6 puntos |
| 45 | 7 puntos |

Proyectos de arrendamiento con opción a compra no elegibles; no es elegible si ejecuta el Acuerdo de Opción de Compra y Derecho de Rechazo Preferido de la Corporación.

i. Describa la prioridad de financiamiento requerida por el concesionario en función del grado en que la solicitud hace uso de fuentes de financiamiento no federales. Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, ingrese "N/A".

El Estado dará prioridad a los proyectos que cuenten con financiamiento no federal. Esto se demostrará mediante la concesión de los siguientes puntos a los solicitantes: A. Apalancamiento para financiamiento por discapacidad (apoyo no gubernamental) con documentación de respaldo de la entidad financiadora y cálculos que respalden la selección deben incluirse en la presentación de la solicitud. El apalancamiento debe consistir en una cantidad específica de fondos no gubernamentales utilizados para personas con discapacidad durante todo el período de cumplimiento del proyecto. B. El TDC por unidad del proyecto está al menos 15% por debajo del TDC máximo por unidad. Los cálculos que respalden la selección deben incluirse en la presentación de la solicitud.

El apoyo del gobierno local que se evidencia mediante un compromiso firmado de concesión de fondos al proyecto, como los siguientes, recibirá una preferencia para los fondos del NHTF:

- Exención de tarifas de agua y grifos de alcantarillado;
- Renuncia a las tarifas de permisos de construcción;
- Renunciar a impuestos sobre bienes inmuebles durante la construcción;
- Aportar terrenos para el desarrollo del proyecto;
- Proporcionar construcción y/o financiación permanente por debajo del precio del mercado;
- Proporcionar una reducción de impuestos sobre bienes raíces, contribuciones de la PHA u otros contribuciones.

4. ¿La solicitud del beneficiario requiere que el solicitante incluya una descripción de las actividades elegibles que se llevarán a cabo con fondos HTF? Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, seleccione "N/A".

Sí

5. ¿Requiere la solicitud del concesionario que cada beneficiario elegible certifique que las unidades de vivienda asistidas con fondos del HTF cumplirán con los requisitos del HTF? Si no distribuye fondos seleccionando solicitudes enviadas por destinatarios elegibles, seleccione "N/A".

Sí

6. Metas de desempeño y puntos de referencia. El concesionario ha cumplido con el requisito de establecer objetivos de desempeño y puntos de referencia contra los cuales medirá su progreso, de conformidad con los objetivos del concesionario establecidos según 24 CFR 91.315(b)(2), al incluir HTF en

sus metas de vivienda en la tabla de vivienda en las pantallas de Metas y Objetivos Anuales de SP-45 y AP-20.

Sí

7. Monto máximo del subsidio de desarrollo por unidad para viviendas asistidas con fondos HTF.

Ingrese o adjunte los límites máximos de subsidio de desarrollo por unidad del concesionario para vivienda ayudado con fondos HTF.

Los límites deben ajustarse al número de dormitorios y a la ubicación geográfica del proyecto. Los límites también deben ser razonables y basarse en los costos reales de desarrollar viviendas no de lujo en el área.

Si el concesionario utilizará los límites existentes desarrollados para otros programas federales, como el Crédito Fiscal para Viviendas de Bajos Ingresos (LIHTC) por límites de costo unitario, los montos máximos de subsidio por unidad de HOME y/o los Límites de Costos de Desarrollo de Vivienda Pública (TDC), debe incluir una descripción de cómo se establecieron los límites máximos de subsidio de desarrollo por unidad del HTF o una descripción de cómo los límites existentes desarrollados para otro programa y que se están adoptando para el HTF cumplen con los requisitos del HTF especificados anteriormente.

El subsidio máximo de desarrollo por unidad para viviendas asistidas con fondos HTF a partir del 17/03/2022 se incluye en esta presentación como "Anexo G" (Inversión máxima en CASA y HTF por unidad); consulte el archivo adjunto a continuación.

		2022		Appendix G				
		LOUISIANA HOUSING CORPORATION						
		MAXIMUM HOME PER UNIT INVESTMENT						
Area	Closest Area	Multiplier	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 or More Bedrooms	
234 Base Limits For Elevator Type projects As Of 5/17/2022		The following limits are the maximum amount of HOME Program funds that can be invested in an activity on a per unit basis. To get to the final limit amount LHC has taken the base limit that is published annually in the Federal Register and multiply it by the appropriate percentage. The area multiplier is to be used for all localities in the state if only one city has been named in any state. If multiple cities are named in any state, use the multiplier for the city closest to the location of the city named in the Notice. For Louisiana HUD has designated two cities New Orleans and Shreveport. LHC has determined which Parishes are closest to each and applied the appropriate limit in the table below. The figures are based on information sent to all FHAs via email on April 4, 2022 and made effective March 17, 2022.						
Base	NA	NA	\$66,564.00	\$76,305.00	\$92,789.00	\$120,039.00	\$131,765.00	
Acadia Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Allen Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Assumption Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Assumption Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Azouff Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Azouff Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Beauregard Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Bienville Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Bossier Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Caddo Parish	Shreveport	270.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,765.00	
Caddo Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Caldwell Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Cameron Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Catahoula Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Calumet Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Cassville Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
De La Salle Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
East Baton Rouge Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
East Carroll Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
East Feliciana Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Franklin Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Franklin Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Grant Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Grant Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Iberia Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Iberia Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Jackson Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Jefferson Davis Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Jefferson Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Le Sueur Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Lafayette Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Lafayette Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Lafayette Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Lincoln Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Livingston Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Madison Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Mandeville Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Natchitoches Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Orleans Parish	New Orleans	270.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,765.00	
Orleans Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Plaquemine Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Poinciana Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Rapides Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Rapides Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Richland Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Saline Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Bernard Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Charles Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Helena Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. James Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. John the Baptist Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Landry Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Martin Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Mary Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
St. Tammany Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Tangipahoa Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Tensas Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Terrebonne Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Union Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Union Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Vernon Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Washington Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Webster Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
West Baton Rouge Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
West Carroll Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
West Feliciana Parish	New Orleans	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	
Winn Parish	Shreveport	279.00%	\$179,722.00	\$206,823.00	\$250,530.00	\$324,105.00	\$355,785.00	

8. Normas de rehabilitación. El concesionario debe establecer estándares de rehabilitación para todas las actividades de rehabilitación de viviendas asistidas por HTF que establezcan los requisitos que la vivienda debe cumplir una vez finalizado el proyecto. La descripción de sus estándares por parte del concesionario debe ser lo suficientemente detallada para determinar el trabajo de rehabilitación requerido, incluidos los métodos y materiales. Las normas pueden hacer referencia a códigos aplicables o pueden establecer requisitos que excedan los requisitos mínimos de los códigos. El concesionario deberá adjuntar sus normas de rehabilitación. abajo.

Además, las normas de rehabilitación deben abordar cada uno de los siguientes aspectos: salud y seguridad; sistemas principales; pintura a base de plomo; accesibilidad; mitigación de desastres (cuando corresponda); códigos, ordenanzas y requisitos de zonificación estatales y locales; Estándares Uniformes de Condición Física; Evaluaciones de necesidades de capital (si corresponde); e infraestructura de banda ancha (si corresponde).

Las normas de rehabilitación escritas se incluyen en esta presentación como "Anexo F"; por favor vea el adjunto a continuación.

Appendix F - Written Rehabilitation Standards for LHC Housing Programs

The State of Louisiana Written Rehabilitation Standards

I. General

I. INTRODUCTION

LHC has adapted its Housing Rehabilitation Standards for use under the National Housing Trust Fund (NHTF) as described in this document. The goals of these standards are to preserve and expand affordable housing (both home ownership and rental), to support community efforts to preserve and expand affordable housing, and to provide equal access to safe, decent and affordable housing to citizens of the State of Louisiana. In addition to establishing minimum rehabilitation criteria, these standards are intended to support and promote:

- * Increased energy efficiency;
- * Affordable operating costs;
- * Accessibility for persons with disabilities;
- * Performance and durability;
- * Historically sensitive exteriors;
- * Economic life cycle costs;
- * Balanced initial costs; and
- * Lead-safe housing.

A. APPLICABLE LAWS AND REGULATIONS:

All properties assisted under the National Housing Trust Fund must comply with the following:

- State Code for residential property, as adopted by the LSUCCC. (Title 17-Uniform Construction Code with Amendments)
- Local housing Codes and ordinances applicable within the jurisdiction of the rehabilitation property.
- HUD Uniform Physical Condition Standards (UPCS) 24 CFR 5.703. Any exigent life safety items must be addressed immediately if the housing is occupied. Documentation to LHC evidencing such corrections must be submitted to LHC per UPCS protocol.
- Life Safety Code as applicable and administered by the State Fire Marshall
- HUD Lead-Based Paint Regulations 24CFR part 35

- Accessibility requirements per 24 CFR part 8, 42 U.S.C. 12131-12189 as implemented at 28 CFR parts 35 and 36, 24 CFR 100.201 & 100.205.
- Disaster Mitigation provisions as set forth in the adopted Uniform Construction Code for high wind regions
- National Flood Insurance Program (NFIP) criteria 44 CFR 60.3
- Energy Efficiency standards pursuant to section 109 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12709)

Where the standards/requirements of any of the above differ, or where these applicable laws and regulations differ from those additional rehabilitation standards described below, the higher standard shall apply.

B. Other:

All NHTF housing projects are required by LHC to incorporate Energy Star appliances/equipment for all such components installed as a part of the housing rehabilitation construction. Further, all NHTF housing rehabilitation projects are required to be built to no less than the minimum Energy Star building prescriptive standards. In addition to these prescriptive standards, all housing must meet the latest version of the International Energy Conservation Code (IECC) as adopted by LSUCCC.

a. Rehabilitation

Rehabilitation is defined as repair or renovation of a limited specified area or portion of a housing structure. For the NHTF, only the rehabilitation performed on eligible participating housing must comply with local building codes and standards, AND upon completion, the entire structure must comply with UPCS and must meet, as applicable: State Building Code as adopted by LSUCCC and any Authority Housing Jurisdiction (AHJ).

Additionally the entire structure must have a Certificate of Occupancy from the AHJ and or Certificate of Completion from an LHC inspector.

The maximum amount of assistance to be provided for rehabilitation is determined on the amount of assistance necessary to meet the codes listed above and to provide reasonable amenities that are consistent with housing in the area.

b. Reconstruction

Reconstruction is defined as the rebuilding of a structure on the same site in substantially the same manner. Deviations from the original design are permitted only for reasons of safety, handicap accessibility or if otherwise impractical. A reconstructed housing unit is not required to contain the same number of rooms as the housing unit it replaces. Reconstruction of a housing unit will be of a similar type structure for example, a stick built housing unit may be replaced with a stick built unit and a manufactured one with a manufactured unit. Reconstruction would also permit replacing an existing substandard unit of manufactured housing with a new manufactured housing unit.

c. Eligible Improvements and Expenses

All property improvements, rehabilitation, and/or reconstruction must be for housing located in the State. The work to be performed must be that which is necessary to meet all applicable codes of non-luxury housing with suitable amenities.

NHTF funds may not be used for luxury items. Luxury items include, but are not limited to, swimming pools, fences (other than those required for security), televisions, satellite dishes, washers and dryers.

Air conditioners (not window units) and heating systems are eligible for replacement under the NHTF Program. Appliances and housing components that are not integral to the structure of the home such as washers, dryers are not eligible.

d. Structure Type

Structures as defined as acceptable by NHTF rules and regulations.

e. Title Clearance

Under the NHTF Program all units to be rehabilitated must be eligible properties (located in the area of greatest need) for which a clear title can be obtained. Prior to rehabilitation/reconstruction of the property, all title issues must be cleared. Applicants are advised to take steps to clear title issues prior to submitting the address of the properties to the HOME Investment Partnerships Program in order to expedite processing of their clearance by the State.

f. Conflict of Interest

No member, officer or employee of the State or its designees or agents, no consultants or member of the governing body of the State and no other public official of the State who exercises or has exercised any functions or responsibilities with respect to the NHTF Program during his or her tenure, shall have any interest, direct or indirect, in any contract or subcontract or proceeds thereof, for work to be performed in connection with the NHTF Program or in any activity or benefit there from, which is part of this program.

II. Construction/Rehabilitation Standards

The NHTF expect properties to be in full compliance with applicable laws and regulations. All properties must adhere to the following physical standards:

- Building Code: As adopted by the LSUCCC and AHJ
- Elevation: Advisory Base Flood Elevation Levels – See 3 Elevation Requirements

a. Basic Requirements

1. Building Codes

There are building code standards that apply to all buildings. These codes establish minimum standard criteria as adopted by LSUCCC and the AHJ.

2. Historic Standards

Historic standards vary by parish. All properties older than 50 years and located in New Orleans, LA must be assessed by the local State Historic Preservation Office.

3. Elevation Requirements

Properties that were not grandfathered whereby the owner obtained the building permits prior to the parishes' adoption of the Advisory Based Flood Elevation Levels (ABFE) are required to raise the structures at or above the ABFE's minimum standards.

Where no ABFE (Advisory Base Flood Elevation) has been published for the property, the property must be elevated to meet the Base Flood Elevation (BFE) shown on the community's legally adopted Flood Insurance Rate Map (FIRM) floodplain regulatory map, plus any freeboard required by local ordinance. The relevant ABFE and BFE are those elevations in effect at the time a building permit is issued on the property.

The housing on the property must meet this requirement even if the authority having jurisdiction of building code enforcement is not requiring elevation of the home.

4. Renovation

Renovation projects are constrained by the shape and total square footage of the current structure.

5. Additional Code Requirements in Reconstruction

All reconstructed structures shall conform to the International Energy Conservation Code (IECC). All buildings must conform to the Code provisions for high wind if they are located in areas designated as such. Blueprints with architectural and engineering stamps may be required for reconstruction projects by local code officials.

II. Minimum Design Standards for Rehabilitation

ACRONYMS

ABA—Architectural Barriers Act

ABA—Architectural Barriers Act

ACI—American Concrete Institute

ADA—Americans with Disabilities Act

AFUE—Annual Fuel Utilization Efficiency

AHJ—Authority Having Jurisdiction

ASTM—ASTM International formerly known as (American Society for Testing and Materials)

CFM—Cubic feet per minute

CM—Concrete Masonry Units

CSI—Construction Specification Index

DWV—Drain, waste vent

GPF—Gallons per Flush

HSPF—Heating Seasonal Performance Factor

HVAC—Heating, Ventilation and Air Conditioning

IECC—International Energy Conservation Code

KCMA—Kitchen Cabinet Manufacturers Association

LSUCC—Louisiana State Uniform Construction Code

OLM—Office, laundry and maintenance

SEER—Seasonal Energy Efficiency Rating

SRO—Single Room Occupancy

Division I: General Requirements

- A. Minimum Design Standards for Rehabilitation:** LHC's Minimum Design Standards for Rehabilitation of existing structures are to be used as a guideline to assist in meeting or exceeding all local, state, and national codes. These standards also provide a way to enforce above average construction and design for builders, contractors, and design professionals who wish to utilize funding from the Louisiana Housing Corporation (LHC). Other methods of construction and design may be acceptable on a case by case basis. If you feel your design meets or exceeds LHC's Minimum Design Standards for Rehabilitation, please contact the Department of Design and Construction Review for further assistance.
- B. Waiver Process:** Understanding that no single code can cover the infinite number of possible configurations and circumstances that may arise during rehabilitation, a written request for waiver to a LHC requirement will be earnestly considered. The request must detail the necessity of variance from this code and have prior approval from the Authority Having Jurisdiction (AHJ). Photographs are encouraged where necessary to convey understanding. All requests are to be submitted electronically to the Director of Construction, Design and Review at LHC and a copy must be also sent to your agency's LHC representative in multi or single-family program, respective to the funding being used. Please note: A waiver does not apply to the NHTF Program.

C. LHC Funded Rehab: (code requirements)

1. *Non-federal-funded (CDBG, HOME NHTF) units*, using LHC funding; the total scope of work must meet the Louisiana State Uniform Construction Code (LSUCC), in force at the time of funding, regardless of what funding source is used when other funds are leveraged to complete the scope of work.
 - a. LSUCC regulations shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of any housing units.
2. *Federal-funded (CDBG, HOME, NHTF) units*, of any amount; LHC Minimum Design for Rehabilitation Standards (MDR) and Louisiana State Uniform Construction Code (LSUCC) as applicable, shall apply to the total scope of work, regardless of what funding source is used when other funds are leveraged to complete the scope of work.

LSUCC and MDR regulations shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of any housing units.

Items identified in the work write up and incorporated in the project shall comply with the correlating sections of the LSUCC and MDR and shall not require full compliance of the entire standard(s) unless specifically required by MDR or LHC.

Completed units shall not contain deficiencies as identified in the Federal Uniform Property Condition Standards, **Unit inspectable items**, which may be found at the following web address: <http://www.lhc.la.gov/>

*See Appendix #1 for a complete listing of these inspectable items

3. Rehab projects- The completed unit must meet the requirements of the Louisiana State Uniform Construction Code (LSUCC).
 - a. LSUCC regulations shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of any housing units.
 - b. Completed units shall not contain deficiencies as identified in the Federal Uniform Property Condition Standards, **Unit Inspectable Items**, which may be found at the following web address: <http://www.lhc.la.gov/>
*See Appendix #1 for a complete listing of these inspectable items.

D. Universal Design Requirements: LHC encourages the inclusion of Universal Design elements whenever possible. Units that will meet Universal Design upon completion may be preferred in selection of potential projects. Follow the link below for more information. <http://www.lhc.la.gov/>

E. Codes: All rehabilitation activities shall comply with all applicable codes and ordinances of the Authority Having Jurisdiction (AHJ).

1. **Building Code:** All new construction and rehabilitation improvements shall comply with the currently adopted Louisiana State Uniform Construction Code (LSUCC).
2. **Local Codes:** Rehabilitation improvements shall comply with local authorities and jurisdiction's regulations, local planning, and zoning laws.
3. **Federal Codes:** Federal regulations which may pertain to the specific project such as the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act of 1990, as amended, may also apply.

F. Energy Efficiency: All rehabilitated single family structures are encouraged to improve the energy efficiency of the dwelling. An energy audit is encouraged; however, prescriptive methods may be utilized to achieve base efficiency ratings.

G. Work Plan and Contingencies:

1. Each recipient of LHC funding for rehabilitation shall be responsible for obtaining any required tests and surveys prior to construction.
2. Each recipient of LHC funding for rehabilitation shall develop a detailed work write up for each dwelling under rehab.
3. Each recipient of LHC funding for rehabilitation shall develop a work plan for each rehab project and shall execute the work in a manner which will not cause reworking of completed phases of construction.
4. Each recipient of LHC funding for rehabilitation shall develop a cost estimate of proposed construction activities which shall include at least 5% up to a maximum 20% contingency for unforeseen expenditures. Contingency funds may be used for hidden damage not observed in the initial evaluation of the structure only after review and approval from LHC. Contingency may not be used for additional features, or amenities not identified in the initial evaluation of the property.

H. Quality Assurance: The contractor shall furnish a written material and labor warranty on the dwelling improvements for one full year after completion.

Division 2: Existing Conditions

A. Hazardous Materials: Each recipient of LHC funding for rehabilitation shall make reasonable efforts to avoid sites that contain known hazardous materials, such as but not limited to: Asbestos, Radioactive Waste, Biological Hazards, PCBs, Mercury, Toxic Molds, and Radon.

1. Hazardous materials shall be abated or mitigated prior to commencement of rehabilitation activities.
2. In all houses constructed prior to 1978, Lead Based Paint shall comply with the HUD Lead Based Paint Standards provided at 24 CFR Part 35. In addition, if necessary, developers must provide relocation of any occupants from units or building where rehabilitation has the potential to create or disturb lead paint hazards.

B. Evaluation of Existing Structure: All structures targeted for rehab shall be evaluated for projected rehabilitation costs. Structures with unstable foundations, extensive termite damage, extensive deterioration, or faulty construction likely to result in collapse shall not be considered.

1. Lead-based paint abatement costs shall not be considered rehabilitation costs for this purpose.

2. Historic preservation costs shall not be considered rehabilitation costs for this purpose.

C. Existing Code Violations: Rehab activities shall remedy all active code enforcement actions or violations cited by the Authority Having Jurisdiction or utility provider.

Division 3: Concrete

A. Existing Concrete: If included in the scope of work, existing exterior concrete shall be free of defects such as deterioration, cracks or joints with an elevation change more than $\frac{1}{8}$ ", or conditions which render the concrete structure unsuitable for structure's intended purpose. Cross slopes should not exceed 2%.

B. Exterior Concrete: All new exterior concrete flatwork and stairs shall be free of hazardous defects and shall conform to the latest revised Standard Specification for Portland cement, ASTM C595. All concrete shall have a minimum 28-day compressive strength of 4000 psi and be entrained with 5 percent air with a minimum cement content of 520 lb per cubic yard (5.5 sacks).

Expansion-joint material- Follow American Concrete Institute (ACI) 318.

1. Expansion joints shall be installed at connections to permanent structures and connections to adjoining flatwork, such that occur at the primary structure, concrete stairs, driveways, public sidewalks, light fixture standards, and similar fixed structure connections.
2. Flat work shall be minimum 4-inches thick for sidewalks and accessible routes. Driveways shall be minimum 6-inches thick.

C. Concrete Finished: All new exterior concrete flatwork and stairs shall be finished to a non-slip resistant finish, such as a broom finish or equivalent.

Division 4: Masonry

A. Brick: When the scope of work addresses existing brick construction, brick veneer shall be in good condition or restored, free of holes, breaks, deterioration, or other defective conditions, and all joints shall be restored to a weather tight surface.

1. Defective units shall be replaced with units similar in texture, weight, and color to the original brick.
2. Loose and/or deteriorated joints shall be restored by acceptable tuck pointing methods, with mortar similar in composition to the original mortar.

B. Concrete Masonry Units (CMU): When the scope of work addresses Concrete Masonry Units restoration, all masonry units (Concrete Block) shall be in good condition or restored, free of holes, breaks, deterioration, or other defective conditions, and all joints shall be restored to a weather tight surface.

1. Deteriorated units shall be replaced.
2. Cracked joints may indicate unstable foundation conditions. If cracks are minor and do not indicate foundation failure; they shall be filled with a suitable vinyl concrete patch material.
3. Holes in units and joints may be filled with mortar.

Division 5: Metals

A. Flashings: When the scope of work requires replacement or repair of flashings, the following standards shall be met:

1. All replacement metal flashing materials shall be corrosion resistant and minimum nominal thickness of 0.019 inch.
2. Corrosion resistant flashing in contact with pressure treated lumber, containing copper, shall not be aluminum material. Compatible products must be used as approved by manufacturer and/or AHJ.

B. Railing:

1. All metal railings shall be structurally sound.
2. Metal handrails and guards shall be properly anchored to safely resist required loads specified by Louisiana State Uniform Construction Code.

C. Awnings: When the scope of work includes restoration of awnings:

1. All existing metal awnings shall be properly anchored to the structure and surface coatings maintained.
2. Awnings shall be cleaned and painted if defective surface conditions exist.

Division 6: Woods and Plastics/Rough Carpentry/Millwork

A. Stair Construction

1. New stairs

- a. All **new exterior** stairs shall meet the current Louisiana State Uniform Construction Code regarding dimensions, handrails, and guards.
- b. **New Interior** stair construction shall meet the current Louisiana State Uniform Construction Code regarding dimensions, handrails, and guards.

2. Existing stairs

- a. Existing **interior** stairs shall not be reduced in rise or tread depth from the original design.
- b. Existing **exterior** stairs, guards and handrails shall be in good condition and capable of supporting normally imposed loads.

Guards

- a. All stairs with open landings, balconies, or porches more than 30 inches above grade or the floor below, shall have guardrails.
- b. All guardrails shall be safe, securely and firmly fastened in place.
- c. When the scope of work calls for guard installation, they shall be a minimum of 36" in height above the adjacent walking surface.

Exception: Stairway guards may be 34" above the plane of the nosing of stair treads.

- d. Guards shall have infill to prevent accidental falls by providing one or more of the following:

Solid wall

Railing system with solid infill

Railing system with balusters spaced so that a sphere of 4-inch diameter may not pass through.

The triangular area on stair sides at the tread, riser, and railing may not pass a 6-inch diameter sphere.

Stair risers shall be closed. Open risers are not permitted.

4. Handrails

- a. All stairs with four or more risers shall have a handrail on at least one side.
- b. All handrails shall be easily graspable by the occupants.
- c. All handrails shall return to the wall, floor, or post so that they do not constitute a hazard.
- e. When the scope of work calls for handrail installation, they shall be mounted no less than 34" and no more than 38" above the leading nose of the stair treads.

B. Wood Decking and Porches: Existing exterior wood decks shall be free of loose, deteriorated, rotten materials, securely attached to the main structure, or properly supported by a structurally sound foundation and support system. All repairs and reconstruction of exterior decks shall meet current Louisiana State Uniform Construction Code and/or the American Wood Council's, Prescriptive Residential Wood Deck Construction Guide.

The Prescriptive Residential Wood Deck Construction Guide is available as a free download at: <http://www.awc.org/publications/dca/dca6/dca6.pdf>

C. Exterior Wood: When the scope of work addresses installation of exterior wood all new exterior wood shall consist of naturally durable hardwoods, composite materials suitable for exterior exposure, or pressure treated wood in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

Ground contact: All wood in contact with the ground shall be approved pressure-preservative-treated wood suitable for ground contact use.

Division 7: Thermal and Moisture Protection

A. Fascias: When the scope of work includes restoration of fascia repairs or replacement shall meet the following requirements:

1. Wood fascias shall be properly surface coated with painted surfaces free of peeling, cracks, or other defective conditions which will allow moisture to penetrate into the wood.
2. Fascias may be covered with factory finished 0.019" minimum thickness aluminum where local ordinances allow.
3. All decayed wood shall be replaced with solid material before covering with metal.

B. Exposed Wood: All replacement wood exposed to elements of weathering shall consist of naturally durable hardwoods, composite materials suitable for exterior exposure, or pressure-treated wood where applicable.

1. All pressure-treated wood shall have a minimum preservative retention rate for above ground applications and a minimum preservative retention rate for all wood in contact with the ground as required by the manufacturer.

D. Reroofing: When the scope of work includes roof work, this section shall apply:

1. Roof Structure

- a. Structural elements of the roof support system shall be evaluated prior to commencement of reroofing activities.
- b. All defective rafters shall be repaired, replaced, or otherwise braced to safety withstand live loads during reroofing activities.

- c. Where roof covering is replaced, all substrate shall be repaired to a sound condition, free of rot or deterioration, suitable to support and anchor the new roofing material.

2. Roof Covering

- a. The roof and flashing shall be sound, tight, and not have defects that admit water intrusion.
- b. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
- c. Existing roof drains, gutters and downspouts shall be in good repair and free from obstructions. Must function as designed.
- d. Roof water shall be discharged in a manner so as to not cause moisture problems to the structure.
- e. When the scope of work calls for roof covering, existing roof coverings shall be removed prior to reroofing.
- f. Roof coverings shall be installed in accordance with the manufacturer's installation instruction.

3. **Asphalt or Fiberglass Shingles:** New dimensional or 3-tab shingles shall have a minimum warranty period of 25 years and be suitable for design wind speeds at location proposed.

4. **Underlayment:** Where roof coverings are removed to the decking below, minimum #15 felt shall be applied to the full area of the deck, including overhangs and porches. Underlayment shall be applied in accordance with the currently adopted Louisiana State Uniform Construction Code. Synthetic underlayment is acceptable if allowed by roofing manufacturer.

5. **Ribbed Sheet Metal:** Metal roof coverings shall be applied in accordance with the manufacturer's installation instructions and meet ASTM A 924 corrosion resistance requirements.

6. **Manufactured Home Roof Repair or Replacement:** Any product used to coat, cover, repair, or replace a manufactured home roof must be installed per manufacturer's installation instructions and/or recommendations. Written documentation by a qualified engineer for the installation of a product(s) is also acceptable.

7. Flashing

- a. All step flashings, counter flashings, and crickets shall be repaired or reconstructed, where a roof covering is added or replaced.
- b. Flashing at roof penetrations, such as plumbing vents, attic vents, electrical risers, or similar roof penetrations, shall be provided and replaced where a roof covering is replaced.

D. Gutters and Downspouts

1. Where roof water drainage causes deterioration to the structure or accumulation of water near the foundation, roofs shall have gutters and downspouts and shall be appropriately designed with a minimum 5" gutter and 2" x 3" downspouts.

Exception: Local authorities may require reproduction of box or half-round style gutters. In this case, local requirements shall prevail.

Exception: Manufactured homes with integral guttering systems.

2. All downspouts shall empty onto concrete or composite splash blocks, or be piped to an approved location. Thin, lightweight, plastic splash blocks are not acceptable.

3. Rain water discharge shall runoff in a manner that does not create a nuisance, cause foundation damage, or infiltrate under or into the structure, or other structures.

E. Siding

1. Existing siding shall provide a weather tight barrier, free of holes or deterioration that admits rain into the walls of the structure.

F. Replacement Siding: All new siding material shall be installed in accordance with the manufacturer's installation instructions.

1. **Substrate Repair:** Where siding is replaced, all substrate shall be repaired to a sound condition, free of rot or deterioration, suitable to support and anchor the new siding material.

2. **Weather resistant membrane:** Where siding is removed and replaced, a weather resistant membrane (Tyvek or similar) shall be installed per manufacturer's specification.

3. **Flashing:** All windows and doors shall be properly flashed before new siding is installed.

4. **Approved Materials:** All new siding shall consist of one or more of the listed materials below:

a. **Composite:** Fiber cement siding, primed, with two-coat minimum finish or factory finish.

b. **Metal:** 0.024" minimum thickness aluminum or galvanized steel with factory finish.

c. **Vinyl:** 0.040" minimum thickness, UV protected.

d. **Wood:** cedar or redwood stained or primed once with 2-coat minimum finish.

G. Insulation

1. When the scope of work addresses the installation of insulation in the thermal envelope, insulation shall be added in all ceilings with accessible attics, floors with crawl spaces, and any cavity exposed or opened during rehabilitation to provide at least the minimum R-value listed in the currently adopted International Energy Conservation Code.

a. Baffles shall be provided at the intersection of exterior walls and ceilings to allow adequate passage of ventilation air where insulation is added to the attic.

b. All insulation blow in walls (other than mobile homes) must be dense-packed to a minimum density of 3.5 pounds per cubic foot of volume.

c. When using prefab wall plugs (that will remain exposed) to cover holes created for the purpose of blowing wall or ceiling insulation the client must agree in writing before work on this measure begins.

d. Insulation blown into the under-belly of a mobile home must be supported by a covering system (or material(s)) capable of supporting the weight of the insulation.

H. Air Infiltration: When included in the scope of work the following standards shall apply.

1. When exposed/uncovered during rehab activities, penetrations of floor, walls, and ceilings, such that occur at access openings, electrical wiring and outlet boxes, plumbing piping, and ducts, shall be sealed to prevent free passage of air between conditioned and unconditioned spaces or the exterior.

2. **Air Barriers:** Exposed walls in attics, separating the conditioned space of the dwelling unit from the unconditioned space in the attic, shall have an approved air barrier installed on the attic side of the wall.

3. **Access Hatches and Doors Air Sealing and Insulation:** Access doors from conditioned spaces to unconditioned spaces, such as attics and crawl space, shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

When loose fill insulation is installed, provide a wood framed or equivalent baffle or retainer to provide a permanent means of maintaining the installed R-value of the loose fill insulation.

4. **Recessed Lighting:** Recessed luminaries installed in the building thermal envelope, shall be sealed to limit air leakage between conditioned and unconditioned spaces.

a. All recessed luminaries shall be IC-rated and *labeled* as meeting ASTM E 283, when tested at 1.57 psf (75 Pa) pressure differential; with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the unconditioned space.

b. A boxed enclosure may be built with type x gypsum over existing fixtures provided it fulfills the manufacturer's clearance to combustible specifications for the existing fixture.

1. **Crawl Space:** Where a crawl space is found to hold water or retain moisture sufficient to promote mold growth, the following standards shall be met:

1. Accessible crawl spaces shall be free from construction debris and standing water.
2. Install a drainage system to relieve water retention.
3. Provide an access door per current LSUCC requirements.
4. Provide ventilation per current LSUCC requirements.
5. Repair or install a minimum 6 millimeter vapor barrier on the floor of the crawl space to provide a tight, vapor retardant membrane.

Division 8: Doors, Windows, and Glazing

A. Exterior Doors: When the scope of work includes the installation of doors, the following standards shall be followed.

1. All exterior doors shall be 1 3/4" thick, insulated and made of steel or other equally durable material or solid wood. (not particleboard)
2. All exterior doors shall be appropriately finished as recommended by the manufacturer, and in a sound, weather stripped, weather tight, good condition.
3. When enlarging an exterior door it shall be a minimum of 36" wide.

B. Interior Doors: When the scope of work includes the installation of doors, the following standards shall be followed.

1. Existing interior doors shall be a minimum of 1 3/8" thick.
2. Existing interior doors shall be solid wood, composite, or hollow core panel doors, in good condition, properly finished, and operable.
3. Defective interior doors shall be replaced or restored to good condition and operate properly.

C. Door Accessories: When the scope of work includes replacement of door hardware, the following standards shall be followed.

1. All egress doors shall be evaluated for being readily openable from the inside of the dwelling.
2. All egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
3. When the scope of work includes installation of other door accessories, all door accessories shall be quality material with no plastic latches or inferior hardware.
 - a. **Latches, knobs, and hinges** shall be metal with polished or brushed finish.
 - b. **Exterior Door Hardware:** All entry doors shall be equipped with a brass plated, or other durable metal finished, key lock knob or handle and deadbolt (see egress provisions).

c. **Interior Door Hardware:** All interior doors shall be equipped with brass-plated, or other durable metal finished, knobs or handles.

D. Units with more than one bedroom: The scope of work shall not create a condition where bedrooms constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the means of egress from other habitable spaces.

E. Kitchens and non-habitable spaces: The scope of work shall not create a condition where kitchens and non habitable spaces are used for sleeping purposes.

F. Existing Windows: Windows not included in the scope of work shall meet the following standards.

1. **Glazing:** All existing windows shall be sound and weather tight with no holes or missing panes.

2. **Frames:** Window frames shall be free of defective conditions such as rotten components, peeling paint, inferior glazing compound, missing counter weights, or condition which will render the window unsafe to operate, or will not provide an effective weather tight barrier.

3. **Operation:** Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware. A lock or latch must be installed if not present for security that does not require special knowledge or tools to operate from inside the dwelling.

G. Replacement Windows: All replacement windows shall meet the following criteria.

1. All window frames must be of solid vinyl, thermally broken aluminum, fiberglass, wood, or wood clad.

2. All glazing shall be double-paned.

3. The vapor seal on the glazing must have a minimum ten-year warranty.

4. All windows shall have a minimum one-year warranty on the operation of the window.

5. All windows shall have a National Fenestration Rating meeting current minimum energy code requirements for Zones 2 & 3.

6. Windows at grade level shall have security latches which will not require special knowledge or tools to operate from the inside of the window.

7. Safety glazing shall be installed in hazardous locations, as defined by Louisiana Residential Code, where replacing existing glazing in hazardous locations.

8. When the scope of work calls for window replacement, all windows in rooms used for sleeping purposes shall have a window or door, meeting LSUCC requirements (IRC 310), connecting directly to the outside of the structure into an open court or yard. Removal of window sashes is not an acceptable method to meet the minimum opening requirements of the LSUCC for emergency escape and rescue.

Exception: Replacement, emergency escape and rescue, windows are allowed provided the window opening size is not decreased. Documentation of previous window size must be kept in client file.

H. Attic Access Opening: When the scope of work includes the installation of attic access the following standards must be followed unless conditions exist making these specifications unattainable. In such cases a reasonable effort must be made to comply as close as possible.

1. In all attic spaces with headroom of 30" or more, minimum 22" by 30" (roughed-framed opening) attic access shall be provided.

2. All access openings must weather stripped (or air sealed) and be insulated to the same R-value as the adjacent attic space.

I. Crawl Space Access Opening

1. Existing crawl space access must be evaluated so at a minimum, the opening must have a functioning door and latch.
2. When the scope of work includes the installation of crawl access the following standards shall be followed unless conditions exist making these specifications unattainable. In such cases a reasonable effort must be made to comply as close as possible.
 - a. Crawl spaces shall be provided with a minimum 16" by 24" opening and shall not be located under an exterior doorway.
Exception: Openings through the floor shall be a minimum of 18" by 24".
 - b. Access openings located in the exterior foundation wall shall be no less than 16" by 24".
 - c. Access openings below grade; shall have an areaway, with the areaway floor below the threshold of the access door. Width and height of the areaway shall not be less than 16" by 24".

Division 9: Finishes

A. Exterior Finishes: When the scope of work includes repair or replacement of exterior finishes, the following standards shall apply.

1. All exterior finishes shall be free of holes, loose material, peeling paint, deterioration, mold, dirt, or other defective conditions.
2. All trims and soffits shall be constructed to resist the entry of insects or vermin into concealed spaces of the structure.

B. Wood: When the scope of work includes repair or replacement of exterior wood, the following standards shall apply.

1. All unfinished exterior exposed wood shall have a minimum preservative retention rate for above ground applications and a minimum preservative retention rate for all wood in contact with the ground, as specified by the manufacturer.
2. Use of CCA Treated lumber shall be prohibited.

C. Posts and Columns: When the scope of work includes repair or replacement of exterior posts and columns, the following standards shall apply.

1. All front porch columns shall be capable of supporting the roof dead load plus live loads and be 4" x 4" minimum pressure treated wood, extruded aluminum, fiberglass, or other factory-made, finished material.
2. Replacement front porch columns shall closely match original design unless structurally deficient.
3. Side or rear decks and porches may have a minimum of 4" x 4" pressure treated posts, at a maximum length of 10', supporting the roof above.

D. Handrails: Where handrails are required or included in the scope of work, the following standards shall apply.

1. All hand railing shall be smooth and splinter-free.
2. The paint, seal coat, or factory finish shall be in good condition or restored to retard deterioration of the handrail.
3. Vinyl, metal, or composite material.
4. Seals or stains shall not be acceptable treatment methods for applications where pressure treated or naturally durable material is required.
 - a. Seals or stains may be used to preserve the integrity of treated wood handrail material.

E. Fiber Cement Siding

1. On structures rehabbed for resale, existing siding shall be in good condition.
2. When the scope of work calls for new installation, siding shall be factory finished or be painted with at least two coats of exterior grade paint.

F. Exterior Ceiling

1. Existing exterior ceilings, such as those that occur on porches, shall be free of openings to concealed spaces of the structure.
 - a. Exception: Required ventilation openings are allowed provided insect screens are installed to protect from entry of insects or vermin into the concealed space.
2. **Solid Backing:** When the scope of work includes using vinyl or aluminum material for porch ceilings, provide a rigid, solid backing such as OSB or plywood.

G. Carpet Padding: When the scope of work calls for new installation, carpet shall be a minimum of 7/16" thick, 6-lb. minimum re-bond polyurethane.

H. Sheet Carpet: When the scope of work calls for new installation, sheet carpet shall be 25 oz. minimum, 100 percent nylon. Other options include Berber type with blended fiber. High traffic areas, such as hallways, shall have 30 oz. minimum.

I. Sheet Vinyl: When the scope of work calls for new installation, sheet vinyl shall be minimum 10 mil wear layer or approved equal. Provide product adhesive and underlayment as recommended by the manufacturer. All surfaces shall be clean, dry, and appropriate temperature during installation. Vinyl sheet flooring shall conform to the requirements of ASTM F 1303, Type I.

J. Vinyl Tile: When the scope of work calls for new installation, vinyl tile shall meet the following standards:

1. Vinyl tile shall be minimum thickness of 1/8".
2. Provide product adhesive and underlayment as recommended by the manufacturer.
3. All surfaces shall be clean, dry, and appropriate temperature during installation.
4. Follow manufacture's recommendation for pattern layout.

K. Wood Flooring:

1. When the scope of work calls for new installation, wood flooring shall be tongue and groove hardwood, factory finished; or have a minimum of three coats of site-applied, UV-protective polyurethane.
2. Where interior floors are repaired in the scope of work, holes in hardwood floors shall be repaired, sanded and finished with closely matching finishes to the original finish.

L. Other Flooring Products

1. When the scope of work calls for new installation, ceramic tile and laminates installed per manufacturer's recommendations may be used.
 - a. Existing broken tiles shall be replaced with similar size, color and texture.

M. Kitchen and Bath Floor Covering: When the scope of work calls for installation of kitchen and bath floor covering, kitchens and bathrooms shall be covered with a smooth non-absorbent material such as ceramic tile, sheet vinyl, vinyl tile, or vinyl slabs.

N. Interior entries: When the scope of work addresses the floor covering on the interior side of the main entry door, there shall be an uncarpeted, finished floor area. This area shall be no less than 16 square feet.

O. Interior Door Finish: When the scope of work addresses interior door finish, interior doors shall be finished and free of defective conditions. One or more of the following finishes may be utilized.

1. **Paint:** Primed once, with two-coat satin, semi-gloss finish on all sides and faces.
2. **Stain:** Stain or oil on all sides and faces, with three-coat varnish, polyurethane finish.
3. **Prefinished Doors:** Factory Finished doors are acceptable.

P. Water-Resistant Drywall: Where a rehab involves replacement of drywall in bathrooms and near areas where it may become wet, water resistant drywall shall be used as the replacement wall board in areas set forth as follows.

1. Water-resistant gypsum board (commonly called green board) must be used on all walls in the bathroom and within six horizontal feet of wall surfaces where the drywall can be splashed such as a kitchen sink, next to water heater and/or washer.
2. When a tub/shower unit is on an exterior wall, provide water-resistant gypsum board behind the tub/shower unit.
3. Water-resistant gypsum, when used on ceilings must be rated for the span.

Q. Interior Wall Finishes: Where a rehab involves renewal of interior wall finishes, all existing interior wall finishes included in the scope of work shall be free of conditions such as peeling paint, holes, loose material, deteriorated surfaces, mold, mildew, and rot.

1. Drywall repairs: Shall be sanded to a smooth finish prior to applying primer paint.
2. Paint: Patches in existing drywall and all new drywall shall be primed once with two-coat finish paint. Gloss, semi-gloss, or satin finish shall be used for bathrooms, laundry, and kitchens.
3. Paint over existing painted walls: All repainted walls shall have coverage sufficient to completely hide the previous color. Primer and two finish coats may be required to accomplish this requirement.

Division 10: Specialties

A. Entries: When the scope of work includes the installation of exterior entry components, the following standards shall be followed unless conditions exist making these specifications unattainable. In such cases a reasonable effort must be made to comply as close as possible.

1. All main entries shall have a concrete, treated wood, or other hard surface exterior stoop, porch or deck not to exceed 8 ¼" below the top of the threshold and have a minimum dimension of 36" by 36".
2. Secondary entries shall have a landing on the exterior of the door opening if the finished interior floor is more than 30" above the exterior adjacent grade or floor surface. Secondary exterior entries with less than 30" above grade elevation shall have a stair with a landing at grade level.

B. Bath: Rehabbed bathrooms in homes for resale shall be equipped, at a minimum, with the following:

1. Medicine cabinet with storage and mirror 16" wide 20" tall (minimum)

Other combinations of mirror and storage may be acceptable by approval of LHC Construction Design and Review Department.

2. Wall-hung toilet paper dispenser
3. 18" (minimum) towel bar
4. Shower rod if applicable

C. Site Address: Homes rehabbed for resale shall meet the following standards:

1. When the scope of work addresses installation of street address numbers, they shall be displayed on the structure in an area visible from the street for each dwelling.
Exception: Where a structure is located more than 100 feet from the street or road, or where local jurisdiction's regulations allow, street address numbers may be displayed on the mailbox near the street.
2. Characters shall be of contrasting color in relation to the background where they are applied.
3. Arabic numbers and alphabet letters shall be displayed in English language and minimum $\frac{3}{8}$ " stroke width and 4" in height.

D. Mail Boxes: Each dwelling rehabbed for resale shall have a mailbox installed per US Postal Service regulations unless client waives this requirement due to not receiving mail at the residence.

Division 11: Equipment

A. Radon Reduction: In units known to have high radon levels:

1. Units found to be at or above, 4 pCi/l (PicoCuries per liter of air), shall install a Radon reduction system during the rehabilitation.

B. Combustion Appliances

1. Combustion Appliance Zone (CAZ) worst-case scenario draft test shall be performed on all atmospheric combustion appliances per BPI standards by qualified staff at the time of initial house evaluation.
2. CAZ testing must be conducted at the conclusion of any day that air sealing or other measures that may contribute to the air tightness of the combustion appliance zone(s) have been performed.
3. All CAZ test results during the construction phase and post inspection must pass acceptable standards.
4. If the initial CAZ tests reveal unacceptable results, the scope of work must state that this condition must be corrected first before proceeding with other work.
5. Documentation of all CAZ testing must be kept in the client file.

Division 12: Furnishings

A. Cabinets and Drawers: Where the scope of work includes replacement or repair of cabinetry the following standards shall apply:

1. **Existing Cabinets:** Cabinets shall be of sound construction and free of deterioration, with all doors, drawers, shelves, hardware, and other features in good condition and with a clean and sanitary finish.
2. Replacement Cabinets
 - a. Cabinet fronts shall be made of solid wood (not particleboard).
 - b. Doors, draws and fronts shall be factory finished.
 - c. Cabinet ends shall be finished with appropriate veneer.
 - d. All cabinets shall be Kitchen Cabinet Manufacturers Association (KCMA) approved.

B. Countertops: Where the scope of work includes replacement or repair of countertops the following standards shall apply:

1. Existing Countertops: Countertops and vanity tops shall be a smooth non-absorbent finish and free of defects such as holes, cracks, porous materials, or other defects which may retain moisture or food particles.

2. Replacement Countertops

- a. Shall be molded roll-backed, laminate plastic or Formica with finished ends and sealed at the cut out for the kitchen sink or basin.
- b. Other appropriate materials may be used such as synthetic molded tops, recycled glass tops, or other green construction friendly material.
- c. Consult the LHC Department of Construction Design and Review.

C. Closet Storage/Accessories: In homes rehabbed for resale or included in the scope of work, clothes closets shall contain 12" deep shelf, including a coat rod. Shelves with integrated hangar hooks may also be used.

Division 13: Special Construction

A. Laundry: Laundry facilities located on the second floor shall be equipped with a washer overflow pan piped to carry the overflow to an appropriate location. This requirement covers new installations only, but recommended where feasible for existing locations.

B. Storage areas: Projects which incorporate accessory storage buildings or areas are encouraged. If storage areas are provided, in the scope of work, the following minimum design shall apply.

1. The storage area shall be a minimum of 48 sq. ft. for all units over 960 square feet of living space.
2. Interior ceiling height shall be a minimum of 7' in all storage areas and the width or depth shall not be less than 4' in any interior dimension.
3. Provide a pre-hung 3'0" x 6'8" entry door to the storage area with an entry lock.
4. The storage area may be provided by any of the following:
 - a. A free-standing building architecturally similar to the house.
 - b. Wood buildings, with T-111 or equal plywood siding, painted a compatible color with the primary structure are acceptable.
 - c. Unfinished crawl space area.
 - d. Metal buildings are not permitted.
5. Units that utilize an unfinished crawl space area for storage must create an appropriately-sized room with a concrete floor and provide the following:
 - a. A pre-hung metal entry door 3'0" x 6' 8"
 - b. 20-min. fire separation (walls and ceiling)
 - c. A switched light fixture
 - d. Adequate ventilation for hazardous fumes
 - e. Access to the remainder of the crawl space.
6. Storage areas attached to the unit. Attached storage areas should be designed to complement and blend in with the home. This area shall have a concrete floor and provide the following:
 - a. Footings complying with local requirements.
 - b. A pre-hung metal entry door 3'0" x 6' 8"

- c. 20-min. fire separation (walls and ceiling)
- d. A switched light fixture
- e. Adequate ventilation for hazardous fumes

C. Ramps

1. It may be necessary to provide a ramp in the rehab project. If a ramp is provided it shall be constructed in compliance with ANSI A117.1-2003, ADA, UFAS, or any other nationally recognized accessibility code.
2. Ramps shall be constructed of approved materials suitable for the purpose, or a combination of materials in the following list:
 - a. **Composite:** PVC or other with non-skid surface.
 - b. **Concrete:** with non-skid surface.
 - c. **Metal:** galvanized steel, or aluminum with non-skid surface.
 - d. **Wood:** Pressure treated lumber.

All exterior wood shall meet the requirements of LSUCC for application proposed.

Division 21: Fire Suppression

Portable fire extinguisher should be provided in the locale of the kitchen for the typical application.

Division 22: Plumbing

A. Existing Plumbing: Where a rehab involves replacement or repair of plumbing elements or installation of new water supply or septic systems, the following standards shall apply:

1. All fixtures, water supply lines, and drain/waste/vent lines shall be in working condition, free of obstructions, leaks, or other defects which interfere with proper operation or sanitation of the system.
2. Defective fixtures shall be replaced with new, energy saving features.
3. **Drain/waste/vent systems** shall be connected to a public sewer or to an approved private sewage disposal system. Newly installed private systems shall be approved by the local health department (DHH).
4. Water supply shall be from either a public supply system or an approved private supply. Private supplies shall be approved by the Authority Having Jurisdiction.
 - a. Water supply lines shall be insulated in all areas subject to freezing temperatures.
 - b. Replacement fixtures shall be provided with water shut off valves at the fixture location or a central manifold which will isolate the individual fixture for servicing. The building's main shut off valve shall not be acceptable for this requirement.

B. New Plumbing

1. All repair, replacement, addition, or new installation of plumbing systems shall meet the LSUCC and shall be approved by a certified plumbing inspector.
2. Ordinary repairs and fixture replacement may not be subject to inspection by the certified inspector, but shall be subject to the applicable plumbing code.

3. The following specifications shall be the minimum size and/or quality for replacement plumbing fixtures:

- a. **Bath tubs** shall be 30" minimum from approach side to wall; made of fiberglass, acrylic, porcelain, or cultured marble.
- b. **Faucet housings** shall not be plastic.
- c. **Lavatories** shall be 15" minimum diameter; made of fiberglass, acrylic, porcelain, or, cultured marble.
- d. **Showers** shall be 36" x 36" minimum; made of fiberglass, acrylic, ceramic, or, cultured marble.
- e. **Toilets** shall be maximum 1.6 GPF; made of porcelain.
- f. **Kitchen sinks** shall be 6" deep minimum, stainless steel double bowl.
- g. **Laundry facilities and hot water heaters**, located on the second floor or higher, shall have an overflow pan piped into a DWV system, positive drain to the outdoors, or an approved floor drain. This requirement is for new installations but is recommended for existing locations.
- h. **Water heaters** shall have a minimum energy factor efficiency of .93 for electric and .67 for gas fired water heating equipment.

Division 23: Heating Ventilating and Air Conditioning

A. Existing HVAC Systems

1. All existing mechanical appliances, fireplaces, solid-fuel burning devices, cooking appliances, water heating appliances and HVAC equipment shall be evaluated for efficiency and inspected for defective or inadequate operation, ductwork, clearance to combustibles, safety controls, energy supply, combustion air supply, combustion gas venting, insulation, air sealing, and equipment.
2. If the system is capable of serving the intended purpose and defective conditions exist, the defects shall be corrected to provide the most efficient operation of the existing system.
3. Fuel-burning equipment shall combust fuel safely and operate as close to the designed Annual Fuel Utilization Efficiency (AFUE) as possible.
4. Flue gases (oxygen and carbon monoxide), stack temperature, draft and smoke (where applicable) shall be within acceptable limits.
5. A pre and post rehab Combustion Appliance Zone (CAZ) worst case scenario draft test shall be performed on all atmospheric combustion appliances per BPI standards.
6. CAZ testing is highly recommended at the conclusion of each work day, especially when measures affecting the tightness of the envelope are being performed.
7. Combustible fuel burning appliances, their fuel supply lines, and their venting systems shall be inspected and tested for proper sizing, operation, leaks, deterioration, adequate combustion, clearance to combustibles and shall be in compliance with the manufacturers installation requirements, and where applicable NFPA 54, NFPA 211 and NFPA 31.
8. Furnaces, air conditioners, heat pumps, and air handlers more than 20 years old shall be replaced with energy efficient equipment.

B. Replacement Heating Ventilating and Air Conditioning Equipment

1. All dwelling units, receiving an upgrade to the HVAC system, shall be heated and cooled using high-efficiency equipment.
2. Heat pump systems shall have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 14.5 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 8.2.

3. Fuel oil and gas fired furnaces and boilers shall have an AFUE efficiency of 85 percent or higher.
4. Alternative HVAC systems may be evaluated for use by LHC's Department of Construction, Design and Review.
5. All replacement systems shall be sized in accordance with ASHRAE Manual J including mini-split and zoned systems.

C. Duct Sealing and Insulation: Where the scope of work includes new duct installation the following standards shall apply:

1. All ducts, including exhaust vent ductwork, installed in unconditioned spaces, outside the thermal envelope of the structure, shall be sealed and insulated with an insulation wrap of minimum R-8 value.
2. Duct penetrations between conditioned space and unconditioned space through floors, walls, and ceilings, shall be sealed with approved materials, preventing conditioned air from entering unconditioned space or escaping to the exterior.
3. Duct insulation shall extend to the floor, wall, or ceiling membrane where the supply duct passes through unconditioned space and terminates at a membrane of conditioned space.
4. Duct systems, located outside the thermal envelope of the dwelling, shall be pressure tested by qualified staff in accordance with the following criteria.
 - a. Post construction test: Leakage to outdoors shall be less than or equal to 8 cf/m (226.5 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* or a total leakage less than or equal to 12 cf/m (12 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure.
 - b. All register boots shall be taped or otherwise sealed during the test.
 - c. *Documentation of all duct testing (Pre and Post) shall be kept in the client file.*

D. Programmable Thermostats

1. All newly installed HVAC systems shall be controlled by a programmable thermostat.
2. Existing programmable thermostats must be evaluated to ensure the device can still deliver the features designed by the manufacturer.
3. Training must be provided to tenants/clients on use.

E. Building Ventilation

1. The dwelling must be evaluated for compliance with Section 4 of the ASHRAE 62.2-2010 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings.
2. In no case shall the whole building ventilation rate be reduced below minimum whole-building ventilation requirements of ASHRAE 62.2 standards.
3. Where ventilation rates do not meet ASHRAE 62.2 standards, mechanical ventilation shall be provided to maintain minimum ventilation rates.
4. Existing exhaust ventilation discharge must be evaluated for proper discharge location.
 - a. Relocation of exhaust vents may be required if located too close to fresh air intakes of the dwelling.

F. Range Hoods: When the scope of work includes installation of a range hood, the following standards shall apply:

1. All dwelling units shall be equipped with a minimum 150 CFM range hood vented to the exterior of the building.

2. Use manufacturer's recommended ducting material sized per installation instructions.
3. Exhaust ducting shall be concealed with a finish similar to the adjacent cabinetry where it extends above the wall cabinets through the ceiling.
4. Exhaust ducts shall terminate, at the exterior of the structure, in an exhaust hood, equipped with a back draft damper.

Exceptions and Considerations:

- a. Designs utilizing Energy Recovery Ventilation technology may use a recirculation hood as a part of the ventilation design in combination with other intake and exhaust air openings.
- b. Hoods vented to the exterior may contribute to compliance with ASHRAE 62.2.
- c. If a waiver is granted, recirculation hoods shall be equipped with an activated charcoal filter. Approval must be obtained prior to installation from the LHC Department of Construction, Design and Review.

G. Bathroom Ventilation: When the scope of work involves rehabilitation of a bathroom, the following standards shall apply:

1. Bathrooms shall have a properly installed ventilation fan, minimum 50 CFM, vented to the exterior, penetrating the structure's outermost membrane.
 - a. Ventilation fans vented to the exterior may contribute to compliance with ASHRAE 62.2.

Exception: A ventilation fan is not required where existing window openings provide minimum ventilation required LSUCC.

2. Exhaust fan ducts systems shall be equipped with a back draft damper, terminate at the exterior of the structure, in a receptacle designed for this use and location.

H. Clothes Dryer Exhaust: Newly installed clothes dryers shall exhaust directly to the exterior, through the exterior membrane of the structure.

1. Exhaust ducts shall terminate, at the exterior of the structure, in an exhaust hood, equipped with a back draft damper.
2. Ducts shall be minimum 4" diameter with a smooth interior surface.
3. Joints shall be joined together in the direction of air flow.
4. No fasteners or screws shall penetrate the walls of the duct.
5. Exhaust ducts shall not be more than 25' equivalent length from the laundry area to the exterior of the structure. 90 degree ells = 5' equivalent length. 45 degree ells = 2.5' equivalent length. Straight duct is 1' linear length = 1' equivalent length.
6. In the laundry area, a maximum 8' length of flexible duct may be connected from the dryer exhaust duct to the clothes dryer.

I. Existing Clothes Dryer Exhaust:

1. Existing clothes dryer exhaust ducts shall be inspected and replaced if constructed of flexible, corrugated duct material.
2. Existing exhaust ducts shall be cleaned if blockage is discovered during inspection.
3. Existing clothes dryers exhausting to the interior environment shall be vented as closely as possible, in equivalent length of pipe run, to new exhaust installation requirements.

Division 26: Electrical

A. Existing electrical system: In homes rehabbed for resale or if electrical alterations are included in the scope of work, the electrical system shall be evaluated for suitable size,

minimum provisions, and electrical hazards by a licensed electrical contractor. The system shall meet the following minimum standards.

1. All visible deficiencies and hazards shall be corrected.
2. All receptacle outlets in bathrooms, laundry rooms, kitchens, and outdoor outlets shall be protected by a ground fault circuit interrupter (GFCI).
3. All entrances, common hallways, interior and exterior stairways, bathrooms, kitchens, laundry rooms, and HVAC equipment rooms shall contain at least one luminary and it shall provide adequate lighting for the area.
 - a. All permanently installed light fixtures shall have Energy Efficient lamps installed if suitable for types of switches installed.
 - b. All other rooms shall contain at least one wall switch controlled light.
 - c. Repairs may require AHJ inspections.

B. Additions, Alterations, New Wiring

1. All new wiring or extensions of the existing electrical system shall meet the current edition of the National Electrical Code and shall be inspected and approved by the AHJ.
2. Additional loads may require re-evaluation of the service size.

C. Rehab Involving Complete Removal of Plaster or Wallboard:

1. In addition to meeting the requirements of the NEC, each room, hall, stair, and walk in closet shall have a minimum of one switch-operated overhead light.
2. Kitchens shall include switch-operated lighting over the cooking area, the sink area and the general or dining area.
3. Bathrooms shall be equipped with switch-operated over the lavatory area and the general area.
4. Smoke detectors shall be installed in accordance with the current edition of the LSUCC.

Division 27: Communications

A. Minimum Provisions: Homes rehabbed for resale shall comply with the following standards.

1. If the dwelling is not prewired, means to connect to telephone and cable communication devices must be considered. If feasible the following provisions shall be provided.
 - a. Provide wiring for communication devices, or a roughed-in box and blank trim plate, with a raceway and pull string leading to an accessible area such as the attic or crawlspace, to allow the future installation of the required communication devices.
 - b. A raceway shall also be provided from the point of service to an accessible area within the structure.

Division 28: Electronic Safety and Security

A. Fire Detection and Alarm

1. **Smoke Alarms:** Smoke alarms shall be installed in existing and rehabbed dwellings at all of the following locations:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms no more than 8' from the bedroom door.
 - b. Within each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.

In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

2. Smoke alarms shall be interconnected in a manner that activation of one alarm will activate all of the alarms in the individual unit.
3. The alarm shall be clearly audible in all bedrooms, over background noise levels, with all intervening doors closed.
4. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which provides access for interconnection without the removal of interior finishes.
5. Smoke alarms shall receive their primary power from the building wiring, provided that such wiring is served from a commercial source, and shall be equipped with a battery backup.
6. Exceptions: Smoke alarms are permitted to be solely battery operated in buildings where:
 - a. No construction is taking place.
 - b. Where a wireless interconnected smoke alarm system, with a minimum 10 year warranty for the smoke alarms, is installed.
 - c. Buildings that are not served from a commercial power source.
 - d. Areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, providing access for wiring.

If there is an attic, crawl space or basement available which could provide access for building wiring, without the removal of interior finishes, this exception will not apply.

B. Carbon Monoxide Alarms

1. UL listed carbon monoxide alarm(s) shall be installed outside of each sleeping area, in the immediate vicinity of all bedrooms, if one or both of the following conditions exist:
 - a. The dwelling contains fuel burning appliances.
 - b. The dwelling has an attached garage.

Division 31: Earthwork

A. Drainage: Homes rehabbed for resale or if correction of drainage is included in the scope of work, shall comply with the following standards:

1. Conditions causing inadequate drainage or standing water near the structure shall be corrected to provide adequate drainage away from the structure by one or more of the following suggested methods:
 - a. Adjust backfill to allow for 6" fall in 10' (4% slope) away from the foundation walls.
 - b. Adjust grade to create a swale to divert water away from the foundation walls.
 - c. Install a French drain near the structure and discharge to an approved drainage system, ditch, or water retention area.
 - d. An agency proposed and LHC approved method. Acceptable engineering practices will be considered.

Division 32: Exterior Improvements

Sections A, B, C, D, and E shall apply to all houses rehabbed for resale.

A. Existing Trees and Shrubbery: Trees, shrubs, and other plantings shall be in a condition which does not prohibit access to the structure or utility connections, or cause damage to the structure or walkways.

B. Parking/Driveways:

1. Existing parking and driveways shall be restored to a good condition.
2. The parking area shall be one of the following materials:
 - a. Crushed #57 limestone gravel, 4" thick, and compacted
 - b. Hot mix asphaltic concrete pavement
 - c. Concrete
3. For urban locations where onsite parking is not typical, local, street parking regulations shall apply.

C. Walkways:

1. Existing walkways shall be in a good condition and free of cracks and joints with elevation changes greater than ½". Defective conditions, such as excessive deterioration, shall be corrected by replacing the defective area.
2. All dwelling units shall have a paved walkway, from the parking area or street, to the dwelling's main entrance.
3. New walkways shall be constructed a minimum of 42" in width and 3 ½" in thickness.
 - a. Walkways shall not exceed 4% slope in the direction of travel.
 - b. Walkways shall have 2% cross slope, perpendicular to the direction of travel or crowned in the center, to allow for proper drainage.
 - c. Walkways shall have isolation joints at connections to structures and cross walks per ACI 318 requirements.

D. Public walks

1. Public walkways shall be free of hazardous conditions and excessive deterioration.
2. Replacement of public walks shall be completed in accordance with the AHJ rules and regulations.
3. Replacement walkways shall be ADA complaint.

E. **Soil Treatment-Termite Protection:** If termites are discovered during initial evaluation or rehabilitation of the structure, provide proper and complete termite treatment by a licensed exterminator.

Division 33: Utility Services

A. Capacity: Houses rehabbed for resale or if utilities are altered in the scope of work, shall meet the following standards.

1. All utility services shall be sized to adequately provide sufficient power, flow, volume, pressure, and drainage to allow for safe, dependable service of appliances and fixtures.
2. Insufficient supply of utilities shall be corrected during the rehabilitation process.

Appendix #1

§5.703 Physical condition standards for HUD housing that is decent, safe, sanitary and in good repair (DSS/GR).

HUD housing must be decent, safe, sanitary and in good repair. Owners of housing described in §5.701(a), mortgagors of housing described in §5.701(b), and PHAs and other entities approved by HUD owning housing described in §5.701(c), must maintain such housing in a manner that meets the physical condition standards set forth in this section in order to be considered decent, safe, sanitary and in good repair. These standards address the major areas of the HUD housing: the site; the building exterior; the building systems; the dwelling units; the common areas; and health and safety considerations.

(a) Site. The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulations of trash, vermin or rodent infestation or fire hazards.

(b) Building exterior. Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair.

(c) Building systems. Each building's domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(d) Dwelling units. (1) Each dwelling unit within a building must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, call-for-aid (if applicable), ceiling, doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(2) Where applicable, the dwelling unit must have hot and cold running water, including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities).

(3) If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.

(4) The dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each level of the unit.

(e) Common areas. The common areas must be structurally sound, secure, and functionally adequate for the purposes intended. The basement/garage/carport, restrooms, closets, utility,

mechanical, community rooms, day care, halls/corridors, stairs, kitchens, laundry rooms, office, porch, patio, balcony, and trash collection areas, if applicable, must be free of health and safety hazards, operable, and in good repair. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, smoke detectors, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair. These standards for common areas apply, to a varying extent, to all HUD housing, but will be particularly relevant to congregate housing, independent group homes/residences, and single room occupancy units, in which the individual dwelling units (sleeping areas) do not contain kitchen and/or bathroom facilities.

(f) Health and safety concerns. All areas and components of the housing must be free of health and safety hazards. These areas include, but are not limited to, air quality, electrical hazards, elevators, emergency/fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have hand rails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling units and common areas must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).

(g) Compliance with State and local codes. The physical condition standards in this section do not supersede or preempt State and local codes for building and maintenance with which HUD housing must comply. HUD housing must continue to adhere to these codes.

Appendix A:

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Site**

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards – Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Parking Lots/Driveways/Roads	Cracks
	Ponding
	Potholes/Loose Material
	Settlement/Heaving
Play Areas and Equipment	Damaged/Broken Equipment
	Deteriorated Play Area Surface
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling/Exposed rebar

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Exterior**

Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged Surface (Holes/Paint/Rusting/Glass)
	Damaged/Missing Screen/Storm/Security Door
	Deteriorated/Missing Caulking/Seals
	Missing Door
Fire Escapes	Blocked Egress/Ladders
	Visibly Missing Components
Foundations	Cracks/Gaps
	Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards – Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
Infestation - Insects	
	Infestation - Rats/Mice/Vermin
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia
	Damaged Vents
	Damaged/Clogged Drains
	Damaged/Torn Membrane/Missing Ballast
	Missing/Damaged Components from Downspout/Gutter
	Missing/Damaged Shingles
	Ponding
Walls	Cracks/Gaps
	Damaged Chimneys
	Missing/Damaged Caulking/Mortar
	Missing Pieces/Holes/Spalling
	Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes
	Damaged Sills/Frames/Lintels/Trim
	Damaged/Missing Screens
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Systems**

Inspectable Item	Observable Deficiency
Domestic Water	Leaking Central Water Supply
	Missing Pressure Relief Valve
	Rust/Corrosion on Heater Chimney
	Water Supply Inoperable
Electrical System	Blocked Access/Improper Storage
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	Missing Breakers/Fuses
	Missing Outlet Covers
Elevators	Not Operable
Emergency Power	Auxiliary Lighting Inoperable (if applicable)
Fire Protection	Missing Sprinkler Head
	Missing/Damaged/Expired Extinguishers
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Elevator - Tripping
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping Hazards
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
HVAC	Boiler/Pump Leaks
	Fuel Supply Leaks
	General Rust/Corrosion
	Misaligned Chimney/Ventilation System
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable
Sanitary System	Broken/Leaking/Clogged Pipes or Drains
	Missing Drain/Cleanout/Manhole Covers

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Common Areas**

Inspectable Item Location	Observable Deficiency
Basement/Garage/Carport	Baluster/Side Railings - Damaged
Closet/Utility/Mechanical	Cabinets - Missing/Damaged
Community Room	Call for Aid - Inoperable
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks
Kitchen	Ceiling - Peeling/Needs Paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew
Lobby	Countertops - Missing/Damaged
Office	Dishwasher/Garbage Disposal - Inoperable
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)
Storage	Doors - Damaged/Missing Screen/Storm/Security Door
	Doors - Deteriorated/Missing Seals (Entry Only)
	Doors - Missing Door
	Dryer Vent -Missing/Damaged/Inoperable
	Electrical - Blocked Access to Electrical Panel
	Electrical - Burnt Breakers
	Electrical - Evidence of Leaks/Corrosion
	Electrical - Frayed Wiring
	Electrical - Missing Breakers
	Electrical - Missing Covers
	Floors - Bulging/Buckling
	Floors - Floor Covering Damaged
	Floors - Missing Floor/Tiles
	Floors - Peeling/Needs Paint
	Floors - Rot/Deteriorated Subfloor
	Floors - Water Stains/Water Damage/Mold/Mildew
	GFI - Inoperable
	Graffiti
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged
	HVAC - General Rust/Corrosion
	HVAC - Inoperable
	HVAC - Misaligned Chimney/Ventilation System
	HVAC - Noisy/Vibrating/Leaking
	Lavatory Sink - Damaged/Missing
	Lighting - Missing/Damaged/Inoperable Fixture
	Mailbox - Missing/Damaged
	Outlets/Switches/Cover Plates - Missing/Broken
	Pedestrian/Wheelchair Ramp
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator - Damaged/Inoperable
	Restroom Cabinet - Damaged/Missing

Inspectable Item Location	Observable Deficiency
	Shower/Tub - Damaged/Missing
	Sink - Missing/Damaged
	Smoke Detector - Missing/Inoperable
	Stairs - Broken/Damaged/Missing Steps
	Stairs - Broken/Missing Hand Railing
	Ventilation/Exhaust System - Inoperable
	Walls - Bulging/Buckling
	Walls - Damaged
	Walls - Damaged/Deteriorated Trim
	Walls - Peeling/Needs Paint
	Walls - Water Stains/Water Damage/Mold/Mildew
	Water Closet/Toilet - Damaged/Clogged/Missing
	Windows - Cracked/Broken/Missing Panes
	Windows - Damaged Window Sill
	Windows - Inoperable/Not Lockable
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound
	Windows - Peeling/Needs Paint
	Windows - Security Bars Prevent Egress
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Pools and Related Structures	Fencing - Damaged/Not Intact
Trash Collection Areas	Chutes - Damaged/Missing Components

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Unit**

Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing
	Lavatory Sink - Damaged/Missing
	Plumbing - Clogged Drains, Faucets
	Plumbing - Leaking Faucet/Pipes
	Shower/Tub - Damaged/Missing
	Ventilation/Exhaust System – Absent/Inoperable
	Water Closet/Toilet - Damaged/Clogged/Missing
Call-for-Aid (if applicable)	Inoperable
Ceiling	Bulging/Buckling/Leaking
	Holes/Missing Tiles/Panels/Cracks
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting
	Deteriorated/Missing Seals (Entry Only)
	Missing Door
Electrical System	Blocked Access to Electrical Panel
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	GFI - Inoperable
	Missing Breakers/Fuses
	Missing Covers
Floors	Bulging/Buckling
	Floor Covering Damage
	Missing Flooring Tiles
	Peeling/Needs Paint
	Rot/Deteriorated Subfloor
	Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
Hazards - Other	
	Hazards - Sharp Edges

Inspectable Item	Observable Deficiency
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Hot Water Heater	Misaligned Chimney/Ventilation System
	Inoperable Unit/Components
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged
	Inoperable
	Misaligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal - Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Outlets/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Site**

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage (affecting unit)
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Play Equipment – Broken or Damaged
	Hazards – Other (e.g., outbuildings)
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Driveways	Cracks
	Potholes/Loose Material
	Settlement/Heaving
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling

Appendix B

Uniform Physical Condition Standards for Single Family Housing Rehabilitation

**Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Building Exterior**

Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged Surface (Holes/Paint/Rusting/Glass)
	Damaged/Missing Screen/Storm/Security Door
	Deteriorated/Missing Caulking/Seals
	Missing Door
Foundations	Cracks/Gaps
	Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
Infestation - Rats/Mice/Vermin	
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia
	Damaged Vents
	Damaged/Clogged Drains
	Damaged/Torn Membrane/Missing Ballast
	Missing/Damaged Components from Downspout/Gutter
	Missing/Damaged Shingles
	Ponding
Walls	Cracks/Gaps
	Damaged Chimneys
	Missing/Damaged Caulking/Mortar
	Missing Pieces/Holes/Spalling
	Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes
	Damaged Sills/Frames/Lintels/Trim
	Damaged/Missing Screens
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Unit**

Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing
	Lavatory Sink - Damaged/Missing
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Shower/Tub - Damaged/Missing
	Ventilation/Exhaust System – Inoperable (if applicable)
	Water Closet/Toilet - Damaged/Clogged/Missing
Ceiling	Bulging/Buckling
	Holes/Missing Tiles/Panels/Cracks
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass
	Deteriorated/Missing Seals (Entry Only)
	Missing Door
Electrical System	Blocked Access to Electrical Panel
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	GFI - Inoperable
	Missing Breakers/Fuses
	Missing Covers
Floors	Bulging/Buckling
	Floor Covering Damage
	Missing Flooring Tiles
	Peeling/Needs Paint
	Rot/Deteriorated Subfloor
	Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects

	Infestation - Rats/Mice/Vermin
Hot Water Heater	Inoperable Unit/Components
Inspectable Item	Observable Deficiency
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Inoperable
	Misaligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal - Leaking/Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Outlets/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged/Rotting Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

IV. Eligible Activities for Rehabilitation and Reconstruction for Contractors

Cost of activities necessary for homeowner to stabilize, repair, occupy their properties are eligible. This category includes:

- Rehab hard cost
 - Site Work
 - Utility replacement
 - Parking drive walks (only if required to obtain permit)
- Demolition including proper disposal of asbestos
- Repair/ Replacement cost
- Environmental Remediation and Clearance
- Professional Fees
 - Architect/engineering
 - Environmental testing
 - Termite Inspection
 - Surveys
- Financing Fees
- Legal Cost

Rehabilitation vs. Reconstruction Determination

- If the estimated cost to repair exceeds the cost to reconstruct, than the property will be reconstructed.
- Historic properties will be handled on a case by case basis
- The cost of repair will be based on the Estimated Cost of Repair Inspection performed by the HOME Investment Partnerships Program or NHTF.
- The cost to reconstruct will be determined by the HOME Investment Partnerships Program or NHTF based on square footage of the existing footprint multiplied by the current unit reconstruction price in accordance with the industry standards

V. Lead- Based Paint

The HOME Investment Partnerships Program will comply with the Lead-Based Paint (LBP) regulations per 24 CFR Part 35, 24 CFR Part 570.608, 24 CFR Part 982.401, and Title X.

Title X requires a three-pronged approach to target conditions that pose a hazard to households:

- Notification of occupants regarding the existence of hazards so they can take proper precautions;
- Identification of lead-based paint hazards before a child can be poisoned;
- Control of lead-based paint hazards to limit exposure to residents.

Lead-based paint regulations affect all HOME Investment Partnerships Program activities performed on housing built before 1978:

- Rehabilitation;
- Reconstruction;
- Activities directly related to and/or supporting the above types of assistance.

For cost estimate purposes, lead-based paint testing may be included in work write-ups for pre-1978 housing units. Households must be notified of potential hazards, identified hazards and the result of hazard reduction activities.

Certified and licensed professionals are required to assess lead hazards and provide clearance of the property prior to rehabilitation/reconstruction. Identified lead hazards must be mitigated. Although abatement (complete removal) may not be necessary, interim measures or paint stabilization will be required for clearance of the property.

VI. Plans and Specifications

The rehabilitated or reconstructed activity may not be of a smaller design or have reduced features or standards than what is specified in the plans and specifications. Plans and specifications must meet or exceed local building codes and standards. Construction plans will include, at a minimum:

- Details sufficient to complete the activity;
- Details of all accessibility features; and
- All sheets and schedules as required by various trades on site.

VII. Construction Process

- Estimated Cost of Repair (ECR)
- Lead Base Paint Assessment (if applicable)
- Asbestos Containing Material Inspection
- Rehabilitation vs. Reconstruction determination
- Approved contractor is given the work order packet for the property
- Contractor reviews and updates the estimate
- If acceptable, the HOME Investment Partnerships Program will issue a "Notice to Proceed" to the contractor
- Pre-construction kick off meeting is conducted on site. Includes but not limited to:
 - Clarify the role of the homeowner
 - Clarify the role of the contractor
 - Clarify what work hours will be observed
 - Review inspection procedures
 - Lead base paint: HUD Pamphlet and Receipt of LBP Notification

- Review contractor payment schedules
- Review process for change orders
- Review terms and conditions of the rehab contract

Perform a walk-through of the property to point out how rehabilitation will be performed in accordance with the ECR.

VIII. Contractor Draws – For single family homeowner rehab (does not pertain to NHTF activities)

- Initial Draw (25%)
 - Upon passing the Initial Construction Inspection
 - Demolition complete
 - All required permits obtained
 - Building materials on site
- Intermediate Draw (75%)
 - Paid upon passing a Rough-In inspection
- Final Draw (90%)
 - Completion of construction
 - Acquisition of the Certificate of Occupancy
 - Passing a final Homeowner Rehab inspection
- Close out Draw (Final 10%)
 - Released 45 days from
 - The date the property passes final Homeowner Rehab inspection and
 - Release of all liens by contractor and sub-contractor and
 - Sign off by property owner to confirm construction complete

IX. Fair Housing Requirements

The activities undertaken in the HOME Investment Partnerships Program will comply with Fair Housing Regulations requirements of CFR 92.202 and 92.350. Fair Housing activities include, but are not limited to, the following:

- Section 3 Compliance
- Affirmative marketing to also include minority outreach events;
- Equal Employment Opportunities
- Section 504 Compliance
- Title VI

X. Procurement Requirements for Construction Contracts & Professional Services

Grantees and sub recipients must follow federal procurement rules when purchasing services, supplies, materials or equipment. The applicable federal regulations are contained in 24 CFR Part 85 and OMB Circular A-110, as implemented through 24 CFR Part 84.

a. Sealed Bids (Formal Advertising)

Sealed bids (formal advertising) should be used for all construction contracts or for goods costing more than \$100,000. Competitive sealed bidding requires publicly solicited sealed bids. A firm-fixed price lump sum or unit price contract is awarded to the responsible bidder whose bid, confirming with all the material term and conditions of the invitation for bids, is the lowest price.

When the competitive sealed bid (formal advertising) process is used, the following requirements apply:

- Publication Period
- Clear Definition
- Public Opening
- Selection and Contacting
- Rejection of all Bids

b. Competitive Proposals

Competitive proposals are used to purchase professional services where the total cost will exceed \$100, 000. Under this procurement method, The State will publish a written request for submission and then review these submissions based on established selection criteria.

Under this approach, there are two possible methods of soliciting proposals.

- Request for proposal asks that offers submit both qualifications and cost information
- Request for qualifications can be used for purchasing architecture and engineering services. It only asks for information on the offerer's expertise/experience and not on cost, subject to a negotiation of fair and reasonable compensation.

When Competitive Proposals are utilized, the following requirements apply:

- Publication Period
- Clear Definition
- Technical Evaluation
- Award

c. Non-competitive Proposals (LHC approval required)

Non-competitive procurement may be used only when the award of a contract is infeasible under small purchases procedures, sealed bids or competitive proposals and one of the following circumstances applies:

- Where the item or service is available from only a single source
- Where a public emergency or urgent situation is such urgency will not permit a delay beyond the time needed to employ one or the other procurement methods; or
- Where after solicitation of a number of sources, competition is determined inadequate.

d. Excluded Parties

The State and all sub-recipients and contractors will not make any award to any organization which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension". This applies to any HOME, NSP or NHTF assisted contract, any tier in the process.

For detailed information of the procurement and contracting process, please refer to HUD's *Playing by the Rules Handbook: Chapter 3.0 Procurement and Contracting*: <http://www.hud.gov/offices/cpd/communitydevelopment/library/subrecipient/playing/chapter3.pdf>

e. Contractor Minimum Requirements

The State will make investigations as necessary to determine the ability of the sub-recipient and contractors to perform the work and the sub-recipient and/or contractor shall furnish to The State all such information and data for this purpose as requested.

Contractors submitting bids must meet the minimum requirements:

- Registration with the Louisiana State Licensing Board for Contractors
- Insurance requirements (State will determine)
- Bond Requirements (State will determine if less than \$100,000)
- Paid local employment taxes (State will determine)
- Worker's compensation (state law)
- Builder's Risk Insurance
- Must meet all local licensing requirements

The Davis Bacon Act (does not apply to NHTF activities)

The Davis Bacon Act is a labor law that may apply to HOME-funded construction. Davis Bacon is triggered when there are twelve (12) or more units under a single construction contract of \$2,000 or more that is financed in whole or in part with HOME funds. This Act stipulates that all laborers and mechanics employed by the contractors and subcontractors on federally assisted projects shall be paid wages at rates no less than those prevailing on similar construction in the area as determined by the Secretary of Labor. Davis Bacon does not apply to the rehabilitation of residential structures containing less than eight units or force account labor (construction carried out by employees of the grantee).

For detailed information on The Davis Bacon Act, please refer to 29CFR Parts 1, 3, 5, 6 and 7.

XI. Environmental Review

The purpose of the environmental review process is to analyze the effect a proposed project will have on the people and the natural environment within a designated project area and the effect the material and social environment may have on a project.

All projects receiving HOME funds are required to have an environmental review performed in accordance with 24 CFR, Part 58. These regulations were designed by HUD to ensure compliance with the National Environmental Policy Act and other related laws. The level of environmental review required varies depending upon the type of activity proposed.

Grantees who receive HOME or NHTF funds are considered responsible entities and MUST complete an environmental review of all project activities PRIOR to obligating HOME funds.

HUD authorizes the assumption of environmental review responsibility by the Responsible Entity (RE). The RE is the state or local government receiving funds from the state.

The RE assumes responsibility for:

- Environmental review
- Environmental decision-making
- Environmental action

The HOME Investment Partnerships Program will not commit or expend HOME or NHTF funds prior to completion of the environmental review which may include receiving “the Authority to Use Grant Funds (7015.16)” approval from the U.S. Department of Housing and Urban Development.

The HUD rules and regulations that govern the environmental review process can be found at 24 CFR Part 58.

- http://ecfr.gpoaccess.gov/cgi/t/text/text-dx?c=ecfr&tpl=/ecfrbrowse/Title24/24cfr58_main_02.tpl

9. Pautas de reventa o recaptura. A continuación, el beneficiario debe ingresar (o adjuntar) una descripción de las pautas que se utilizarán para la reventa o recuperación de fondos HTF cuando se utilicen para ayudar a compradores de vivienda por primera vez. Si el beneficiario no utilizará los fondos HTF para ayudar a los compradores de vivienda por primera vez, ingrese "N/A".

N / A

10. Límites de propiedad de vivienda asequible del HTF. Si el concesionario tiene la intención de utilizar fondos HTF para asistencia a compradores de vivienda y no utiliza los límites de propiedad de vivienda asequible de HTF para el área proporcionados por HUD, debe determinar el 95 por ciento del precio de compra medio del área y establecer la información de acuerdo con §93.305. Si el beneficiario no utilizará los fondos HTF para ayudar a los compradores de vivienda por primera vez, ingrese "N/A".

Cualquier limitación o preferencia no debe violar los requisitos de no discriminación establecidos en § 93.350, y el concesionario no debe limitar ni dar preferencias a los estudiantes. El concesionario puede permitir que los propietarios de viviendas de alquiler limiten los inquilinos o den una preferencia de acuerdo con § 93.303(d)(3) solo si dicha limitación o preferencia se describe en el plan de acción.

N / A

12. Refinanciamiento de Deuda Existente. Ingrese o adjunte las pautas de refinanciamiento del concesionario a continuación. Las directrices describen las condiciones bajo las cuales el beneficiario refinanciará la deuda existente. Las pautas de refinanciamiento del concesionario deben, como mínimo, demostrar que la rehabilitación es la principal actividad elegible y garantizar que este requisito se cumpla estableciendo un nivel mínimo de rehabilitación por unidad o una proporción requerida entre rehabilitación y refinanciamiento. Si el concesionario no refinanciará la deuda existente, ingrese "N/A".

Los proyectos multifamiliares que reciben fondos del NHTF para rehabilitación pueden utilizar esos fondos para refinanciar la deuda existente de conformidad con 24 CFR 93.201(b) si cumplen con las siguientes pautas: 1. El refinanciamiento es necesario para reducir los costos generales de la vivienda y hacer que la vivienda sea más asequible y proporcional al número de unidades asistidas por HTF en el proyecto de alquiler. 2. La rehabilitación es la principal actividad elegible (como mínimo, más del 51% de la actividad de rehabilitación). Se requiere un mínimo de \$7,500 de rehabilitación por unidad. El costo proporcional de rehabilitación debe ser mayor que el monto proporcional de deuda que se refinancia. 3. El concesionario debe demostrar capacidad de gestión y prácticas que garanticen que se puedan satisfacer las necesidades a largo plazo del proyecto y que se pueda atender a la población objetivo durante un período prolongado de asequibilidad. 4. El concesionario deberá demostrar que el nuevo

Se están realizando inversiones para mantener las unidades asequibles actuales, para crear una mayor asequibilidad en las unidades asequibles actuales, para crear unidades asequibles adicionales o para continuar con la asequibilidad de las unidades que podrían perderse. 5. La refinanciación se limitará a proyectos que hayan recibido previamente una inversión de fondos públicos. 6. El período mínimo de asequibilidad del NHTF será de treinta (30) años. 7. Los fondos del NHTF no se pueden utilizar para refinanciar préstamos multifamiliares realizados o asegurados por ningún programa federal, incluido CDBG. 8. Sólo se permitirá la refinanciación de proyectos que puedan producir cartas de impedimento de todos los titulares de deuda o gravámenes actuales. Las cartas de impedimento deben indicar claramente que actualmente no existe un caso de incumplimiento ni ninguna condición que, de persistir, conduciría a un caso de incumplimiento durante los próximos dos años. Además, la carta debe indicar que los titulares actuales de la deuda/gravamen no tienen planes de buscar remedio para ninguna condición existente mediante ejecución hipotecaria, escritura en lugar de ejecución hipotecaria o dación en pago.

Discusión:

Adjuntos

Apéndices únicos del beneficiario

HOME Investment Partnerships Program and HTF Attachment

Appendix A - Citizen Participation/ Public Hearing Comments and Responses (HOME)

Appendix B - Areas of Poverty Concentration Map

Appendix C – Areas of Minority Concentration Map

Appendix D - Resale/ Recapture Provisions

Appendix E - 2022 Qualified Allocation Plan and HTF Selection Criteria

Appendix F - Written Rehabilitation Standards for LHC Housing Programs

Appendix G – HOME/ HTF Maximum Per-unit Development Subsidy

HOME Investment Partnerships Program Attachments

Attachments Appendix A - Citizen Participation/ Public Hearing Comments and Responses (HOME)

ATTACHMENT A

CITIZEN PARTICIPATION COMMENTS

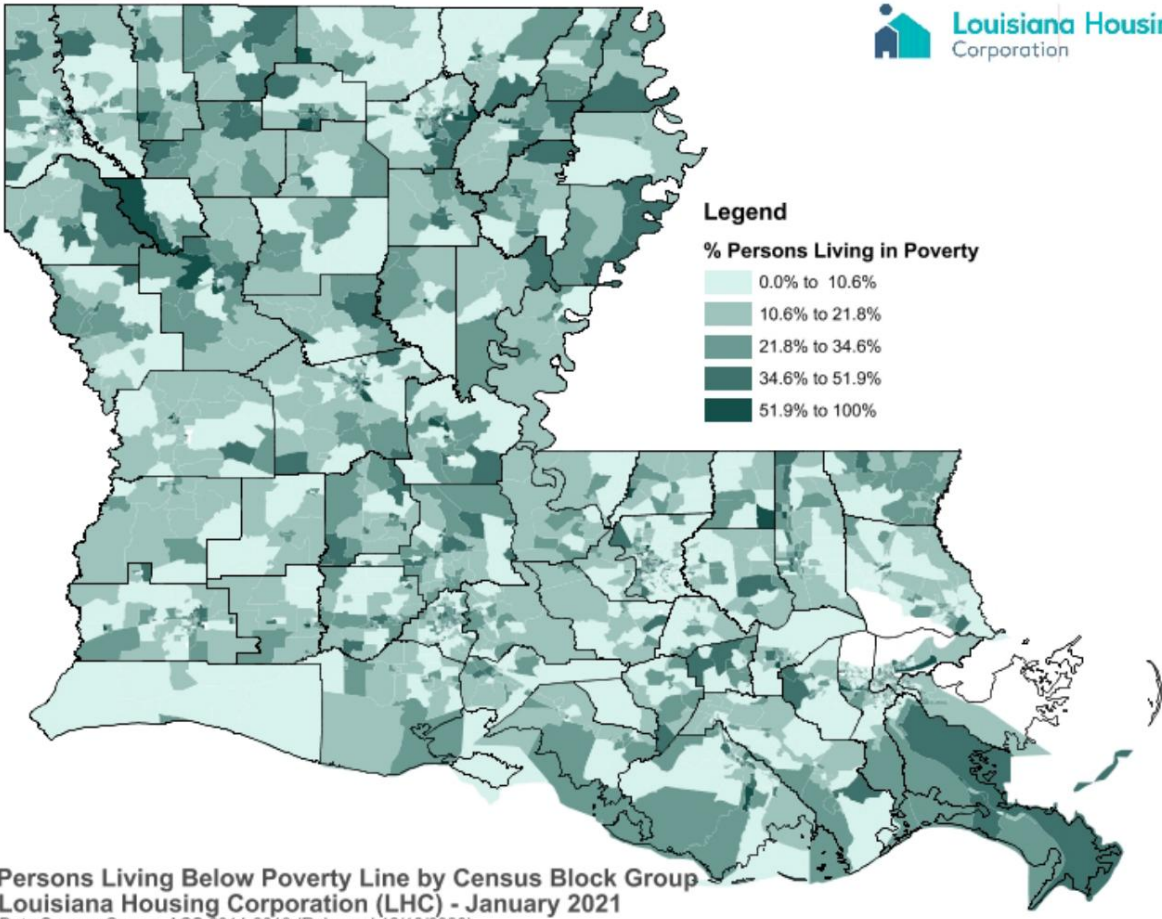
COMMENTS RECEIVED

A summary of each comment submitted on the housing and community development needs of the State during the public hearing on June 2, 2022, and the comments received following the public hearing is shown in bold type and is followed by a summarized response or responses. The number in parentheses represents the total number of similar comments received relative to the summarized comments. The office responding to each comment is identified by the use of the following program acronyms: CDBG – Division of Administration, Office of Community Development; HOME - Louisiana Housing Corporation; Housing Trust Funds – Louisiana Housing Corporation; ESG - Louisiana Housing Corporation; and HOPWA - Department of Health and Hospitals, Office of Public Health.

No Comments were received regarding the HOME and Housing Trust Fund Programs.

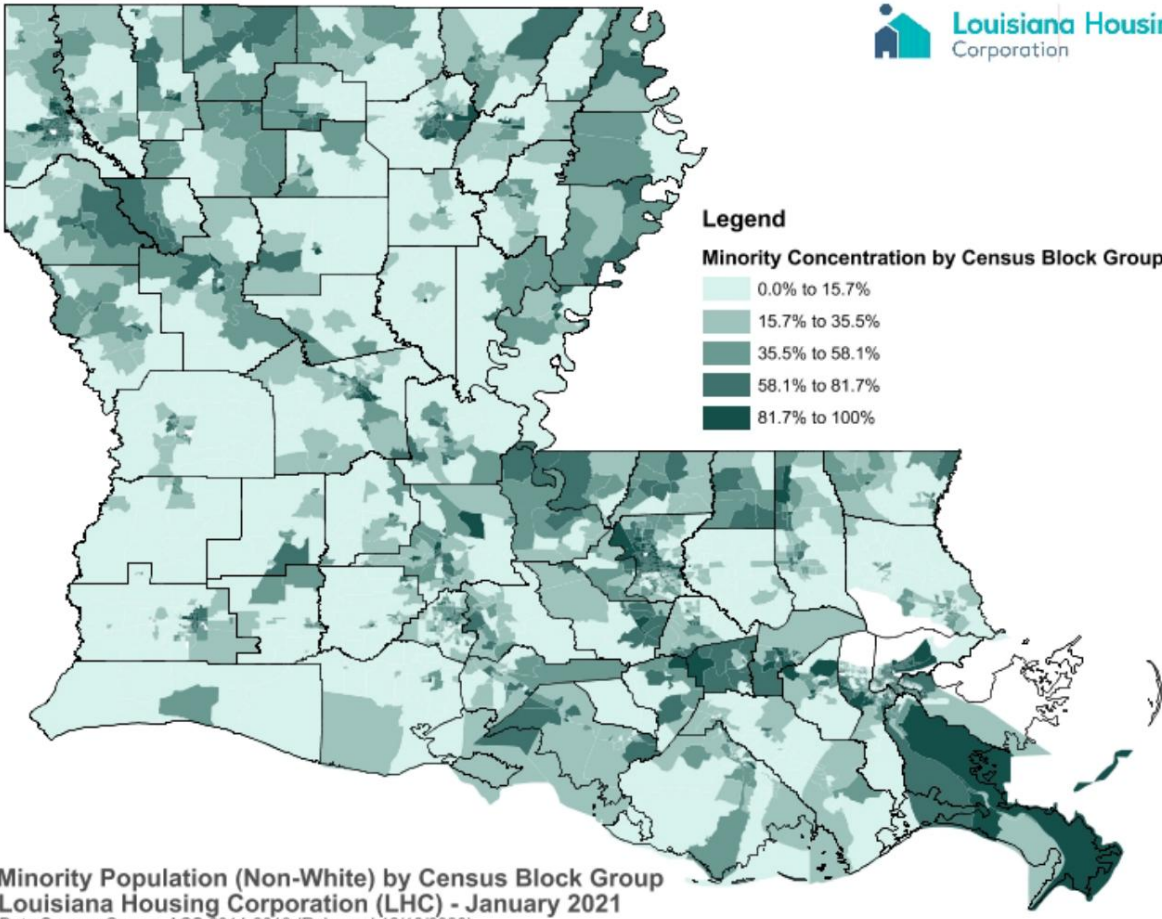
HOME Investment Partnerships Program Attachments

Attachments Appendix B - Areas of Poverty Concentration Map



HOME Investment Partnerships Program Attachments

Attachments Appendix C – Areas of Minority Concentration Map



HOME Investment Partnerships Program Attachments

Attachments Appendix D - Resale/ Recapture Provisions

Appendix D**State of Louisiana –****HOME Investment Partnerships Program - Resale and Recapture Provisions**

These guidelines apply when a homebuyer or developer is assisted with HOME Investment Partnerships Program funds and the homebuyer sells or transfers the assisted unit subsequent to the initial HOME assisted purchase.

Period of Affordability

Consistent with 24 CFR Part 92.254(a)(4), the following minimum period of affordability shall be enforced:

HOME	Minimum
Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years
*New Construction of	20 years
*Refinancing of Rental	15 years

The State may use HOME Program funds to provide homeownership assistance. The forms of subsidy to be used to assist homebuyers and/or developers include down payment assistance, interest subsidy, development cost subsidy, direct loan, project grant, or some combination of these methods. The State shall determine, based upon the type of subsidy, form of ownership, and type of market in which the property is located, whether the period of affordability shall be enforced by either Resale or Recapture provisions.

Resale Provisions

A. Activity Types - Resale provisions as outlined in 24 CFR Part 92.254(a)(5)(i)(A) and (B) shall be required or encouraged in the following cases:

- Resale provisions shall be required when the HOME subsidy is provided in the form of a development subsidy in which HOME funds are divided among each HOME-assisted unit and not provided as a direct subsidy to the

homebuyer.

- Resale provisions shall be encouraged when the HOME subsidy is provided in the form of a direct subsidy to the homebuyer and a Community Housing Development Organization (CHDO) or other similar entity maintains ownership of the HOME-assisted unit to ensure its continued affordability in perpetuity.
- Resale provisions shall be required when the HOME subsidy is provided in the form of a direct subsidy to the homebuyer and it is determined that the property is located in a highly appreciating market for the purpose of maintaining the unit's affordability throughout the entire period of affordability.

B. **Methods-** The resale option ensures that the HOME-assisted unit remains affordable over the entire period of affordability. All HOME-assisted units "designated as affordable units" shall meet the following criteria:

- The new purchaser must be low-income, meeting the HOME Program definition, and occupy the property as the family's principle residence. HOME assistance may be made available to an income eligible buyer other than a first-time homebuyer if the State determines such assistance is necessary to guarantee the seller a fair return on his/her investment and keep the property affordable to a buyer whose family income is no more than 80 percent of the area median and no less than 50 percent of the area median. Fair return shall be defined as the percentage increase or decrease in property value as determined by the Federal Housing Finance Agency's Housing Price Index (HPI) for the West South Central Division (Oklahoma, Arkansas, Texas and Louisiana) between the time the seller purchased the property and the time of the resale. The pending transaction shall be deemed affordable if the projected combined total payments of principal, interest, property taxes and homeowner insurance does not exceed 30 percent of the family income of the prospective buyer.
- The sales price must be "affordable" to the new purchaser. In this instance, affordability of the new purchaser is defined as the income-eligible household's maximum mortgage capacity as defined by a mortgage lender using generally-accepted underwriting criteria. These may include the provision of down payment or second mortgages assistance, first mortgage interest buy downs, or other mechanisms that enhance affordability.

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- Under no circumstances may the "affordable sales price exceed 95% of the median purchase price for the area.

Net proceeds from the sale must provide the original homebuyer, now the home seller, "fair return" on their investment (including any down payment and capital improvement investment made by the owner since purchase). Fair Return is defined as the return of the homeowner's original investment (i.e. down payment) plus any capital improvements, less the amount of deferred maintenance that does not meet HUD Housing Quality Standards.

Fair Return on Investment: The State will administer its resale provisions by ensuring that the Owner receives a fair return on his/her investment and that the home will continue to be affordable to a specific range of incomes. Fair Return on Investment means the total homeowner investment which includes the total cash contribution plus the approved capital improvements credits as described below:

1. The amount of the down payment,
2. The cost of any capital improvements, documented with receipts provided by the homeowner, including but not limited to:
 - a. Any additions to the home such as a bedroom, bathroom, or garage;
 - b. Replacement of heating, ventilation, and air conditioning systems;
 - c. Accessibility improvements such as bathroom modifications for disabled or elderly, installation of wheel chair ramps and grab bars, any and all of which must have been paid for directly by the Owner and which were not installed through a federal, state, or locally-funded grant program; and
 - d. Outdoor improvements such as a new driveway, walkway, retaining wall, or fence.

Note: All capital improvements will be visually inspected to verify their existence.

3. The percentage of change as calculated by the Housing Price Index (HPI) Calculator of the Federal Housing Finance Agency (FHFA). The HPI Calculator is currently located at www.fhfa.gov/Default.aspx?Page=86 and projects what

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a given house purchased at a point in time would be worth today if it appreciated at the average appreciation rate of all homes in the area. The calculation shall be performed by utilizing the FHFA most current information for the West South Central Division (Oklahoma, Arkansas, Texas and Louisiana).

In general, the State shall consider "fair return" to be the maximum sales price as calculated using the following formula:

$$\text{Maximum Permitted Resale Price} = \frac{\text{The initial sales price to the Owner}}{\text{Initial Area Median Income}} \times \text{Resale Area Median Income}$$

Initial Median Income is defined as the Area Median Income corresponding to a household size equivalent to 1.5 times the number of bedrooms in the home at the time of the Owner's purchase of the home rounded to the nearest whole number. Resale Area Median Income is defined as the Area Median Income corresponding to a household size equivalent to 1.5 times the number of bedrooms in the home at the time of the Owner's Notice of Intent to Sale, rounded to the nearest whole number. The formula for the "fair return" must be included in the written agreement between the State and the project/program partner.

C. Enforcement Mechanisms - Resale requirements shall be enforced through deed restriction, covenant, land use restriction agreement, or other similar mechanism filed with the Clerk of Court in the parish of the location of the HOME-assisted unit. The requirements disclosed in recorded documents shall be triggered upon the sale or transfer of the HOME-assisted property.

Recapture Provisions

Activity Types- Recapture provisions as outlined in 24 CFR Part 92.254(a)(5)(ii)(A)(1) through (7) shall be enforced in cases where HOME funds are provided as a direct subsidy to the homebuyer. The direct subsidy to the homebuyer is the amount of HOME assistance that enabled the homebuyer to buy the dwelling unit. The direct subsidy includes down payment, closing cost, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from fair market value to an

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affordable price.

A. Methods- The recapture option allows the State to recapture the entire HOME subsidy, subject to net proceeds, if the HOME recipient decides to sell the unit within the period of affordability at whatever price the market will bear. All HOME-assisted unit sales under the recapture option shall meet the following criteria:

- The homebuyer may sell the property to any willing buyer; however,
- The sale of the property during the period of affordability triggers repayment of the direct HOME subsidy to the State that the buyer received when the HOME-assisted unit was originally purchased.
- The amount of the repayment is subject to the amount of the net proceeds.

B. Enforcement Mechanisms - Recapture provisions shall be enforced through a promissory note, mortgage and Recapture Agreement filed with the Clerk of Court in the appropriate parish of the HOME-assisted unit. The requirements within the recorded documents shall be triggered upon the sale or transfer of the HOME-assisted unit.

C. Repayment Amount — The State requires that when the recapture requirement is triggered by a sale (whether voluntary or involuntary), it will recapture the HOME investment up to the total net proceeds remaining after the sale as modified by program specific choices under 24 CFR Part 92.254(a)(S)(ii)(A)(1) through (4). Net proceeds are the sales price minus the primary mortgage repayment (other than HOME funds) and any closing costs. The specific method of recapture as capped by net proceeds may be one of the four choices outlined in 24 CFR Part 92.254(a) (S) (ii) (A) (1) through (4). These options include:

- Recapture the Entire Amount- The State may recapture the entire amount of the HOME investment from the homeowner, with total collections capped by net proceeds;
- Reduction During the Affordability Period - the State may elect to reduce the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period;
- Shared Net Proceeds- When the net proceeds (i.e., the sales price minus loan

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repayment, other than HOME funds, and closing costs) are insufficient to repay the direct HOME subsidy and the homebuyer's investment, the net proceeds shall be shared according to the following formula. Recapture of the HOME funds is based on the ratio of the HOME subsidy to the sum of the homeowner's investment (including down payment and any capital improvement investment made by the owner since purchase), plus the HOME subsidy:

$$\frac{\text{Direct HOME Subsidy X Net Proceeds}}{\text{Direct HOME Subsidy + Homeowner Investment}} = \text{HOME Recapture}$$

Amount payable to homebuyer under the Shared Net Proceeds Model is as follows:

$$\frac{\text{Homebuyer Investment X Net Proceed}}{\text{Direct HOME Subsidy + Homebuyer Investment}} = \text{Amount to Homebuyer}$$

- D. Return of Owner's Investment- the State may permit the homebuyer to recover the entire investment (downpayment and capital improvements) made by the owner since the initial purchase before recapturing the HOME investment.

The State shall select one of these four options based on the specific project/program in consultation with the project/program sponsor. The selected method must be included in the written agreement between the State and any partner.

- E. Mortgage Release - Upon receipt of recaptured funds, the State shall file a "Release" document with the Clerk of Court in the appropriate parish of the HOME-assisted unit to release the original HOME-assisted homebuyer from the requirements of the mortgage or other similar mechanism.
- F. Remittance of Recaptured Funds - Recaptured funds shall be remitted directly to the State to be utilized for other HOME-eligible activities.

HOME Investment Partnerships Program Attachments

Attachments Appendix E - 2022 -2023 Qualified Allocation Plan and NHTF Selection

Criteria

APPENDIX A-SELECTION CRITERIA AND EVIDENTIARY MATERIALS	
I. TARGETED PROJECT TYPE (Maximum of 16 points allowed)	
<p>A. De-Concentration Projects (APPLICANT CANNOT SELECT BOTH PROJECT AND GEOGRAPHIC DIVERSITY. ONLY ONE SELECTION ALLOWED.) Maximum one selection from A(i), Project Diversity</p> <p>(i) Project Diversity - Percentage of Low Income Units at or below 60% AMI in Project does not exceed: *Project Diversity points require market rate units without income restrictions.</p> <p>(a) 80% of the Total Project units (b) 70% of the Total Project units (c) 60% of the Total Project units</p>	<p>3 ___ 4 ___ 5 ___</p>
<p>Maximum one selection from A(ii), Geographic Diversity</p> <p>(ii) Geographic Diversity - Project is located in a census tract in which the median household income exceeds one of the following:</p> <p>(a) 100% of the Area Median Income for the MSA (a) 110% of the Area Median Income for the MSA (b) 120% and above of the Area Median Income for the MSA</p> <p>*A minimum of 70% of the units in a scattered site project must be located in the census tract of the selected median income.</p>	<p>3 ___ 4 ___ 5 ___</p>
<p>B. Community Redevelopment (subject one, maximum 3 points allowed)</p> <p>(i) *Redevelopment Project</p> <p>a. Distressed Property: _____ b. Redevelopment Property: _____ c. Owner Occupied Property with Development Plan of Action: _____</p> <p>(ii) *New Construction Project included in a Concerted Community Revitalization Plan</p> <p>* Documentation must be submitted with the application evidencing that the project meets the requirements of a Redevelopment Project as defined by the QAP. Any project receiving points in this category must be located in a qualified census tract and must be located in an area that is a part of a Concerted Community Revitalization Plan.</p>	<p>3 ___ 3 ___</p>
<p>C. Rehabilitation & Preservation (Maximum 8 points) *Points selected must be relative to the pool selection of the applicant Applicants cannot receive points for both New Construction and Rehab/Preservation</p> <p>(i) Project Type - (select one of (a)-(f) and select (ii) if applicable)</p> <p>(a) Existing LIHTC (b) Existing USDA, or other Federally Funded Project (c) Existing non-historic Residential Building (d) Blighted housing remediation and/or replacement (e) Rehab Infill/ Scattered Site (not eligible for points for community facility) (f) Preservation of Residential Historic Property</p> <p>(ii) Tenant Assistance Project is an existing Federally Funded Project with HAP Contracts, or USDA/RD with PBRA (not eligible for points for increased affordability)</p>	<p>7 ___ 7 ___ 7 ___ 7 ___ 7 ___ 3 ___ 1 ___</p>
<p>D. New Construction (Maximum 8 points) *Points selected must be relative to the pool selection of the applicant Applicants cannot receive points for both New Construction and Rehab/Preservation</p> <p>(i) Project Type (select (i)(a) and select (ii) if applicable)</p> <p>(a) New Construction - Single Family, Multifamily or Duplexes (b) Homeownership Project * (not eligible for points for community facility)</p> <p>(ii) Infill Project (select (ii) - and select (i)(a) if applicable) New Construction Infill/ Scattered Site Single Family or Duplexes (not eligible for points for community facility)</p> <p>* Owner must agree to sell units at minimum purchase price by not later than the 16th year of Compliance period. The award is subject to a transactional structure acceptable to the Corporation according to industry best practices that protects the expectations of tenants anticipating title transfer of their units in fee simple absolute or condo or cooperative ownership. Homeownership Projects are not eligible for points for community facility)</p>	<p>7 ___ 1 ___ 7 ___</p>
II. TARGETED POPULATION TYPE (only one selection from either (I) or (II) - Maximum 8 points)	
<p>A. Special Needs Households*</p> <p>(i) Population Served (Check one or more of (a), (b), (c) or (d) and <u>one</u> of (i), (ii) or (iii))</p> <p>(a) Homeless Households _____ (b) Disabled Households _____ (c) Single Parent Households _____ (d) Veterans _____</p>	

(i) Thirty Percent serve such households or (ii) Twenty Percent serve such households or (iii) Ten Percent serve such households	6 ___ 5 ___ 4 ___
(i) Elderly Households - 100% of the project units are designated for Elderly Households *Does not apply to Permanent Supportive Housing. To earn points for this category project must provide supportive services. Application must include the following: (1) Description of Supportive Services tailored to each Special Needs Household (See Supportive Services Definitions); (2) Cost per annum of Supportive Services per Special Needs Household or written commitment from governmental or non-profit agency that Supportive Services will be provided to Project without cost; (3) Experience of Tenant/Owner in developing Projects servicing Special Needs Households.	6 ___
III. PRIORITY DEVELOPMENT AREAS AND OTHER PREFERENCES (Select All That Apply - Maximum of 30 points)	
A. Extended Affordability Agreement* (Only one selection allowed) Project will execute agreement in which Owner irrevocably waives its rights to Qualified Contract under the provisions of L.R.C. §4210(6)(E) and (F) until after the (i) 25 th year (ii) 40 th year (iii) 45 th year * Lease to own projects ineligible; not eligible if executing Corporation's Option to Purchase and Right of First Refusal Agreement.	5 ___ 6 ___ 7 ___
B. Increased Unit Affordability (Maximum one selection allowed from (i)-(iii) and Maximum one selection allowed from (iv)-(vi)) (i) <u>Extremely Low Income Targeting*</u> (a) At least 5% but less than 10% of units serve households (other than PSH) with incomes at or below 30% AMI* (b) At least 5% and less than 10% of units serve PSH households with incomes at or below 20% AMI **Points only allowed for additional units set aside above the required 5% of units at or below 30% AMI. Not Applicable to Projects with HAP Contracts or USDA/RD with PHRA. (ii) <u>Very Low Income Targeting**</u> (a) 20 percent of the units (other than PSH) between 31-50% AMI (b) 25 percent of the units (other than PSH) between 31%-50% AMI (c) 35 percent of the units (other than PSH) between 31%-50% AMI *** To qualify for points in this section, units must be reflected on the rental income page of the application. Project must evidence ability to maintain 30% AMI units via rental income, grants or subsidies throughout the project affordability period. Only one and two-bedroom units will qualify as PSH units. To qualify for PSH points (ii) applicant must submit letter of PSH Support from the Executive Director of the Louisiana Housing Authority. The letter of support must be requested no later than 14 days prior to the application due date.	4 ___ 5 ___ 3 ___ 4 ___ 5 ___
C. Governmental Priorities. Select all that apply (Maximum 20 points) Census Tract Number: _____ Parish Location: _____ (i) Project Located in a Difficult Development Area (DDA), or (ii)* Choice Neighborhood Grant (CNG) Designated Areas: Project Located in targeted Census Tract identified by the local governmental unit for revitalization. All of the following requirements must be met: Local plan that targets a specific census tract in an urban area Commitment of federal or state resources to provide non-housing infrastructure, amenities and services beyond LIHTC development. (iii) Project located in a parish where: (a) Percentage of Persons who are 65 and older exceeds 14% (b) Percentage of Persons who are disabled exceeds 15% (c) Percentage of renters experiencing cost burden exceeds 53% (d) Percentage of persons who are children under 5 in poverty exceeds 32% (e) Percentage of persons in poverty exceeds 20% (f) Median Household Income is at or below \$46,000	1 ___ 5 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___
D. Additional Financial Support* (only one selection allowed) Additional Financial support reduces project development costs by providing Philanthropic donations not affiliated with any members of the development team, CDBG or HOME funds not provided by LHC, other governmental assistance/funding in the form of loans, grants, rental assistance or a contribution of of these forms by: - Waiving water and sewer tap fees; - Waiving building permit fees;	

<ul style="list-style-type: none"> - Forgoing real property taxes during construction; - Contributing land for project development; - Providing below market rate construction and/or permanent financing; - Providing an abatement of real estate taxes, PHA contributions or other governmental contributions; <p>(i) 7% or more of total project development costs (ii) Greater than or equal to 4% but less than 7% of total project development cost (iii) 2% but less than 4% of total project development cost</p> <p>* The below referenced Funds must be actual "awarded funds" as evidenced by a signed commitment obligating the funds to the project. Support documentation from the entity and calculations supporting the selection must be included in the application submission.</p>	<p>4 ___ 3 ___ 2 ___</p>	
<p>IV. LOCATION CHARACTERISTICS</p>		
<p>A. Neighborhood Features</p>		
<p>Points in this section are capped by the applicant's selection and verified through the commissioned market study. Applicants must include in their submissions the name, address, and map location each item where points are claimed under this section. Applicants who propose developments in proximity to negative neighborhood characteristics as defined within the QAP, can submit a justification along with their application. Justifications must include proof that the intended development is in an economically diverse neighborhood, not census tract.</p>		
<p>(i) Points Gained*: (Maximum of 5 points allowed)</p>		
<p>Points will be awarded for the following services located within the specified distance of the site. Applicant should ensure that the service is suitable for the targeted population. Points will only be awarded for the services listed below. For Urban Projects - One (1) point will be awarded for the services listed that are within a 1 mile radius of the project and One Half (0.5) point will be awarded for any service listed that is located over 1 mile but is within a 2 mile radius of the development. For Rural Projects - 1 point will be awarded for the services listed that are within a 5 mile radius of the project only, NO points will be awarded for the services listed that are over 5 miles. The addresses for each selection must be included in the application submission. Only 1 point per service type allowed.</p>		
<p>Evidence may be submitted but points will be assigned by the Market Analyst.</p>		
<p>Grocery Store _____ Fresh produce market and/or fruit stand (must be located in a fixed structure) _____ Hospital/Doctor Office or Clinic _____ Bank/Credit Union (must have live tellers) _____ Elementary, Secondary or Post Secondary School _____ 4-Year College, University, Vocational, Technical & Community College _____ Pharmacy/Drug Store (not including pharmacies within hospitals) _____ Public Transportation (shuttle services excluded) _____ Louisiana Licensed (current) Adult/Child Day Care/After School Care _____ Public Park _____ Police or Fire Station _____</p>	<p>1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___</p>	
<p>V. PROJECT CHARACTERISTICS- Select and provide support documentation on all that apply</p>		
<p>A. Community Facilities (Community facilities must be consistent with the definition contained in QAP.) Homeownership and Scattered site projects on a Non-Contiguous site are not eligible to receive points for community facilities.</p>		<p>2 ___</p>
<p>B. Optional Amenities Provide architecture certification for the selected amenities.</p> <p>(i) Washers and dryers are installed and maintained in each unit (ii) Dishwashers maintained in each unit (iii) Ceiling fans in living room and all bedrooms (iv) Smart thermostat installed in each unit (*must also provide development Wi-Fi) (v) Green Building or Universal Design (*Applicant must select one or the other and provide documentation in the application submission)</p>		<p>1 ___ 1 ___ 1 ___ 1 ___ 2 ___</p>
<p>C. Project Amenities (Maximum 3 pts allowed) *All amenities must be located on the project site and must be new or an improvement.</p> <p>Playground _____ Basketball Court _____ Computer Center one computer for every 10 units in the project _____ Exercise Room (must have equipment) _____ Picnic Area with Permanent Grill _____ Paved walking Trail (minimum 1/4 mile) _____ Off Street Parking _____ Community Garden* _____ Patio or Balcony** _____ Development Wi-Fi _____ Tennis Court _____ Courtyard with Seating _____ Dog Park or Designated Pet Area _____ Accessible Community Space (separate from exercise room and community facility) _____</p>		<p>1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___ 1 ___</p>

<p>*In order to receive points, the Community Garden must have a minimum planting area of at least 400 square feet, a water source surrounded on all sides with a fence that will be accessible to the tenants. Must include a description of how staff and/or volunteers will engage residents, build skills and ensure that the basic organization and management of the garden is maintained.</p> <p>** In order to receive points, all units must have either a patio or balcony</p>	
<p>B. Additional Accessible Units (one selection allowed) Accessible Units in excess of Section 504 of H.C. Accessible Project Rehabilitation Act of 1973. Section 504 applies to all Projects, i.e., 5% of units must be accessible for people with mobility impairments and 2% for people with hearing or vision impairments.</p> <p>(i) Number of Units: _____ = more than 15% of the total units but less than or equal to 20% of the total units of which at least 50% of the accessible units be given priority for tenants 30% AMI affordability or below.</p> <p>(ii) Number of Units: _____ = more than 20% of the total units of which at least 50% of the accessible units be given priority for tenants 30% AMI affordability or below.</p> <p>* Submit number, percentage and description of construction and/or equipment provided for each Accessible Unit. * For accessible units made available to 30% and below AMI tenants developers must agree to accept R11 Project Based Assistance if offered.</p>	<p>2 _____</p> <p>3 _____</p>
<p>E. On-site Security* Maximum 3 points allowed)</p> <p>Security Cameras _____</p> <p>Security gate _____</p> <p>On site security guard _____</p> <p>* Twenty-four (24) hour on-site security through the use of cameras, security gate, or on-site personnel in an official capacity as a professional security guard. Costs for on-site security must be evidenced as an expense item on the projects operating pro-forma. Security personnel may be uniformed or non-uniformed. If security cameras are provided (1) cameras must be dispersed throughout the development so as to provide maximum security coverage and a diagram of the proposed location of cameras must be included in the application to receive points, (2) At least one camera per every 20 units is required to receive points in this category; the number of cameras will be rounded up in making this determination, and (4) properties will be required to retain 30 days of continuous footage; enabling security footage of any given day to be available for up to a minimum of 30 days. Security Gates must provide full perimeter fencing with controlled gate access. The fencing and gate must be either wrought iron or wood, chain-link fencing is unacceptable.</p>	<p>1 _____</p>
<p>G. HUD DEFENSIBLE SPACE Project: Incessante HUD Defensible Space</p>	<p>2 _____</p>

**HOME Investment Partnerships Program Attachments/
National Housing Trust Funds**

Attachments Appendix F - Written Rehabilitation Standards for LHC Housing Programs

Attachments Appendix F - Written Rehabilitation Standards for LHC Housing Programs

The State of Louisiana Written Rehabilitation Standards

I. General

I. INTRODUCTION

LHC has adapted its Housing Rehabilitation Standards for use under the National Housing Trust Fund (NHTF) as described in this document. The goals of these standards are to preserve and expand affordable housing (both home ownership and rental), to support community efforts to preserve and expand affordable housing, and to provide equal access to safe, decent and affordable housing to citizens of the State of Louisiana. In addition to establishing minimum rehabilitation criteria, these standards are intended to support and promote:

- * Increased energy efficiency;
- * Affordable operating costs;
- * Accessibility for persons with disabilities;
- * Performance and durability;
- * Historically sensitive exteriors;
- * Economic life cycle costs;
- * Balanced initial costs; and
- * Lead-safe housing.

A. APPLICABLE LAWS AND REGULATIONS:

All properties assisted under the National Housing Trust Fund must comply with the following:

- State Code for residential property, as adopted by the LSUCCC. (Title 17-Uniform Construction Code with Amendments)
- Local housing Codes and ordinances applicable within the jurisdiction of the rehabilitation property.
- HUD Uniform Physical Condition Standards (UPCS) 24 CFR 5.703. Any exigent life safety items must be addressed immediately if the housing is occupied. Documentation to LHC evidencing such corrections must be submitted to LHC per UPCS protocol.
- Life Safety Code as applicable and administered by the State Fire Marshall

- HUD Lead-Based Paint Regulations 24CFR part 35
- Accessibility requirements per 24 CFR part 8, 42 U.S.C. 12131-12189 as implemented at 28 CFR parts 35 and 36, 24 CFR 100.201 & 100.205.
- Disaster Mitigation provisions as set forth in the adopted Uniform Construction Code for high wind regions
- National Flood Insurance Program (NFIP) criteria 44 CFR 60.3
- Energy Efficiency standards pursuant to section 109 of the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. 12709)

Where the standards/requirements of any of the above differ, or where these applicable laws and regulations differ from those additional rehabilitation standards described below, the higher standard shall apply.

B. Other:

All NHTF housing projects are required by LHC to incorporate Energy Star appliances/equipment for all such components installed as a part of the housing rehabilitation construction. Further, all NHTF housing rehabilitation projects are required to be built to no less than the minimum Energy Star building prescriptive standards. In addition to these prescriptive standards, all housing must meet the latest version of the International Energy Conservation Code (IECC) as adopted by LSUCCC.

a. Rehabilitation

Rehabilitation is defined as repair or renovation of a limited specified area or portion of a housing structure. For the NHTF, only the rehabilitation performed on eligible participating housing must comply with local building codes and standards, AND upon completion, the entire structure must comply with UPCS and must meet, as applicable: State Building Code as adopted by LSUCCC and any Authority Housing Jurisdiction (AHJ).

Additionally the entire structure must have a Certificate of Occupancy from the AHJ and or Certificate of Completion from an LHC inspector.

The maximum amount of assistance to be provided for rehabilitation is determined on the amount of assistance necessary to meet the codes listed above and to provide reasonable amenities that are consistent with housing in the area.

b. Reconstruction

Reconstruction is defined as the rebuilding of a structure on the same site in substantially the same manner. Deviations from the original design are permitted only for reasons of safety, handicap accessibility or if otherwise impractical. A reconstructed housing unit is not required to contain the same number of rooms as the housing unit it replaces. Reconstruction of a housing unit will be of a similar type structure for example, a stick built housing unit may be replaced with a stick built unit and a manufactured one with a manufactured unit. Reconstruction would also permit replacing an existing substandard unit of manufactured housing with a new manufactured housing unit.

c. Eligible Improvements and Expenses

All property improvements, rehabilitation, and/or reconstruction must be for housing located in the State. The work to be performed must be that which is necessary to meet all applicable codes of non-luxury housing with suitable amenities.

NHTF funds may not be used for luxury items. Luxury items include, but are not limited to, swimming pools, fences (other than those required for security), televisions, satellite dishes, washers and dryers.

Air conditioners (not window units) and heating systems are eligible for replacement under the NHTF Program. Appliances and housing components that are not integral to the structure of the home such as washers, dryers are not eligible.

d. Structure Type

Structures as defined as acceptable by NHTF rules and regulations.

e. Title Clearance

Under the NHTF Program all units to be rehabilitated must be eligible properties (located in the area of greatest need) for which a clear title can be obtained. Prior to rehabilitation/reconstruction of the property, all title issues must be cleared. Applicants are advised to take steps to clear title issues prior to submitting the address of the properties to the HOME Investment Partnerships Program in order to expedite processing of their clearance by the State.

f. Conflict of Interest

No member, officer or employee of the State or its designees or agents, no consultants or member of the governing body of the State and no other public official of the State who exercises or has exercised any functions or responsibilities with respect to the NHTF Program during his or her tenure, shall have any interest, direct or indirect, in any contract or subcontract or proceeds thereof, for work to be performed in connection with the NHTF Program or in any activity or benefit there from, which is part of this program.

II. Construction/Rehabilitation Standards

The NHTF expect properties to be in full compliance with applicable laws and regulations. All properties must adhere to the following physical standards:

- Building Code: As adopted by the LSUCCC and AHJ
- Elevation: Advisory Base Flood Elevation Levels – See 3 Elevation Requirements

a. Basic Requirements

1. Building Codes

There are building code standards that apply to all buildings. These codes establish minimum standard criteria as adopted by LSUCCC and the AHJ.

2. Historic Standards

Historic standards vary by parish. All properties older than 50 years and located in New Orleans, LA must be assessed by the local State Historic Preservation Office.

3. Elevation Requirements

Properties that were not grandfathered whereby the owner obtained the building permits prior to the parishes' adoption of the Advisory Based Flood Elevation Levels (ABFE) are required to raise the structures at or above the ABFE's minimum standards.

Where no ABFE (Advisory Base Flood Elevation) has been published for the property, the property must be elevated to meet the Base Flood Elevation (BFE) shown on the community's legally adopted Flood Insurance Rate Map (FIRM) floodplain regulatory map, plus any freeboard required by local ordinance. The relevant ABFE and BFE are those elevations in effect at the time a building permit is issued on the property.

The housing on the property must meet this requirement even if the authority having jurisdiction of building code enforcement is not requiring elevation of the home.

4. Renovation

Renovation projects are constrained by the shape and total square footage of the current structure.

5. Additional Code Requirements in Reconstruction

All reconstructed structures shall conform to the International Energy Conservation Code (IECC). All buildings must conform to the Code provisions for high wind if they are located in areas designated as such. Blueprints with architectural and engineering stamps may be required for reconstruction projects by local code officials.

II. Minimum Design Standards for Rehabilitation

ACRONYMS

ABA—Architectural Barriers Act

ABA—Architectural Barriers Act

ACI—American Concrete Institute

ADA—Americans with Disabilities Act

AFUE—Annual Fuel Utilization Efficiency

AHJ—Authority Having Jurisdiction

ASTM—ASTM International formerly known as (American Society for Testing and Materials)

CFM—Cubic feet per minute

CM—Concrete Masonry Units

CSI—Construction Specification Index

DWV—Drain, waste vent

GPF—Gallons per Flush

HSPF—Heating Seasonal Performance Factor

HVAC—Heating, Ventilation and Air Conditioning

IECC—International Energy Conservation Code

KCMA—Kitchen Cabinet Manufacturers Association

LSUCC—Louisiana State Uniform Construction Code

OLM—Office, laundry and maintenance

SEER—Seasonal Energy Efficiency Rating

SRO—Single Room Occupancy

Division I: General Requirements

A. Minimum Design Standards for Rehabilitation: LHC's Minimum Design Standards for Rehabilitation of existing structures are to be used as a guideline to assist in meeting or exceeding all local, state, and national codes. These standards also provide a way to enforce above average construction and design for builders, contractors, and design professionals who wish to utilize funding from the Louisiana Housing Corporation (LHC). Other methods of construction and design may be acceptable on a case by case basis. If you feel your design meets or exceeds LHC's Minimum Design Standards for Rehabilitation, please contact the Department of Design and Construction Review for further assistance.

B. Waiver Process: Understanding that no single code can cover the infinite number of possible configurations and circumstances that may arise during rehabilitation, a written request for waiver to a LHC requirement will be earnestly considered. The request must detail the necessity of variance from this code and have prior approval from the Authority Having Jurisdiction (AHJ). Photographs are encouraged where necessary to convey understanding. All requests are to be submitted electronically to the Director of Construction, Design and Review at LHC and copied to your agency's

LHC representative in multi or single family program, respective to the funding being used. **Please Note: The waiver process does not apply to the NHTF Program.**

C. LHC Funded Rehab: (code requirements)

1. *Non federal-funded (CDBG, HOME NHTF) units*, using LHC funding; the total scope of work must meet the Louisiana State Uniform Construction Code (LSUCC), in force at the time of funding, regardless of what funding source is used when other funds are leveraged to complete the scope of work.
 - a. LSUCC regulations shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of any housing units.
2. *Federal-funded (CDBG, HOME, NHTF) units*, of any amount; LHC Minimum Design for Rehabilitation Standards (MDR) and Louisiana State Uniform Construction Code (LSUCC) as applicable, shall apply to the total scope of work, regardless of what funding source is used when other funds are leveraged to complete the scope of work.

LSUCC and MDR regulations shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of any housing units.

Items identified in the work write up and incorporated in the project shall comply with the correlating sections of the LSUCC and MDR and shall not require full compliance of the entire standard(s) unless specifically required by MDR or LHC.

Completed units shall not contain deficiencies as identified in the Federal Uniform Property Condition Standards, **Unit inspectable items**, which may be found at the following web address: <http://www.lhc.la.gov/>

*See Appendix #1 for a complete listing of these inspectable items

3. Rehab projects- The completed unit must meet the requirements of the Louisiana State Uniform Construction Code (LSUCC).

a. LSUCC regulations shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of any housing units.

b. Completed units shall not contain deficiencies as identified in the Federal Uniform Property Condition Standards, **Unit Inspectable Items**, which may be found at the following web address: <http://www.lhc.la.gov/>

*See Appendix #1 for a complete listing of these inspectable items.

D. Universal Design Requirements: LHC encourages the inclusion of Universal Design elements whenever possible. Units that will meet Universal Design upon completion

may be preferred in selection of potential projects. Follow the link below for more information. <http://www.lhc.la.gov/>

E. Codes: All rehabilitation activities shall comply with all applicable codes and ordinances of the Authority Having Jurisdiction (AHJ).

1. **Building Code:** All new construction and rehabilitation improvements shall comply with the currently adopted Louisiana State Uniform Construction Code (LSUCC).

2. **Local Codes:** Rehabilitation improvements shall comply with local authorities and jurisdiction's regulations, local planning, and zoning laws.

3. **Federal Codes:** Federal regulations which may pertain to the specific project such as the Fair Housing Act and Section 504 of the Rehabilitation Act of 1973, as amended, and the Americans with Disabilities Act of 1990, as amended, may also apply.

F. Energy Efficiency: All rehabilitated single family structures are encouraged to improve the energy efficiency of the dwelling. An energy audit is encouraged; however, prescriptive methods may be utilized to achieve base efficiency ratings.

G. Work Plan and Contingencies:

1. Each recipient of LHC funding for rehabilitation shall be responsible for obtaining any required tests and surveys prior to construction.

2. Each recipient of LHC funding for rehabilitation shall develop a detailed work write up for each dwelling under rehab.

3. Each recipient of LHC funding for rehabilitation shall develop a work plan for each rehab project and shall execute the work in a manner which will not cause reworking of completed phases of construction.

4. Each recipient of LHC funding for rehabilitation shall develop a cost estimate of proposed construction activities which shall include at least 5% up to a maximum 20% contingency for unforeseen expenditures. Contingency funds may be used for hidden damage not observed in the initial evaluation of the structure only after review and approval from LHC. Contingency may not be used for additional features, or amenities not identified in the initial evaluation of the property.

H. Quality Assurance: The contractor shall furnish a written material and labor warranty on the dwelling improvements for one full year after completion.

Division 2: Existing Conditions

A. Hazardous Materials: Each recipient of LHC funding for rehabilitation shall make reasonable efforts to avoid sites that contain known hazardous materials, such as but not limited to: Asbestos, Radioactive Waste, Biological Hazards, PCBs, Mercury, Toxic Molds, and Radon.

1. Hazardous materials shall be abated or mitigated prior to commencement of rehabilitation activities.

2. In all houses constructed prior to 1978, Lead Based Paint abatement or mitigation shall comply with the HUD Lead Based Paint Standards provided at 24 CFR Part 35. In addition, if necessary, developers must provide relocation of any occupants from units or building where rehabilitation has the potential to create or disturb lead paint hazards.

B. Evaluation of Existing Structure: All structures targeted for rehab shall be evaluated for projected rehabilitation costs. Structures with unstable foundations, extensive termite damage, extensive deterioration, or faulty construction likely to result in collapse shall not be considered.

1. Lead-based paint abatement costs shall not be considered rehabilitation costs for this purpose.

2. Historic preservation costs shall not be considered rehabilitation costs for this purpose.

C. Existing Code Violations: Rehab activities shall remedy all active code enforcement actions or violations cited by the Authority Having Jurisdiction or utility provider.

Division 3: Concrete

A. Existing Concrete: If included in the scope of work, existing exterior concrete shall be free of defects such as deterioration, cracks or joints with an elevation change more than $\frac{1}{8}$ ", or conditions which render the concrete structure unsuitable for structure's intended purpose. Cross slopes should not exceed 2%.

B. Exterior Concrete: All new exterior concrete flatwork and stairs shall be free of hazardous defects and shall conform to the latest revised Standard Specification for Portland cement, ASTM C595. All concrete shall have a minimum 28-day compressive strength of 4000 psi and be entrained with 5 percent air with a minimum cement content of 520 lb per cubic yard (5.5 sacks).

Expansion-joint material- Follow American Concrete Institute (ACI) 318.

1. Expansion joints shall be installed at connections to permanent structures and connections to adjoining flatwork, such that occur at the primary structure, concrete stairs, driveways, public sidewalks, light fixture standards, and similar fixed structure connections.

2. Flat work shall be minimum 4-inches thick for sidewalks and accessible routes. Driveways shall be minimum 6-inches thick.

C. Concrete Finished: All new exterior concrete flatwork and stairs shall be finished to a non-slip resistant finish, such as a broom finish or equivalent.

Division 4: Masonry

A. Brick: When the scope of work addresses existing brick construction, brick veneer shall be in good condition or restored, free of holes, breaks, deterioration, or other defective conditions, and all joints shall be restored to a weather tight surface.

1. Defective units shall be replaced with units similar in texture, weight, and color to the original brick.
2. Loose and/or deteriorated joints shall be restored by acceptable tuck pointing methods, with mortar similar in composition to the original mortar.

B. Concrete Masonry Units (CMU): When the scope of work addresses Concrete Masonry Units restoration, all masonry units (Concrete Block) shall be in good condition or restored, free of holes, breaks, deterioration, or other defective conditions, and all joints shall be restored to a weather tight surface.

1. Deteriorated units shall be replaced.
2. Cracked joints may indicate unstable foundation conditions. If cracks are minor and do not indicate foundation failure; they shall be filled with a suitable vinyl concrete patch material.
3. Holes in units and joints may be filled with mortar.

Division 5: Metals

A. Flashings: When the scope of work requires replacement or repair of flashings, the following standards shall be met:

1. All replacement metal flashing materials shall be corrosion resistant and minimum nominal thickness of 0.019 inch.
2. Corrosion resistant flashing in contact with pressure treated lumber, containing copper, shall not be aluminum material. Compatible products must be used as approved by manufacturer and/or AHJ.

B. Railing:

1. All metal railings shall be structurally sound.
2. Metal handrails and guards shall be properly anchored to safely resist required loads specified by Louisiana State Uniform Construction Code.

C. Awnings: When the scope of work includes restoration of awnings:

1. All existing metal awnings shall be properly anchored to the structure and surface coatings maintained.
2. Awnings shall be cleaned and painted if defective surface conditions exist.

Division 6: Woods and Plastics/Rough Carpentry/Millwork

A. Stair Construction

1. New stairs

- a. All **new exterior** stairs shall meet the current Louisiana State Uniform Construction Code regarding dimensions, handrails, and guards.

b. **New Interior** stair construction shall meet the current Louisiana State Uniform Construction Code regarding dimensions, handrails, and guards.

2. Existing stairs

- a. Existing **interior** stairs shall not be reduced in rise or tread depth from the original design.
- b. Existing **exterior** stairs, guards and handrails shall be in good condition and capable of supporting normally imposed loads.

Guards

- a. All stairs with open landings, balconies, or porches more than 30 inches above grade or the floor below, shall have guardrails.
- b. All guardrails shall be safe, securely and firmly fastened in place.
- c. When the scope of work calls for guard installation, they shall be a minimum of 36" in height above the adjacent walking surface.

Exception: Stairway guards may be 34" above the plane of the nosing of stair treads.

- d. Guards shall have infill to prevent accidental falls by providing one or more of the following:

- Solid wall
- Railing system with solid infill
- Railing system with balusters spaced so that a sphere of 4-inch diameter may not pass through.

The triangular area on stair sides at the tread, riser, and railing may not pass a 6-inch diameter sphere.

Stair risers shall be closed. Open risers are not permitted.

4. Handrails

- a. All stairs with four or more risers shall have a handrail on at least one side.
- b. All handrails shall be easily graspable by the occupants.
- c. All handrails shall return to the wall, floor, or post so that they do not constitute a hazard.
- e. When the scope of work calls for handrail installation, they shall be mounted no less than 34" and no more than 38" above the leading nose of the stair treads.

B. Wood Decking and Porches: Existing exterior wood decks shall be free of loose, deteriorated, rotten materials, securely attached to the main structure, or properly supported by a structurally sound foundation and support system. All repairs and reconstruction of exterior decks shall meet current Louisiana State Uniform Construction Code and/or the American Wood Council's, Prescriptive Residential Wood Deck Construction Guide.

The Prescriptive Residential Wood Deck Construction Guide is available as a free download at: <http://www.awc.org/publications/dca/dca6/dca6.pdf>

C. Exterior Wood: When the scope of work addresses installation of exterior wood all new exterior wood shall consist of naturally durable hardwoods, composite materials suitable for exterior exposure, or pressure treated wood in accordance with AWPA U1 for

the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

Ground contact: All wood in contact with the ground shall be approved pressure-preservative-treated wood suitable for ground contact use.

Division 7: Thermal and Moisture Protection

A. Fascias: When the scope of work includes restoration of fascia repairs or replacement shall meet the following requirements:

1. Wood fascias shall be properly surface coated with painted surfaces free of peeling, cracks, or other defective conditions which will allow moisture to penetrate into the wood.
2. Fascias may be covered with factory finished 0.019" minimum thickness aluminum where local ordinances allow.
3. All decayed wood shall be replaced with solid material before covering with metal.

B. Exposed Wood: All replacement wood exposed to elements of weathering shall consist of naturally durable hardwoods, composite materials suitable for exterior exposure, or pressure-treated wood where applicable.

1. All pressure-treated wood shall have a minimum preservative retention rate for above ground applications and a minimum preservative retention rate for all wood in contact with the ground as required by the manufacturer.

C. Re-roofing: When the scope of work includes roof work, this section shall apply:

1. Roof Structure

- a. Structural elements of the roof support system shall be evaluated prior to commencement of reroofing activities.
- b. All defective rafters shall be repaired, replaced, or otherwise braced to safety withstand live loads during reroofing activities.
- c. Where roof covering is replaced, all substrate shall be repaired to a sound condition, free of rot or deterioration, suitable to support and anchor the new roofing material.

2. Roof Covering

- a. The roof and flashing shall be sound, tight, and not have defects that admit water intrusion.
- b. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
- c. Existing roof drains, gutters and downspouts shall be in good repair and free from obstructions. Must function as designed.
- d. Roof water shall be discharged in a manner so as to not cause moisture problems to the structure.
- e. When the scope of work calls for roof covering, existing roof coverings shall be removed prior to reroofing.
- f. Roof coverings shall be installed in accordance with the manufacturer's installation instruction.

3. Asphalt or Fiberglass Shingles: New dimensional or 3-tab shingles shall have a minimum warranty period of 25 years and be suitable for design wind speeds at location proposed.

4. Underlayment: Where roof coverings are removed to the decking below, minimum #15 felt shall be applied to the full area of the deck, including overhangs and porches. Underlayment shall be applied in accordance with the currently adopted Louisiana State Uniform Construction Code. Synthetic underlayment is acceptable if allowed by roofing manufacturer.

5. Ribbed Sheet Metal: Metal roof coverings shall be applied in accordance with the manufacturer's installation instructions and meet ASTM A 924 corrosion resistance requirements.

6. Manufactured Home Roof Repair or Replacement: Any product used to coat, cover, repair, or replace a manufactured home roof must be installed per manufacturer's installation instructions and/or recommendations. Written documentation by a qualified engineer for the installation of a product(s) is also acceptable.

7. Flashing

- a. All step flashings, counter flashings, and crickets shall be repaired or reconstructed, where a roof covering is added or replaced.
- b. Flashing at roof penetrations, such as plumbing vents, attic vents, electrical risers, or similar roof penetrations, shall be provided and replaced where a roof covering is replaced.

E. Gutters and Downspouts

1. Where roof water drainage causes deterioration to the structure or accumulation of water near the foundation, roofs shall have gutters and downspouts and shall be appropriately designed with a minimum 5" gutter and 2" x 3" downspouts.

Exception: Local authorities may require reproduction of box or half-round style gutters. In this case, local requirements shall prevail.

Exception: Manufactured homes with integral guttering systems.

2. All downspouts shall empty onto concrete or composite splash blocks, or be piped to an approved location. Thin, lightweight, plastic splash blocks are not acceptable.

3. Rain water discharge shall runoff in a manner that does not create a nuisance, cause foundation damage, or infiltrate under or into the structure, or other structures.

E. Siding

1. Existing siding shall provide a weather tight barrier, free of holes or deterioration that admits rain into the walls of the structure.

F. Replacement Siding: All new siding material shall be installed in accordance with the manufacturer's installation instructions.

1. **Substrate Repair:** Where siding is replaced, all substrate shall be repaired to a sound condition, free of rot or deterioration, suitable to support and anchor the new siding material.

2. **Weather resistant membrane:** Where siding is removed and replaced, a weather resistant membrane (Tyvek or similar) shall be installed per manufacturer's specification.
3. **Flashing:** All windows and doors shall be properly flashed before new siding is installed.
4. **Approved Materials:** All new siding shall consist of one or more of the listed materials below:
 - a. **Composite:** Fiber cement siding, primed, with two-coat minimum finish or factory finish.
 - b. **Metal:** 0.024" minimum thickness aluminum or galvanized steel with factory finish.
 - c. **Vinyl:** 0.040" minimum thickness, UV protected.
 - d. **Wood:** cedar or redwood stained or primed once with 2-coat minimum finish.

G. Insulation

1. When the scope of work addresses the installation of insulation in the thermal envelope, insulation shall be added in all ceilings with accessible attics, floors with crawl spaces, and any cavity exposed or opened during rehabilitation to provide at least the minimum R-value listed in the currently adopted International Energy Conservation Code.
 - a. Baffles shall be provided at the intersection of exterior walls and ceilings to allow adequate passage of ventilation air where insulation is added to the attic.
 - b. All insulation blow in walls (other than mobile homes) must be dense-packed to a minimum density of 3.5 pounds per cubic foot of volume.
 - c. When using prefab wall plugs (that will remain exposed) to cover holes created for the purpose of blowing wall or ceiling insulation the client must agree in writing before work on this measure begins.
 - d. Insulation blown into the under-belly of a mobile home must be supported by a covering system (or material(s)) capable of supporting the weight of the insulation.

H. Air Infiltration: When included in the scope of work the following standards shall apply.

1. When exposed/uncovered during rehab activities, penetrations of floor, walls, and ceilings, such that occur at access openings, electrical wiring and outlet boxes, plumbing piping, and ducts, shall be sealed to prevent free passage of air between conditioned and unconditioned spaces or the exterior.
2. **Air Barriers:** Exposed walls in attics, separating the conditioned space of the dwelling unit from the unconditioned space in the attic, shall have an approved air barrier installed on the attic side of the wall.
3. **Access Hatches and Doors Air Sealing and Insulation:** Access doors from conditioned spaces to unconditioned spaces, such as attics and crawl space, shall be weather-stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

When loose fill insulation is installed, provide a wood framed or equivalent baffle or retainer to provide a permanent means of maintaining the installed R-value of the loose fill insulation.
4. **Recessed Lighting:** Recessed luminaries installed in the building thermal envelope, shall be sealed to limit air leakage between conditioned and unconditioned spaces.
 - a. All recessed luminaries shall be IC-rated and *labeled* as meeting ASTM E 283, when tested at 1.57 psf (75 Pa) pressure differential; with no more than 2.0 cfm (0.944 L/s) of air movement from the conditioned space to the unconditioned space.

b. A boxed enclosure may be built with type x gypsum over existing fixtures provided it fulfills the manufacturer's clearance to combustible specifications for the existing fixture.

I. **Crawl Space:** Where a crawl space is found to hold water or retain moisture sufficient to promote mold growth, the following standards shall be met:

1. Accessible crawl spaces shall be free from construction debris and standing water.
2. Install a drainage system to relieve water retention.
3. Provide an access door per current LSUCC requirements.
4. Provide ventilation per current LSUCC requirements.
5. Repair or install a minimum 6 millimeter vapor barrier on the floor of the crawl space to provide a tight, vapor retardant membrane.

Division 8: Doors, Windows, and Glazing

A. Exterior Doors: When the scope of work includes the installation of doors, the following standards shall be followed.

1. All exterior doors shall be 1 3/4" thick, insulated and made of steel or other equally durable material or solid wood. (not particleboard)
2. All exterior doors shall be appropriately finished as recommended by the manufacturer, and in a sound, weather stripped, weather tight, good condition.
3. When enlarging an exterior door it shall be a minimum of 36" wide.

B. Interior Doors: When the scope of work includes the installation of doors, the following standards shall be followed.

1. Existing interior doors shall be a minimum of 1 3/8" thick.
2. Existing interior doors shall be solid wood, composite, or hollow core panel doors, in good condition, properly finished, and operable.
3. Defective interior doors shall be replaced or restored to good condition and operate properly.

C. Door Accessories: When the scope of work includes replacement of door hardware, the following standards shall be followed.

1. All egress doors shall be evaluated for being readily openable from the inside of the dwelling.
2. All egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
3. When the scope of work includes installation of other door accessories, all door accessories shall be quality material with no plastic latches or inferior hardware.
 - a. **Latches, knobs, and hinges** shall be metal with polished or brushed finish.
 - b. **Exterior Door Hardware:** All entry doors shall be equipped with a brass plated, or other durable metal finished, key lock knob or handle and deadbolt (see egress provisions).
 - c. **Interior Door Hardware:** All interior doors shall be equipped with brass-plated, or other durable metal finished, knobs or handles.

D. Units with more than one bedroom: The scope of work shall not create a condition where bedrooms constitute the only means of access to other bedrooms or habitable spaces and shall not serve as the means of egress from other habitable spaces.

E. Kitchens and non-habitable spaces: The scope of work shall not create a condition where kitchens and non habitable spaces are used for sleeping purposes.

F. Existing Windows: Windows not included in the scope of work shall meet the following standards.

1. Glazing: All existing windows shall be sound and weather tight with no holes or missing panes.

2. Frames: Window frames shall be free of defective conditions such as rotten components, peeling paint, inferior glazing compound, missing counter weights, or condition which will render the window unsafe to operate, or will not provide an effective weather tight barrier.

3. Operation: Every window, other than fixed windows, shall be easily openable and capable of being held in position by window hardware. A lock or latch must be installed if not present for security that does not require special knowledge or tools to operate from inside the dwelling.

G. Replacement Windows: All replacement windows shall meet the following criteria.

1. All window frames must be of solid vinyl, thermally broken aluminum, fiberglass, wood, or wood clad.

2. All glazing shall be double-paned.

3. The vapor seal on the glazing must have a minimum ten-year warranty.

4. All windows shall have a minimum one-year warranty on the operation of the window.

5. All windows shall have a National Fenestration Rating meeting current minimum energy code requirements for Zones 2 & 3.

6. Windows at grade level shall have security latches which will not require special knowledge or tools to operate from the inside of the window.

7. Safety glazing shall be installed in hazardous locations, as defined by Louisiana Residential Code, where replacing existing glazing in hazardous locations.

8. When the scope of work calls for window replacement, all windows in rooms used for sleeping purposes shall have a window or door, meeting LSUCC requirements (IRC 310), connecting directly to the outside of the structure into an open court or yard. Removal of window sashes is not an acceptable method to meet the minimum opening requirements of the LSUCC for emergency escape and rescue.

Exception: Replacement, emergency escape and rescue, windows are allowed provided the window opening size is not decreased. Documentation of previous window size must be kept in client file.

H. Attic Access Opening: When the scope of work includes the installation of attic access the following standards must be followed unless conditions exist making these specifications unattainable. In such cases a reasonable effort must be made to comply as close as possible.

1. In all attic spaces with headroom of 30" or more, minimum 22" by 30" (roughed-framed opening) attic access shall be provided.

2. All access openings must weather stripped (or air sealed) and be insulated to the same R-value as the adjacent attic space.

I. Crawl Space Access Opening

1. Existing crawl space access must be evaluated so at a minimum, the opening must have a functioning door and latch.
2. When the scope of work includes the installation of crawl access the following standards shall be followed unless conditions exist making these specifications unattainable. In such cases a reasonable effort must be made to comply as close as possible.
 - a. Crawl spaces shall be provided with a minimum 16" by 24" opening and shall not be located under an exterior doorway.
Exception: Openings through the floor shall be a minimum of 18" by 24".
 - b. Access openings located in the exterior foundation wall shall be no less than 16" by 24".
 - c. Access openings below grade; shall have an areaway, with the areaway floor below the threshold of the access door. Width and height of the areaway shall not be less than 16" by 24".

Division 9: Finishes

A. Exterior Finishes: When the scope of work includes repair or replacement of exterior finishes, the following standards shall apply.

1. All exterior finishes shall be free of holes, loose material, peeling paint, deterioration, mold, dirt, or other defective conditions.
2. All trims and soffits shall be constructed to resist the entry of insects or vermin into concealed spaces of the structure.

B. Wood: When the scope of work includes repair or replacement of exterior wood, the following standards shall apply.

1. All unfinished exterior exposed wood shall have a minimum preservative retention rate for above ground applications and a minimum preservative retention rate for all wood in contact with the ground, as specified by the manufacturer.
2. Use of CCA Treated lumber shall be prohibited.

C. Posts and Columns: When the scope of work includes repair or replacement of exterior posts and columns, the following standards shall apply.

1. All front porch columns shall be capable of supporting the roof dead load plus live loads and be 4" x 4" minimum pressure treated wood, extruded aluminum, fiberglass, or other factory-made, finished material.
2. Replacement front porch columns shall closely match original design unless structurally deficient.
3. Side or rear decks and porches may have a minimum of 4" x 4" pressure treated posts, at a maximum length of 10', supporting the roof above.

D. Handrails: Where handrails are required or included in the scope of work, the following standards shall apply.

1. All hand railing shall be smooth and splinter-free.

2. The paint, seal coat, or factory finish shall be in good condition or restored to retard deterioration of the handrail.
3. Vinyl, metal, or composite material.
4. Seals or stains shall not be acceptable treatment methods for applications where pressure treated or naturally durable material is required.
 - a. Seals or stains may be used to preserve the integrity of treated wood handrail material.

E. Fiber Cement Siding

1. On structures rehabbed for resale, existing siding shall be in good condition.
2. When the scope of work calls for new installation, siding shall be factory finished or be painted with at least two coats of exterior grade paint.

F. Exterior Ceiling

1. Existing exterior ceilings, such as those that occur on porches, shall be free of openings to concealed spaces of the structure.
 - a. Exception: Required ventilation openings are allowed provided insect screens are installed to protect from entry of insects or vermin into the concealed space.
2. **Solid Backing:** When the scope of work includes using vinyl or aluminum material for porch ceilings, provide a rigid, solid backing such as OSB or plywood.

G. Carpet Padding: When the scope of work calls for new installation, carpet shall be a minimum of 7/16" thick, 6-lb. minimum re-bond polyurethane.

H. Sheet Carpet: When the scope of work calls for new installation, sheet carpet shall be 25 oz. minimum, 100 percent nylon. Other options include Berber type with blended fiber. High traffic areas, such as hallways, shall have 30 oz. minimum.

I. Sheet Vinyl: When the scope of work calls for new installation, sheet vinyl shall be minimum 10 mil wear layer or approved equal. Provide product adhesive and underlayment as recommended by the manufacturer. All surfaces shall be clean, dry, and appropriate temperature during installation. Vinyl sheet flooring shall conform to the requirements of ASTM F 1303, Type I.

J. Vinyl Tile: When the scope of work calls for new installation, vinyl tile shall meet the following standards:

1. Vinyl tile shall be minimum thickness of 1/8".
2. Provide product adhesive and underlayment as recommended by the manufacturer.
3. All surfaces shall be clean, dry, and appropriate temperature during installation.
4. Follow manufacture's recommendation for pattern layout.

K. Wood Flooring:

1. When the scope of work calls for new installation, wood flooring shall be tongue and groove hardwood, factory finished; or have a minimum of three coats of site-applied, UV-protective polyurethane.
2. Where interior floors are repaired in the scope of work, holes in hardwood floors shall be repaired, sanded and finished with closely matching finishes to the original finish.

L. Other Flooring Products

1. When the scope of work calls for new installation, ceramic tile and laminates installed per manufacturer's recommendations may be used.
 - a. Existing broken tiles shall be replaced with similar size, color and texture.

M. Kitchen and Bath Floor Covering: When the scope of work calls for installation of kitchen and bath floor covering, kitchens and bathrooms shall be covered with a smooth non absorbent material such as ceramic tile, sheet vinyl, vinyl tile, or vinyl slabs.

N. Interior entries: When the scope of work addresses the floor covering on the interior side of the main entry door, there shall be an uncarpeted, finished floor area. This area shall be no less than 16 square feet.

O. Interior Door Finish: When the scope of work addresses interior door finish, interior doors shall be finished and free of defective conditions. One or more of the following finishes may be utilized.

1. **Paint:** Primed once, with two-coat satin, semi-gloss finish on all sides and faces.
2. **Stain:** Stain or oil on all sides and faces, with three-coat varnish, polyurethane finish.
3. **Prefinished Doors:** Factory Finished doors are acceptable.

P. Water-Resistant Drywall: Where a rehab involves replacement of drywall in bathrooms and near areas where it may become wet, water resistant drywall shall be used as the replacement wall board in areas set forth as follows.

1. Water-resistant gypsum board (commonly called green board) must be used on all walls in the bathroom and within six horizontal feet of wall surfaces where the drywall can be splashed such as a kitchen sink, next to water heater and/or washer.
2. When a tub/shower unit is on an exterior wall, provide water-resistant gypsum board behind the tub/shower unit.
3. Water-resistant gypsum, when used on ceilings must be rated for the span.

Q. Interior Wall Finishes: Where a rehab involves renewal of interior wall finishes, all existing interior wall finishes included in the scope of work shall be free of conditions such as peeling paint, holes, loose material, deteriorated surfaces, mold, mildew, and rot.

1. Drywall repairs: Shall be sanded to a smooth finish prior to applying primer paint.
2. Paint: Patches in existing drywall and all new drywall shall be primed once with two-coat finish paint. Gloss, semi-gloss, or satin finish shall be used for bathrooms, laundry, and kitchens.
3. Paint over existing painted walls: All repainted walls shall have coverage sufficient to completely hide the previous color. Primer and two finish coats may be required to accomplish this requirement.

Division 10: Specialties

A. Entries: When the scope of work includes the installation of exterior entry components, the following standards shall be followed unless conditions exist making these specifications unattainable. In such cases a reasonable effort must be made to comply as close as possible.

1. All main entries shall have a concrete, treated wood, or other hard surface exterior stoop, porch or deck not to exceed 8 ¼" below the top of the threshold and have a minimum dimension of 36" by 36".

2. Secondary entries shall have a landing on the exterior of the door opening if the finished interior floor is more than 30" above the exterior adjacent grade or floor surface. Secondary exterior entries with less than 30" above grade elevation shall have a stair with a landing at grade level.

B. Bath: Rehabbed bathrooms in homes for resale shall be equipped, at a minimum, with the following:

1. Medicine cabinet with storage and mirror 16" wide 20" tall (minimum)
Other combinations of mirror and storage may be acceptable by approval of LHC Construction Design and Review Department.
2. Wall-hung toilet paper dispenser
3. 18" (minimum) towel bar
4. Shower rod if applicable

C. Site Address: Homes rehabbed for resale shall meet the following standards:

1. When the scope of work addresses installation of street address numbers, they shall be displayed on the structure in an area visible from the street for each dwelling.
Exception: Where a structure is located more than 100 feet from the street or road, or where local jurisdiction's regulations allow, street address numbers may be displayed on the mailbox near the street.
2. Characters shall be of contrasting color in relation to the background where they are applied.
3. Arabic numbers and alphabet letters shall be displayed in English language and minimum ½" stroke width and 4" in height.

D. Mail Boxes: Each dwelling rehabbed for resale shall have a mailbox installed per US Postal Service regulations unless client waives this requirement due to not receiving mail at the residence.

Division 11: Equipment

A. Radon Reduction: In units known to have high radon levels:

1. Units found to be at or above, 4 pCi/l (PicoCuries per liter of air), shall install a Radon reduction system during the rehabilitation.

B. Combustion Appliances

1. Combustion Appliance Zone (CAZ) worst-case scenario draft test shall be performed on all atmospheric combustion appliances per BPI standards by qualified staff at the time of initial house evaluation.
2. CAZ testing must be conducted at the conclusion of any day that air sealing or other measures that may contribute to the air tightness of the combustion appliance zone(s) have been performed.
3. All CAZ test results during the construction phase and post inspection must pass acceptable standards.
4. If the initial CAZ tests reveal unacceptable results, the scope of work must state that this condition must be corrected first before proceeding with other work.
5. Documentation of all CAZ testing must be kept in the client file.

Division 12: Furnishings

A. Cabinets and Drawers: Where the scope of work includes replacement or repair of cabinetry the following standards shall apply:

1. Existing Cabinets: Cabinets shall be of sound construction and free of deterioration, with all doors, drawers, shelves, hardware, and other features in good condition and with a clean and sanitary finish.

2. Replacement Cabinets

- a. Cabinet fronts shall be made of solid wood (not particleboard).
- b. Doors, draws and fronts shall be factory finished.
- c. Cabinet ends shall be finished with appropriate veneer.
- d. All cabinets shall be Kitchen Cabinet Manufacturers Association (KCMA) approved.

B. Countertops: Where the scope of work includes replacement or repair of countertops the following standards shall apply:

1. Existing Countertops: Countertops and vanity tops shall be a smooth non-absorbent finish and free of defects such as holes, cracks, porous materials, or other defects which may retain moisture or food particles.

2. Replacement Countertops

- a. Shall be molded roll-backed, laminate plastic or Formica with finished ends and sealed at the cut out for the kitchen sink or basin.
- b. Other appropriate materials may be used such as synthetic molded tops, recycled glass tops, or other green construction friendly material.
- c. Consult the LHC Department of Construction Design and Review.

C. Closet Storage/Accessories: In homes rehabbed for resale or included in the scope of work, clothes closets shall contain 12" deep shelf, including a coat rod. Shelves with integrated hangar hooks may also be used.

Division 13: Special Construction

A. Laundry: Laundry facilities located on the second floor shall be equipped with a washer overflow pan piped to carry the overflow to an appropriate location. This requirement covers new installations only, but recommended where feasible for existing locations.

B. Storage areas: Projects which incorporate accessory storage buildings or areas are encouraged. If storage areas are provided, in the scope of work, the following minimum design shall apply.

1. The storage area shall be a minimum of 48 sq. ft. for all units over 960 square feet of living space.
2. Interior ceiling height shall be a minimum of 7' in all storage areas and the width or depth shall not be less than 4' in any interior dimension.
3. Provide a pre-hung 3'0 x 6'8" entry door to the storage area with an entry lock.
4. The storage area may be provided by any of the following:
 - a. A free-standing building architecturally similar to the house.
 - b. Wood buildings, with T-111 or equal plywood siding, painted a compatible color with the primary structure are acceptable.

- c. Unfinished crawl space area.
- d. Metal buildings are not permitted.

5. Units that utilize an unfinished crawl space area for storage must create an appropriately-sized room with a concrete floor and provide the following:

- a. A pre-hung metal entry door 3'0" x 6' 8"
- b. 20-min. fire separation (walls and ceiling)
- c. A switched light fixture
- d. Adequate ventilation for hazardous fumes
- e. Access to the remainder of the crawl space.

6. Storage areas attached to the unit. Attached storage areas should be designed to complement and blend in with the home. This area shall have a concrete floor and provide the following:

- a. Footings complying with local requirements.
- b. A pre-hung metal entry door 3'0" x 6' 8"
- c. 20-min. fire separation (walls and ceiling)
- d. A switched light fixture
- e. Adequate ventilation for hazardous fumes

C. Ramps

1. It may be necessary to provide a ramp in the rehab project. If a ramp is provided it shall be constructed in compliance with ANSI A117.1-2003, ADA, UFAS, or any other nationally recognized accessibility code.

2. Ramps shall be constructed of approved materials suitable for the purpose, or a combination of materials in the following list:

- a. **Composite:** PVC or other with non-skid surface.
- b. **Concrete:** with non-skid surface.
- c. **Metal:** galvanized steel, or aluminum with non-skid surface.
- d. **Wood:** Pressure treated lumber.

All exterior wood shall meet the requirements of LSUCC for application proposed.

Division 21: Fire Suppression

Portable fire extinguisher should be provided in the locale of the kitchen for the typical application.

Division 22: Plumbing

A. Existing Plumbing: Where a rehab involves replacement or repair of plumbing elements or installation of new water supply or septic systems, the following standards shall apply:

1. All fixtures, water supply lines, and drain/waste/vent lines shall be in working condition, free of obstructions, leaks, or other defects which interfere with proper operation or sanitation of the system.
2. Defective fixtures shall be replaced with new, energy saving features.
3. **Drain/waste/vent systems** shall be connected to a public sewer or to an approved private sewage disposal system. Newly installed private systems shall be approved by the local health department (DHH).
4. Water supply shall be from either a public supply system or an approved private supply. Private supplies shall be approved by the Authority Having Jurisdiction.
 - a. Water supply lines shall be insulated in all areas subject to freezing temperatures.
 - b. Replacement fixtures shall be provided with water shut off valves at the fixture location or a central manifold which will isolate the individual fixture for servicing. The building's main shut off valve shall not be acceptable for this requirement.

B. New Plumbing

1. All repair, replacement, addition, or new installation of plumbing systems shall meet the LSUCC and shall be approved by a certified plumbing inspector.
2. Ordinary repairs and fixture replacement may not be subject to inspection by the certified inspector, but shall be subject to the applicable plumbing code.
3. The following specifications shall be the minimum size and/or quality for replacement plumbing fixtures:
 - a. **Bath tubs** shall be 30" minimum from approach side to wall; made of fiberglass, acrylic, porcelain, or cultured marble.
 - b. **Faucet housings** shall not be plastic.
 - c. **Lavatories** shall be 15" minimum diameter; made of fiberglass, acrylic, porcelain, or, cultured marble.
 - d. **Showers** shall be 36" x 36" minimum; made of fiberglass, acrylic, ceramic, or, cultured marble.
 - e. **Toilets** shall be maximum 1.6 GPF; made of porcelain.
 - f. **Kitchen sinks** shall be 6" deep minimum, stainless steel double bowl.
 - g. **Laundry facilities** and **hot water heaters**, located on the second floor or higher, shall have an overflow pan piped into a DWV system, positive drain to the outdoors, or an approved floor drain. This requirement is for new installations but is recommended for existing locations.
 - h. **Water heaters** shall have a minimum energy factor efficiency of .93 for electric and .67 for gas fired water heating equipment.

Division 23: Heating Ventilating and Air Conditioning

A. Existing HVAC Systems

1. All existing mechanical appliances, fireplaces, solid-fuel burning devices, cooking appliances, water heating appliances and HVAC equipment shall be evaluated for efficiency and inspected for defective or inadequate operation, ductwork, clearance to combustibles, safety controls, energy supply, combustion air supply, combustion gas venting, insulation, air sealing, and equipment.
2. If the system is capable of serving the intended purpose and defective conditions exist, the defects shall be corrected to provide the most efficient operation of the existing system.

3. Fuel-burning equipment shall combust fuel safely and operate as close to the designed Annual Fuel Utilization Efficiency (AFUE) as possible.
4. Flue gases (oxygen and carbon monoxide), stack temperature, draft and smoke (where applicable) shall be within acceptable limits.
5. A pre and post rehab Combustion Appliance Zone (CAZ) worst case scenario draft test shall be performed on all atmospheric combustion appliances per BPI standards.
6. CAZ testing is highly recommended at the conclusion of each work day, especially when measures affecting the tightness of the envelope are being performed.
7. Combustible fuel burning appliances, their fuel supply lines, and their venting systems shall be inspected and tested for proper sizing, operation, leaks, deterioration, adequate combustion, clearance to combustibles and shall be in compliance with the manufacturers installation requirements, and where applicable NFPA 54, NFPA 211 and NFPA 31.
8. Furnaces, air conditioners, heat pumps, and air handlers more than 20 years old shall be replaced with energy efficient equipment.

B. Replacement Heating Ventilating and Air Conditioning Equipment

1. All dwelling units, receiving an upgrade to the HVAC system, shall be heated and cooled using high-efficiency equipment.
2. Heat pump systems shall have a minimum SEER (Seasonal Energy Efficiency Rating) rating of 14.5 with a minimum HSPF (Heating Seasonal Performance Factor) rating of 8.2.
3. Fuel oil and gas fired furnaces and boilers shall have an AFUE efficiency of 85 percent or higher.
4. Alternative HVAC systems may be evaluated for use by LHC's Department of Construction, Design and Review.
5. All replacement systems shall be sized in accordance with ASHRAE Manual J including mini-split and zoned systems.

C. Duct Sealing and Insulation: Where the scope of work includes new duct installation the following standards shall apply:

1. All ducts, including exhaust vent ductwork, installed in unconditioned spaces, outside the thermal envelope of the structure, shall be sealed and insulated with an insulation wrap of minimum R-8 value.
2. Duct penetrations between conditioned space and unconditioned space through floors, walls, and ceilings, shall be sealed with approved materials, preventing conditioned air from entering unconditioned space or escaping to the exterior.
3. Duct insulation shall extend to the floor, wall, or ceiling membrane where the supply duct passes through unconditioned space and terminates at a membrane of conditioned space.
4. Duct systems, located outside the thermal envelope of the dwelling, shall be pressure tested by qualified staff in accordance with the following criteria.
 - a. Post construction test: Leakage to outdoors shall be less than or equal to 8 cf/m (226.5 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* or a total leakage less than or equal to 12 cf/m (12 L/min) per 100 ft² (9.29 m²) of *conditioned floor area* when tested at a pressure differential of 0.1 inches w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure.
 - b. All register boots shall be taped or otherwise sealed during the test.
 - c. *Documentation of all duct testing (Pre and Post) shall be kept in the client file.*

D. Programmable Thermostats

1. All newly installed HVAC systems shall be controlled by a programmable thermostat.
2. Existing programmable thermostats must be evaluated to ensure the device can still deliver the features designed by the manufacturer.
3. Training must be provided to tenants/clients on use.

E. Building Ventilation

1. The dwelling must be evaluated for compliance with Section 4 of the ASHRAE 62.2-2010 Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings.
2. In no case shall the whole building ventilation rate be reduced below minimum whole-building ventilation requirements of ASHRAE 62.2 standards.
3. Where ventilation rates do not meet ASHRAE 62.2 standards, mechanical ventilation shall be provided to maintain minimum ventilation rates.
4. Existing exhaust ventilation discharge must be evaluated for proper discharge location.
 - a. Relocation of exhaust vents may be required if located too close to fresh air intakes of the dwelling.

F. Range Hoods: When the scope of work includes installation of a range hood, the following standards shall apply:

1. All dwelling units shall be equipped with a minimum 150 CFM range hood vented to the exterior of the building.
2. Use manufacturer's recommended ducting material sized per installation instructions.
3. Exhaust ducting shall be concealed with a finish similar to the adjacent cabinetry where it extends above the wall cabinets through the ceiling.
4. Exhaust ducts shall terminate, at the exterior of the structure, in an exhaust hood, equipped with a back draft damper.

Exceptions and Considerations:

- a. Designs utilizing Energy Recovery Ventilation technology may use a recirculation hood as a part of the ventilation design in combination with other intake and exhaust air openings.
- b. Hoods vented to the exterior may contribute to compliance with ASHRAE 62.2.
- c. If a waiver is granted, recirculation hoods shall be equipped with an activated charcoal filter. Approval must be obtained prior to installation from the LHC Department of Construction, Design and Review.

G. Bathroom Ventilation: When the scope of work involves rehabilitation of a bathroom, the following standards shall apply:

1. Bathrooms shall have a properly installed ventilation fan, minimum 50 CFM, vented to the exterior, penetrating the structure's outermost membrane.
 - a. Ventilation fans vented to the exterior may contribute to compliance with ASHRAE 62.2.

Exception: A ventilation fan is not required where existing window openings provide minimum ventilation required LSUCC.

2. Exhaust fan ducts systems shall be equipped with a back draft damper, terminate at the exterior of the structure, in a receptacle designed for this use and location.

H. Clothes Dryer Exhaust: Newly installed clothes dryers shall exhaust directly to the exterior, through the exterior membrane of the structure.

1. Exhaust ducts shall terminate, at the exterior of the structure, in an exhaust hood, equipped with a back draft damper.
2. Ducts shall be minimum 4" diameter with a smooth interior surface.
3. Joints shall be joined together in the direction of air flow.
4. No fasteners or screws shall penetrate the walls of the duct.
5. Exhaust ducts shall not be more than 25' equivalent length from the laundry area to the exterior of the structure. 90 degree ells = 5' equivalent length. 45 degree ells = 2.5' equivalent length. Straight duct is 1' linear length = 1' equivalent length.
6. In the laundry area, a maximum 8' length of flexible duct may be connected from the dryer exhaust duct to the clothes dryer.

I. Existing Clothes Dryer Exhaust:

1. Existing clothes dryer exhaust ducts shall be inspected and replaced if constructed of flexible, corrugated duct material.
2. Existing exhaust ducts shall be cleaned if blockage is discovered during inspection.
3. Existing clothes dryers exhausting to the interior environment shall be vented as closely as possible, in equivalent length of pipe run, to new exhaust installation requirements.

Division 26: Electrical

A. Existing electrical system: In homes rehabbed for resale or if electrical alterations are included in the scope of work, the electrical system shall be evaluated for suitable size, minimum provisions, and electrical hazards by a licensed electrical contractor. The system shall meet the following minimum standards.

1. All visible deficiencies and hazards shall be corrected.
2. All receptacle outlets in bathrooms, laundry rooms, kitchens, and outdoor outlets shall be protected by a ground fault circuit interrupter (GFCI).
3. All entrances, common hallways, interior and exterior stairways, bathrooms, kitchens, laundry rooms, and HVAC equipment rooms shall contain at least one luminary and it shall provide adequate lighting for the area.
 - a. All permanently installed light fixtures shall have Energy Efficient lamps installed if suitable for types of switches installed.
 - b. All other rooms shall contain at least one wall switch controlled light.
 - c. Repairs may require AHJ inspections.

B. Additions, Alterations, New Wiring

1. All new wiring or extensions of the existing electrical system shall meet the current edition of the National Electrical Code and shall be inspected and approved by the AHJ.
2. Additional loads may require re-evaluation of the service size.

C. Rehab Involving Complete Removal of Plaster or Wallboard:

1. In addition to meeting the requirements of the NEC, each room, hall, stair, and walk in closet shall have a minimum of one switch-operated overhead light.
2. Kitchens shall include switch-operated lighting over the cooking area, the sink area and the general or dining area.

3. Bathrooms shall be equipped with switch-operated over the lavatory area and the general area.
4. Smoke detectors shall be installed in accordance with the current edition of the LSUCC.

Division 27: Communications

A. Minimum Provisions: Homes rehabbed for resale shall comply with the following standards.

1. If the dwelling is not prewired, means to connect to telephone and cable communication devices must be considered. If feasible the following provisions shall be provided.
 - a. Provide wiring for communication devices, or a roughed-in box and blank trim plate, with a raceway and pull string leading to an accessible area such as the attic or crawlspace, to allow the future installation of the required communication devices.
 - b. A raceway shall also be provided from the point of service to an accessible area within the structure.

Division 28: Electronic Safety and Security

A. Fire Detection and Alarm

1. **Smoke Alarms:** Smoke alarms shall be installed in existing and rehabbed dwellings at all of the following locations:
 - a. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms no more than 8' from the bedroom door.
 - b. Within each room used for sleeping purposes.
 - c. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics.In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
2. Smoke alarms shall be interconnected in a manner that activation of one alarm will activate all of the alarms in the individual unit.
3. The alarm shall be clearly audible in all bedrooms, over background noise levels, with all intervening doors closed.
4. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available which provides access for interconnection without the removal of interior finishes.
5. Smoke alarms shall receive their primary power from the building wiring, provided that such wiring is served from a commercial source, and shall be equipped with a battery backup.
6. Exceptions: Smoke alarms are permitted to be solely battery operated in buildings where:
 - a. No construction is taking place.
 - b. Where a wireless interconnected smoke alarm system, with a minimum 10 year warranty for the smoke alarms, is installed.
 - c. Buildings that are not served from a commercial power source.

- d. Areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, providing access for wiring.

If there is an attic, crawl space or basement available which could provide access for building wiring, without the removal of interior finishes, this exception will not apply.

B. Carbon Monoxide Alarms

1. UL listed carbon monoxide alarm(s) shall be installed outside of each sleeping area, in the immediate vicinity of all bedrooms, if one or both of the following conditions exist:
 - a. The dwelling contains fuel burning appliances.
 - b. The dwelling has an attached garage.

Division 31: Earthwork

A. Drainage: Homes rehabbed for resale or if correction of drainage is included in the scope of work, shall comply with the following standards:

1. Conditions causing inadequate drainage or standing water near the structure shall be corrected to provide adequate drainage away from the structure by one or more of the following suggested methods:
 - a. Adjust backfill to allow for 6" fall in 10' (4% slope) away from the foundation walls.
 - b. Adjust grade to create a swale to divert water away from the foundation walls.
 - c. Install a French drain near the structure and discharge to an approved drainage system, ditch, or water retention area.
 - d. An agency proposed and LHC approved method. Acceptable engineering practices will be considered.

Division 32: Exterior Improvements

Sections A, B, C, D, and E shall apply to all houses rehabbed for resale.

A. Existing Trees and Shrubbery: Trees, shrubs, and other plantings shall be in a condition which does not prohibit access to the structure or utility connections, or cause damage to the structure or walkways.

B. Parking/Driveways:

1. Existing parking and driveways shall be restored to a good condition.
2. The parking area shall be one of the following materials:
 - a. Crushed #57 limestone gravel, 4" thick, and compacted
 - b. Hot mix asphaltic concrete pavement
 - c. Concrete
3. For urban locations where onsite parking is not typical, local, street parking regulations shall apply.

C. Walkways:

1. **Existing walkways** shall be in a good condition and free of cracks and joints with elevation changes greater than 1/8". Defective conditions, such as excessive deterioration, shall be corrected by replacing the defective area.

2. All dwelling units shall have a paved walkway, from the parking area or street, to the dwelling's main entrance.
3. New walkways shall be constructed a minimum of 42" in width and 3 ½" in thickness.
 - a. Walkways shall not exceed 4% slope in the direction of travel.
 - b. Walkways shall have 2% cross slope, perpendicular to the direction of travel or crowned in the center, to allow for proper drainage.
 - c. Walkways shall have isolation joints at connections to structures and cross walks per ACI 318 requirements.

D. Public walks

1. Public walkways shall be free of hazardous conditions and excessive deterioration.
2. Replacement of public walks shall be completed in accordance with the AHJ rules and regulations.
3. Replacement walkways shall be ADA complaint.

E. Soil Treatment-Termite Protection: If termites are discovered during initial evaluation or rehabilitation of the structure, provide proper and complete termite treatment by a licensed exterminator.

Division 33: Utility Services

A. Capacity: Houses rehabbed for resale or if utilities are altered in the scope of work, shall meet the following standards.

1. All utility services shall be sized to adequately provide sufficient power, flow, volume, pressure, and drainage to allow for safe, dependable service of appliances and fixtures.
2. Insufficient supply of utilities shall be corrected during the rehabilitation process.

Appendix #1

§5.703 Physical condition standards for HUD housing that is decent, safe, sanitary and in good repair (DSS/GR).

HUD housing must be decent, safe, sanitary and in good repair. Owners of housing described in §5.701(a), mortgagors of housing described in §5.701(b), and PHAs and other entities approved by HUD owning housing described in §5.701(c), must maintain such housing in a manner that meets the physical condition standards set forth in this section in order to be considered decent, safe, sanitary and in good repair. These standards address the major areas of the HUD housing: the site; the building exterior; the building systems; the dwelling units; the common areas; and health and safety considerations.

(a) Site. The site components, such as fencing and retaining walls, grounds, lighting, mailboxes/project signs, parking lots/driveways, play areas and equipment, refuse disposal, roads, storm drainage and walkways must be free of health and safety hazards and be in good repair. The site must not be subject to material adverse conditions, such as abandoned vehicles, dangerous walks or steps, poor drainage, septic tank back-ups, sewer hazards, excess accumulations of trash, vermin or rodent infestation or fire hazards.

(b) Building exterior. Each building on the site must be structurally sound, secure, habitable, and in good repair. Each building's doors, fire escapes, foundations, lighting, roofs, walls, and windows, where applicable, must be free of health and safety hazards, operable, and in good repair.

(c) Building systems. Each building's domestic water, electrical system, elevators, emergency power, fire protection, HVAC, and sanitary system must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(d) Dwelling units. (1) Each dwelling unit within a building must be structurally sound, habitable, and in good repair. All areas and aspects of the dwelling unit (for example, the unit's bathroom, call-for-aid (if applicable), ceiling, doors, electrical systems, floors, hot water heater, HVAC (where individual units are provided), kitchen, lighting, outlets/switches, patio/porch/balcony, smoke detectors, stairs, walls, and windows) must be free of health and safety hazards, functionally adequate, operable, and in good repair.

(2) Where applicable, the dwelling unit must have hot and cold running water, including an adequate source of potable water (note for example that single room occupancy units need not contain water facilities).

(3) If the dwelling unit includes its own sanitary facility, it must be in proper operating condition, usable in privacy, and adequate for personal hygiene and the disposal of human waste.

(4) The dwelling unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each level of the unit.

(e) Common areas. The common areas must be structurally sound, secure, and functionally adequate for the purposes intended. The basement/garage/carport, restrooms, closets, utility, mechanical, community rooms, day care, halls/corridors, stairs, kitchens, laundry rooms, office, porch, patio, balcony, and trash collection areas, if applicable, must be free of health and safety hazards, operable, and in good repair. All common area ceilings, doors, floors, HVAC, lighting, outlets/switches, smoke detectors, stairs, walls, and windows, to the extent applicable, must be free of health and safety hazards, operable, and in good repair. These standards for common areas apply, to a varying extent, to all HUD housing, but will be particularly relevant to congregate housing, independent group homes/residences, and single room occupancy units, in which the individual dwelling units (sleeping areas) do not contain kitchen and/or bathroom facilities.

(f) Health and safety concerns. All areas and components of the housing must be free of health and safety hazards. These areas include, but are not limited to, air quality, electrical hazards, elevators, emergency/fire exits, flammable materials, garbage and debris, handrail hazards, infestation, and lead-based paint. For example, the buildings must have fire exits that are not blocked and have hand rails that are undamaged and have no other observable deficiencies. The housing must have no evidence of infestation by rats, mice, or other vermin, or of garbage and debris. The housing must have no evidence of electrical hazards, natural hazards, or fire hazards. The dwelling units and common areas must have proper ventilation and be free of mold, odor (e.g., propane, natural gas, methane gas), or other observable deficiencies. The housing must comply with all requirements related to the evaluation and reduction of lead-based paint hazards and have available proper certifications of such (see 24 CFR part 35).

(g) Compliance with State and local codes. The physical condition standards in this section do not supersede or preempt State and local codes for building and maintenance with which HUD housing must comply. HUD housing must continue to adhere to these codes.

Appendix A:

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Site

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Parking Lots/Driveways/Roads	Cracks
	Ponding
	Potholes/Loose Material
	Settlement/Heaving
Play Areas and Equipment	Damaged/Broken Equipment
	Deteriorated Play Area Surface
Refuse Disposal	Broken/Damaged Enclosure-Inadequate Outside Storage Space
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling/Exposed rebar

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Exterior

Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged Surface (Holes/Paint/Rusting/Glass)
	Damaged/Missing Screen/Storm/Security Door
	Deteriorated/Missing Caulking/Seals
	Missing Door
Fire Escapes	Blocked Egress/Ladders
	Visibly Missing Components
Foundations	Cracks/Gaps
	Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
Infestation - Rats/Mice/Vermin	
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia
	Damaged Vents
	Damaged/Clogged Drains
	Damaged/Torn Membrane/Missing Ballast
	Missing/Damaged Components from Downspout/Gutter
	Missing/Damaged Shingles
	Ponding
Walls	Cracks/Gaps
	Damaged Chimneys
	Missing/Damaged Caulking/Mortar
	Missing Pieces/Holes/Spalling
	Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes
	Damaged Sills/Frames/Lintels/Trim
	Damaged/Missing Screens
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Peeling/Needs Paint
	Security Bars Prevent Egress

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Building Systems

Inspectable Item	Observable Deficiency
Domestic Water	Leaking Central Water Supply
	Missing Pressure Relief Valve
	Rust/Corrosion on Heater Chimney
	Water Supply Inoperable
Electrical System	Blocked Access/Improper Storage
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	Missing Breakers/Fuses
	Missing Outlet Covers
Elevators	Not Operable
Emergency Power	Auxiliary Lighting Inoperable (if applicable)
Fire Protection	Missing Sprinkler Head
	Missing/Damaged/Expired Extinguishers
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Elevator - Tripping
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping Hazards
Infestation - Insects	
	Infestation - Rats/Mice/Vermin
HVAC	Boiler/Pump Leaks
	Fuel Supply Leaks
	General Rust/Corrosion
	Misaligned Chimney/Ventilation System
Roof Exhaust System	Roof Exhaust Fan(s) Inoperable
Sanitary System	Broken/Leaking/Clogged Pipes or Drains
	Missing Drain/Cleanout/Manhole Covers

Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Common Areas

Inspectable Item Location	Observable Deficiency
Basement/Garage/Carport	Baluster/Side Railings - Damaged
Closet/Utility/Mechanical	Cabinets - Missing/Damaged
Community Room	Call for Aid - Inoperable
Halls/Corridors/Stairs	Ceiling - Holes/Missing Tiles/Panels/Cracks
Kitchen	Ceiling - Peeling/Needs Paint
Laundry Room	Ceiling - Water Stains/Water Damage/Mold/Mildew
Lobby	Countertops - Missing/Damaged
Office	Dishwasher/Garbage Disposal - Inoperable
Other Community Spaces	Doors - Damaged Frames/Threshold/Lintels/Trim
Patio/Porch/Balcony	Doors - Damaged Hardware/Locks
Restrooms	Doors - Damaged Surface (Holes/Paint/Rust/Glass)
Storage	Doors - Damaged/Missing Screen/Storm/Security Door
	Doors - Deteriorated/Missing Seals (Entry Only)
	Doors - Missing Door
	Dryer Vent -Missing/Damaged/Inoperable
	Electrical - Blocked Access to Electrical Panel
	Electrical - Burnt Breakers
	Electrical - Evidence of Leaks/Corrosion
	Electrical - Frayed Wiring
	Electrical - Missing Breakers
	Electrical - Missing Covers
	Floors - Bulging/Buckling
	Floors - Floor Covering Damaged
	Floors - Missing Floor/Tiles
	Floors - Peeling/Needs Paint
	Floors - Rot/Deteriorated Subfloor
	Floors - Water Stains/Water Damage/Mold/Mildew
	GFI - Inoperable
	Graffiti
	HVAC - Convection/Radiant Heat System Covers Missing/Damaged
	HVAC - General Rust/Corrosion
	HVAC - Inoperable
	HVAC - Misaligned Chimney/Ventilation System
	HVAC - Noisy/Vibrating/Leaking
	Lavatory Sink - Damaged/Missing
	Lighting - Missing/Damaged/Inoperable Fixture
	Mailbox - Missing/Damaged
	Outlets/Switches/Cover Plates - Missing/Broken
	Pedestrian/Wheelchair Ramp
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood /Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator - Damaged/Inoperable
	Restroom Cabinet - Damaged/Missing

Inspectable Item Location	Observable Deficiency
	Shower/Tub - Damaged/Missing
	Sink - Missing/Damaged
	Smoke Detector - Missing/Inoperable
	Stairs - Broken/Damaged/Missing Steps
	Stairs - Broken/Missing Hand Railing
	Ventilation/Exhaust System - Inoperable
	Walls - Bulging/Buckling
	Walls - Damaged
	Walls - Damaged/Deteriorated Trim
	Walls - Peeling/Needs Paint
	Walls - Water Stains/Water Damage/Mold/Mildew
	Water Closet/Toilet - Damaged/Clogged/Missing
	Windows - Cracked/Broken/Missing Panes
	Windows - Damaged Window Sill
	Windows - Inoperable/Not Lockable
	Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound
	Windows - Peeling/Needs Paint
	Windows - Security Bars Prevent Egress
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Air Quality - Sewer Odor Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Pools and Related Structures	Fencing - Damaged/Not Intact
Trash Collection Areas	Chutes - Damaged/Missing Components

**Uniform Physical Condition Standards for Multifamily Housing Rehabilitation –
Requirements for Unit**

Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing
	Lavatory Sink - Damaged/Missing
	Plumbing - Clogged Drains, Faucets
	Plumbing - Leaking Faucet/Pipes
	Shower/Tub - Damaged/Missing
	Ventilation/Exhaust System – Absent/Inoperable
	Water Closet/Toilet - Damaged/Clogged/Missing
Call-for-Aid (if	Inoperable
Ceiling	Bulging/Buckling/Leaking
	Holes/Missing Tiles/Panels/Cracks
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting
	Deteriorated/Missing Seals (Entry Only)
	Missing Door
Electrical System	Blocked Access to Electrical Panel
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	GFI - Inoperable
	Missing Breakers/Fuses
	Missing Covers
Floors	Bulging/Buckling
	Floor Covering Damage
	Missing Flooring Tiles
	Peeling/Needs Paint
	Rot/Deteriorated Subfloor
	Water Stains/Water Damage/Mold/Mildew
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	Emergency Fire Exits - Missing Exit Signs
	Flammable Materials - Improperly Stored
Garbage and Debris - Indoors	

	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges

Inspectable Item	Observable Deficiency
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Hot Water Heater	Misaligned Chimney/Ventilation System
	Inoperable Unit/Components
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Convection/Radiant Heat System Covers Missing/Damaged
	Inoperable
	Misaligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal - Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Outlets/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Site

Inspectable Item	Observable Deficiency
Fencing and Gates	Damaged/Falling/Leaning
	Holes
	Missing Sections
Grounds	Erosion/Rutting Areas
	Overgrown/Penetrating Vegetation
	Ponding/Site Drainage (affecting unit)
Health & Safety	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Play Equipment – Broken or Damaged
	Hazards – Other (e.g., outbuildings)
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Mailboxes/Project Signs	Mailbox Missing/Damaged
	Signs Damaged
Driveways	Cracks
	Potholes/Loose Material
	Settlement/Heaving
Retaining Walls	Damaged/Falling/Leaning
Storm Drainage	Damaged/Obstructed
Walkways/Steps	Broken/Missing Hand Railing
	Cracks/Settlement/Heaving
	Spalling

Appendix B

Uniform Physical Condition Standards for Single Family Housing Rehabilitation

**Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Building Exterior**

Inspectable Item	Observable Deficiency
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged Surface (Holes/Paint/Rusting/Glass)
	Damaged/Missing Screen/Storm/Security Door
	Deteriorated/Missing Caulking/Seals
	Missing Door
Foundations	Cracks/Gaps
	Spalling/Exposed Rebar
Health and Safety	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable/Combustible Materials - Improperly Stored
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
	Hazards - Tripping
	Infestation - Insects
	Infestation - Rats/Mice/Vermin
Lighting	Broken Fixtures/Bulbs
Roofs	Damaged Soffits/Fascia
	Damaged Vents
	Damaged/Clogged Drains
	Damaged/Torn Membrane/Missing Ballast
	Missing/Damaged Components from Downspout/Gutter
	Missing/Damaged Shingles
	Ponding
Walls	Cracks/Gaps
	Damaged Chimneys
	Missing/Damaged Caulking/Mortar
	Missing Pieces/Holes/Spalling
	Stained/Peeling/Needs Paint
Windows	Broken/Missing/Cracked Panes
	Damaged Sills/Frames/Lintels/Trim
	Damaged/Missing Screens
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Peeling/Needs Paint
	Security Bars Prevent Egress

**Uniform Physical Condition Standards for Single Family Housing Rehabilitation –
Requirements for Unit**

Inspectable Item	Observable Deficiency
Bathroom	Bathroom Cabinets - Damaged/Missing
	Lavatory Sink - Damaged/Missing
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Shower/Tub - Damaged/Missing
	Ventilation/Exhaust System – Inoperable (if applicable)
	Water Closet/Toilet - Damaged/Clogged/Missing
Ceiling	Bulging/Buckling
	Holes/Missing Tiles/Panels/Cracks
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Doors	Damaged Frames/Threshold/Lintels/Trim
	Damaged Hardware/Locks
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass
	Deteriorated/Missing Seals (Entry Only)
Missing Door	
Electrical System	Blocked Access to Electrical Panel
	Burnt Breakers
	Evidence of Leaks/Corrosion
	Frayed Wiring
	GFI - Inoperable
	Missing Breakers/Fuses
Missing Covers	
Floors	Bulging/Buckling
	Floor Covering Damage
	Missing Flooring Tiles
	Peeling/Needs Paint
	Rot/Deteriorated Subfloor
Water Stains/Water Damage/Mold/Mildew	
Health & Safety	Air Quality - Mold and/or Mildew Observed
	Air Quality - Sewer Odor Detected
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Electrical Hazards - Exposed Wires/Open Panels
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Flammable Materials - Improperly Stored
	Garbage and Debris - Indoors
	Garbage and Debris - Outdoors
	Hazards - Other
	Hazards - Sharp Edges
Hazards - Tripping	
Infestation - Insects	

	Infestation - Rats/Mice/Vermin
Hot Water Heater	Inoperable Unit/Components
Inspectable Item	Observable Deficiency
	Leaking Valves/Tanks/Pipes
	Pressure Relief Valve Missing
	Rust/Corrosion
HVAC System	Inoperable
	Misaligned Chimney/Ventilation System
	Noisy/Vibrating/Leaking
	Rust/Corrosion
Kitchen	Cabinets - Missing/Damaged
	Countertops - Missing/Damaged
	Dishwasher/Garbage Disposal – Leaking/Inoperable
	Plumbing - Clogged Drains
	Plumbing - Leaking Faucet/Pipes
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable
	Range/Stove - Missing/Damaged/Inoperable
	Refrigerator-Missing/Damaged/Inoperable
	Sink - Damaged/Missing
Laundry Area (Room)	Dryer Vent - Missing/Damaged/Inoperable
Lighting	Missing/Inoperable Fixture
Outlets/Switches	Missing
	Missing/Broken Cover Plates
Patio/Porch/Balcony	Baluster/Side Railings Damaged
Smoke Detector	Missing/Inoperable
Stairs	Broken/Damaged/Missing Steps
	Broken/Missing Hand Railing
Walls	Bulging/Buckling
	Damaged
	Damaged/Deteriorated Trim
	Peeling/Needs Paint
	Water Stains/Water Damage/Mold/Mildew
Windows	Cracked/Broken/Missing Panes
	Damaged/Rotting Window Sill
	Missing/Deteriorated Caulking/Seals/Glazing Compound
	Inoperable/Not Lockable
	Peeling/Needs Paint
	Security Bars Prevent Egress

IV. Eligible Activities for Rehabilitation and Reconstruction for Contractors

Cost of activities necessary for homeowner to stabilize, repair, occupy their properties are eligible. This category includes:

- Rehab hard cost
 - Site Work
 - Utility replacement
 - Parking drive walks (only if required to obtain permit)
- Demolition including proper disposal of asbestos
- Repair/ Replacement cost
- Environmental Remediation and Clearance
- Professional Fees
 - Architect/engineering
 - Environmental testing
 - Termite Inspection
 - Surveys
- Financing Fees
- Legal Cost

Rehabilitation vs. Reconstruction Determination

- If the estimated cost to repair exceeds the cost to reconstruct, than the property will be reconstructed.
- Historic properties will be handled on a case by case basis
- The cost of repair will be based on the Estimated Cost of Repair Inspection performed by the HOME Investment Partnerships Program or NHTF.
- The cost to reconstruct will be determined by the HOME Investment Partnerships Program or NHTF based on square footage of the existing footprint multiplied by the current unit reconstruction price in accordance with the industry standards

V. Lead- Based Paint

The HOME Investment Partnerships Program will comply with the Lead-Based Paint (LBP) regulations per 24 CFR Part 35, 24 CFR Part 570.608, 24 CFR Part 982.401, and Title X.

Title X requires a three-pronged approach to target conditions that pose a hazard to households:

- Notification of occupants regarding the existence of hazards so they can take proper precautions;
- Identification of lead-based paint hazards before a child can be poisoned;
- Control of lead-based paint hazards to limit exposure to residents.

Lead-based paint regulations affect all HOME Investment Partnerships Program activities performed on housing built before 1978:

- Rehabilitation;
- Reconstruction;
- Activities directly related to and/or supporting the above types of assistance.

For cost estimate purposes, lead-based paint testing may be included in work write-ups for pre-1978 housing units. Households must be notified of potential hazards, identified hazards and the result of hazard reduction activities.

Certified and licensed professionals are required to assess lead hazards and provide clearance of the property prior to rehabilitation/reconstruction. Identified lead hazards must be mitigated. Although abatement (complete removal) may not be necessary, interim measures or paint stabilization will be required for clearance of the property.

VI. Plans and Specifications

The rehabilitated or reconstructed activity may not be of a smaller design or have reduced features or standards than what is specified in the plans and specifications. Plans and specifications must meet or exceed local building codes and standards. Construction plans will include, at a minimum:

- Details sufficient to complete the activity;
- Details of all accessibility features; and
- All sheets and schedules as required by various trades on site.

VII. Construction Process

- Estimated Cost of Repair (ECR)
- Lead Base Paint Assessment (if applicable)
- Asbestos Containing Material Inspection
- Rehabilitation vs. Reconstruction determination
- Approved contractor is given the work order packet for the property
- Contractor reviews and updates the estimate
- If acceptable, the HOME Investment Partnerships Program will issue a "Notice to Proceed" to the contractor
- Pre-construction kick off meeting is conducted on site. Includes but not limited to:
 - Clarify the role of the homeowner
 - Clarify the role of the contractor
 - Clarify what work hours will be observed
 - Review inspection procedures
 - Lead base paint: HUD Pamphlet and Receipt of LBP Notification

- Review contractor payment schedules
- Review process for change orders
- Review terms and conditions of the rehab contract

Perform a walk-through of the property to point out how rehabilitation will be performed in accordance with the ECR.

VIII. Contractor Draws – For single family homeowner rehab (does not pertain to NHTF activities)

- Initial Draw (25%)
 - Upon passing the Initial Construction Inspection
 - Demolition complete
 - All required permits obtained
 - Building materials on site
- Intermediate Draw (75%)
 - Paid upon passing a Rough-In inspection
- Final Draw (90%)
 - Completion of construction
 - Acquisition of the Certificate of Occupancy
 - Passing a final Homeowner Rehab inspection
- Close out Draw (Final 10%)
 - Released 45 days from
 - The date the property passes final Homeowner Rehab inspection and
 - Release of all liens by contractor and sub contractor and
 - Sign off by property owner to confirm construction complete

IX. Fair Housing Requirements

The activities undertaken in the HOME Investment Partnerships Program will comply with Fair Housing Regulations requirements of CFR 92.202 and 92.350. Fair Housing activities include, but are not limited to, the following:

- Section 3 Compliance
- Affirmative marketing to also include minority outreach events;
- Equal Employment Opportunities
- Section 504 Compliance
- Title VI

X. Procurement Requirements for Construction Contracts & Professional Services

Grantees and sub recipients must follow federal procurement rules when purchasing services, supplies, materials or equipment. The applicable federal regulations are contained in 24 CFR Part 85 and OMB Circular A-110, as implemented through 24 CFR Part 84.

a. Sealed Bids (Formal Advertising)

Sealed bids (formal advertising) should be used for all construction contracts or for goods costing more than \$100,000. Competitive sealed bidding requires publicly solicited sealed bids. A firm-fixed price lump sum or unit price contract is awarded to the responsible bidder whose bid, confirming with all the material term and conditions of the invitation for bids, is the lowest price.

When the competitive sealed bid (formal advertising) process is used, the following requirements apply:

- Publication Period
- Clear Definition
- Public Opening
- Selection and Contacting
- Rejection of all Bids

b. Competitive Proposals

Competitive proposals are used to purchase professional services where the total cost will exceed \$100,000. Under this procurement method, The State will publish a written request for submission and then review these submissions based on established selection criteria.

Under this approach, there are two possible methods of soliciting proposals.

- Request for proposal asks that offers submit both qualifications and cost information
- Request for qualifications can be used for purchasing architecture and engineering services. It only asks for information on the offerer's expertise/experience and not on cost, subject to a negotiation of fair and reasonable compensation.

When Competitive Proposals are utilized, the following requirements apply:

- Publication Period
- Clear Definition
- Technical Evaluation
- Award

c. Non-competitive Proposals (LHC approval required)

Non-competitive procurement may be used only when the award of a contract is infeasible under small purchases procedures, sealed bids or competitive proposals and one of the following circumstances applies:

- Where the item or service is available from only a single source
- Where a public emergency or urgent situation is such urgency will not permit a delay beyond the time needed to employ one or the other procurement methods; or
- Where after solicitation of a number of sources, competition is determined inadequate.

d. Excluded Parties

The State and all sub-recipients and contractors will not make any award to any organization which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549, "Debarment and Suspension". This applies to any HOME, NSP or NHTF assisted contract, any tier in the process.

For detailed information of the procurement and contracting process, please refer to HUD's *Playing by the Rules Handbook: Chapter 3.0 Procurement and Contracting*: <http://www.hud.gov/offices/cpd/communitydevelopment/library/subrecipient/playing/chapter3.pdf>

e. Contractor Minimum Requirements

The State will make investigations as necessary to determine the ability of the sub-recipient and contractors to perform the work and the sub-recipient and/or contractor shall furnish to The State all such information and data for this purpose as requested.

Contractors submitting bids must meet the minimum requirements:

- Registration with the Louisiana State Licensing Board for Contractors
- Insurance requirements (State will determine)
- Bond Requirements (State will determine if less than \$100,000)
- Paid local employment taxes (State will determine)
- Worker's compensation (state law)
- Builder's Risk Insurance
- Must meet all local licensing requirements

The Davis Bacon Act (does not apply to NHTF activities)

The Davis Bacon Act is a labor law that may apply to HOME-funded construction. Davis Bacon is triggered when there are twelve (12) or more units under a single construction contract of \$2,000 or more that is financed in whole or in part with HOME funds. This Act stipulates that all laborers and mechanics employed by the contractors and subcontractors on federally assisted projects shall be paid wages at rates no less than those prevailing on similar construction in the area as determined by the Secretary of Labor. Davis Bacon does not apply

to the rehabilitation of residential structures containing less than eight units or force account labor (construction carried out by employees of the grantee).

For detailed information on The Davis Bacon Act, please refer to 29CFR Parts 1, 3, 5, 6 and 7.

XI. Environmental Review

The purpose of the environmental review process is to analyze the effect a proposed project will have on the people and the natural environment within a designated project area and the effect the material and social environment may have on a project.

All projects receiving HOME funds are required to have an environmental review performed in accordance with 24 CFR, Part 58. These regulations were designed by HUD to ensure compliance with the National Environmental Policy Act and other related laws. The level of environmental review required varies depending upon the type of activity proposed.

Grantees who receive HOME or NHTF funds are considered responsible entities and MUST complete an environmental review of all project activities PRIOR to obligating HOME funds.

HUD authorizes the assumption of environmental review responsibility by the Responsible Entity (RE). The RE is the state or local government receiving funds from the state.

The RE assumes responsibility for:

- Environmental review
- Environmental decision-making
- Environmental action

The HOME Investment Partnerships Program will not commit or expend HOME or NHTF funds prior to completion of the environmental review which may include receiving "the Authority to Use Grant Funds (7015.16)" approval from the U.S. Department of Housing and Urban Development.

The HUD rules and regulations that govern the environmental review process can be found at 24 CFR Part 58.

- http://ecfr.gpoaccess.gov/cgi/t/text/text-dx?c=ecfr&tpl=/ecfrbrowse/Title24/24cfr58_main_02.tpl

HOME Investment Partnerships Program/ HTF Attachments
Appendix G - Maximum HOME/HTF Per-unit Subsidy Investment

		2022		Appendix G				
		LOUISIANA HOUSING CORPORATION MAXIMUM HOME / HTF PER UNIT INVESTMENT						
Area	Closest Area	Multiplier	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 or More Bedrooms	
Base	NA	NA	\$66,564.00	\$76,305.00	\$92,789.00	\$120,039.00	\$131,765.00	
<p>The following table lists the maximum amount of HOME Program funds that can be invested in an activity on a per unit basis. To get to the final limit amount LHC has taken the base limit that is published annually in the Federal Register and multiply it by the appropriate percentage. The area multiplier is to be used for all localities in the state if only one city has been named in any state. If multiple cities are named in any state, use the multiplier for the city closest to the location of the city named in the Notice. For Louisiana HUD has designated two cities New Orleans and Shreveport. LHC has determined which Parishes are closest to each and applied the appropriate limit in the table below. The figures are based on information sent to all FHAs via email on April 4, 2022 and made effective March 17, 2022.</p>								
Acadia Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Allen Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Assumption Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Azouff Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Bossier Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Caddo Parish	Shreveport	270.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Calcasieu Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Caldwell Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Cameron Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Catahoula Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Cattibouche Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Cenacola Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
De La Salle Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
East Baton Rouge Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
East Carroll Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
East Feliciana Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Fangolin Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Franklin Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Grant Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Iberia Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Iberville Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Jackson Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Jefferson Davis Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Jefferson Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Le Iberie Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Lafayette Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Lafourche Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Lincoln Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Livingston Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Madison Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Mandeville Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Natchitoches Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Orleans Parish	New Orleans	270.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Ouachita Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Plaquemine Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Poinciana Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Rapides Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Ross Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Richland Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Saline Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Bernard Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Charles Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Helena Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. James Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. John the Baptist Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Landry Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Martin Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Mary Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
St. Tammany Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Tangipahoa Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Tensas Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Terrebonne Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Union Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Vernon Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Venezuela Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Washington Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Webster Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
West Baton Rouge Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
West Carroll Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
West Feliciana Parish	New Orleans	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	
Winn Parish	Shreveport	278.00%	\$179,722.00	\$206,823.00	\$256,530.00	\$324,105.00	\$355,785.00	