

Public Notice
Notice of Funding Availability (NOFA) for the 2021 East Baton Rouge Rebuilds Developer Program

2/1/2021

The Louisiana Housing Corporation (**LHC**), in concert with the City of Baton Rouge/East Baton Rouge Parish, is issuing a Notice of Funding Availability (**NOFA**) to interested parties for the renovation, construction, or reconstruction of blighted properties. Approximately \$1,649,804.55 in federal Community Development Block Grant Declared Disaster Recovery Funding (**DDRF**) will be available to support this initiative, known as the 2021 Baton Rouge Rebuilds Developer Program (**2021 BRRDP**). The complete NOFA can be located online at <http://louisianahousingcorporation.com>.

Specifically, the purposes of the 2021 Baton Rouge Rebuilds Developer Program are as follows:

- To construct new housing units and/or repair damaged housing stock located within the City of Baton Rouge/East Baton Rouge Parish to be made available to interested parties at affordable rents for households at or below eighty percent (80%) of area median income (**AMI**).
- To revitalize communities by eliminating the blight of vacant, dilapidated properties in order to increase the availability of quality, affordable rental housing for households at or below eighty percent (80%) AMI (**Qualified Household**).
- To leverage and encourage the use of private sector funding in concert with federally funded assistance to improve conditions of existing properties and/or bring properties back into commerce.

Under the 2021 BRRDP, the Louisiana Housing Corporation (**LHC**) on behalf of the East Baton Rouge City-Parish will accept an Application for Assistance (**Application**) from an Eligible Applicant who will construct new units, renovate existing, or reconstruct vacant residential rental housing units in a project that will not exceed four (4) residential housing units (**Qualified Project**).

Eligible Applicant

An Eligible Applicant may be defined one of the following entities:

- A private for-profit property owner (**Residential Rental Property Owner**)
- Community Housing Development Organization (**CHDO**)
- 501(c)(3) or 501(c)(4) Not-For-Profit Organization (**NPO**) with a board approved mission to further affordable housing or demonstrated through the NPO by-laws mission statement.
- Local Public Housing Authority (**PHA**)
- A local development agency (**LDA**) that is **not** a parish or municipality.

Qualified Project

A qualified project is one that is **not** in excess of four (4) residential rental housing units located within City of Baton Rouge/East Baton Rouge Parish (excluding the cities of Baker, Central, and Zachary). Additionally, each residential housing unit must be a Qualified Dwelling Unit, to be rent restricted and income restricted based on the income limits set by the program for the end user (tenant) on a site or sites together with any building or buildings located on the site(s) that are under common ownership, management, and financing and are to be assisted with CDBG-DDRF funds as a single undertaking located within a five mile radius of each other under the jurisdiction of a single governmental entity. Please note, if located within a city, town, or other similar political subdivision then all sites must be located within the same political subdivision.

Additionally, all residential rental units included in the Qualified Project must be vacant at the time of 2021 BRRDP application. In order to be eligible for the 2021 BRRDP, all the units contained in the Application must have been vacant by the date of the 2021 BRRDP NOFA publication. An Applicant may not intentionally displace a tenant in order to be able to apply to the 2021 BRRDP. Applicant(s) found to have intentionally displaced tenants in order to apply to this Program will have their applications rejected. If funded, Applicants who have been found to have displaced tenants in order to make application to the 2021 BRRDP may have their award rescinded and may be required to pay back funding awarded.

Qualified Project Ownership Requirements by Eligible Applicants

Nonprofit Ownership at NOFA Publication: Qualified Projects submitted by an Eligible Applicant which is a CHDO, NPO, PHA, or LDA must provide evidence of an executed ground lease or evidence of ownership by the CHDO, NPO, PHA or LDA as of the date that the NOFA is published.

Ownership of Qualified Project by Eligible Applicant Other Than Nonprofit: Qualified Projects submitted by Eligible Applicants that are neither a CHDO, NPO, PHA nor a LDA must have been owned by such Applicant at the time of Application. No tenants may be displaced as a result of application to the 2021 BRRDP.

Maximum 2021 BRRDP Assistance

A Residential Rental Property Owner, NPO, CHDO, PHA or LDA may apply for BRRDP funding to build, rehabilitate, or reconstruct a maximum of four (4) units with a maximum potential award of \$500,000. Eligible Applicants must submit one (1) Application for assistance.

Period of Affordability

The 2021 BRRDP requires Qualified Households to occupy the residential housing units in a Qualified Project on and after the Conversion Date for period of five (5) complete calendar years. The Period of Affordability and percentage of AMI for each Qualified Household in a Qualified Project will be specified in the Take-out Commitment and the Permanent Loan Documents as of the Conversion Date. This date will normally reflect five (5) years after the initial lease up by a qualified tenant.

Method and Order of Online Application Submission

The 2021 BRRDP Application can be located and submitted online at <http://louisianahousingcorporation.com>. A link to this online application can also be found on the websites for LHC (www.lhc.la.gov) and the City-Parish Office of Community Development (<https://www.brla.gov/855/Office-of-Community-Development>). Applications must be received no later than **March 11, 2021 at 4:30 p.m.** Applications must be complete upon submission. Applications that are incomplete will not be evaluated.