

2022 BATON ROUGE REBUILDS DEVELOPER PROGRAM

APPLICANT QUESTIONS & ANSWERS

1. **Question:** Houses don't qualify if they are in a flood zone, but this is funding for houses that flooded. Can you elaborate?

Answer: LHC guidelines dictate that houses located in Special Flood Hazard Areas cannot receive BRRDP funding. It is *not* a program requirement that eligible properties must have flooded in 2016. Houses that may have flooded in 2016 were not necessarily located in a Special Flood Hazard Area.

2. **Question:** The flood hazard area is considered anything other than a zone X?

Answer: Yes. Flood maps may be looked up here: <http://maps.lsuagcenter.com/floodmaps/>

3. **Question:** Are there any restrictions on how long an owner should have owned a property?

Answer: No, but the property must be owned at the time the application is submitted.

4. **Question:** If a property is in the purchase stage now, would the property be eligible for this program?

Answer: The property must be owned, and the sale must be completed at the time the application is submitted.

5. **Question:** This NOFA is not for new construction?

Answer: Correct, no new construction.

6. **Question:** I have a few properties that have roof problems and some exterior damage, is this program going to cover those issues I have?

Answer: Yes.

7. **Question:** Can you share examples of the needed documents?

Answer: Yes, please see the documents attached to this list of questions and answers. ****These forms are being added to the online application 5-3-22. If you already submitted your application PRIOR to or ON 5-3-22, you may log back into your application and complete these four forms. If you are not submitting the application until AFTER 5-3-22, the forms will be available for you to complete within the online application. ****

8. **Question:** Can we get a copy of the slide show presentation?

Answer: Yes, this will be available on the LHC and EBR OCD <https://www.brla.gov/855/Office-of-Community-Development> websites.

9. **Question:** Does this include multifamily homes?

Answer: Yes.

10. **Question:** For clarification, is this Grant funds or loan funds?

Answer: Permanent loan. If the residential rental units in a Qualified Project remain affordable – leased by Qualified Households at or below 80% AMI – during the applicable Affordability

Period and if there have been no default findings by the LHC, the Permanent Loan will be forgiven at the end of the applicable Affordability Period. The Permanent Loan will not bear interest and will be subject to principal payments only upon a determination that the Eligible Applicant failed to maintain the property financed by the Permanent Loan as a Qualified Project OR that there is a default that has occurred under the Permanent Loan documentation that is not or cannot be cured following notice of said default. Should a default remain after receipt of said notice is acknowledged by the Qualified Applicant, LHC will calculate the remaining amount of assistance due and repayable based on the period of default and the amount of time remaining in the Affordability Period.

11. Question: Does the property have to be in blight condition?

Answer: Not a requirement, but applicants with projects in a blight condition will be scored higher.

12. Question: Will the slide show be posted online or emailed?

Answer: The presentation will be available on the LHC and EBR OCD websites.

13. Question: With supply chain delays, and the time required for the environmental review, a December 31, 2022, date seems a little tight. The units would need to be completed and rented by then?

Answer: The projects do need to be completed and put into service by 12/31/22.

14. Question: Would you all consider extending the application deadline for those property sales that are pending?

Answer: We are not able to amend the application deadline to allow time for the projects to be completed by 12/31.

15. Question: Will the funds be made as a reimbursement or made in advance of the construction?

Answer: Reimbursement.

16. Question: Is this community development for residential only?

Answer: Yes, residential only.

17. Question: What tech assistance is avail for completing the application process for landlords?

Answer: A webinar was held 4/29/2022 to explain the program to applicants. This webinar was recorded and will be posted on the LHC and EBR OCD websites. Applicants can also email brrdp@hga-llc.com with any additional questions until May 3, 2022, at 2pm.

18. Question: Is there a way to download the application and fill out or must I do online as I go?

Answer: No, the application must be filled out online.



Duplication of Benefits Certification

NOTE: This form should be completed for each unit included in the application

Please identify the funds received to date for the subject property. These funds are associated with damage caused by the March or August Floods of 2016.

Property Address: _____

If funds were received, you must provide evidence of the dollars indicated below within the application.

SBA: \$ _____

NFIP: \$ _____

Insurance Proceeds: \$ _____

Other: \$ _____

Briefly explain:

I did not receive any funds to assist in the repair of my rental property

By signing this form, I certify that I have identified all known funds received to date for the subject property

Applicant Signature _____ Date _____



Previous Tenant Outreach Certification

NOTE: This form should be completed for each unit included in the application

I, _____, have made an effort to contact the previous tenant/s,
(Applicant Name)

who occupied my property located at _____
(Property Address)
during the March or August floods of 2016.

Primary Tenant Name: _____

Secondary Tenant Name: _____

The means by which I attempted contact was as follows:

By Phone Date _____

By Certified Mail (Attach Certified Mail receipt to this form)

In Person Date _____

Briefly describe where the tenant/s currently resides:

By signing this form I certify that I have made every effort to contact the previous tenant/s.

Applicant Signature _____ Date _____



Certification of Understanding Concerning Stop Work

NOTE: This form should be completed for each unit included in the application

I UNDERSTAND THAT BY SUBMITTING AN APPLICATION FOR FUNDING UNDER THE BRRDP PROGRAM:

I AM NOT ALLOWED TO PROCEED WITH **ANY WORK** RELATIVE TO THE NEW CONSTRUCTION, RECONSTRUCTION AND/OR REHABILITATION OF UNITS FOR WHICH I AM APPLYING FOR FEDERAL ASSISTANCE UNTIL THOSE UNITS HAVE RECEIVED ENVIRONMENTAL CLEARANCE AND I HAVE RECEIVED FROM THE BRRDP, A NOTIFICATION AUTHORIZING ME TO PROCEED WITH THE NEW CONSTRUCTION, RECONSTRUCTION AND/OR REHABILITATION PROPOSED IN MY APPLICATION. FOR THE PURPOSES OF THE ENVIRONMENTAL REVIEW PROCESS, “**ANY WORK**” INCLUDES:

- Execution of a legally binding agreement (such as a property purchase or construction contract);
- Use of non-CDBG funds on actions that would have an adverse impact--- e.g., demolition, dredging, filling, excavating; and
- Use of non-CDBG funds on actions that would be “choice limiting”--- e.g., acquisition of real property; leasing property; rehabilitation, demolition, construction of buildings or structures; relocating buildings or structures, conversion of land or buildings/structures.

MY FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN MY INELIGIBILITY FOR LOAN ASSISTANCE FROM THE PROGRAM.

FRAUD WARNING: This application is submitted in connection with a request to receive federal funds and/or assistance for disaster recovery as the result of damages sustained from presidentially declared disasters, specifically the flooding events in Louisiana in March and August of 2016. I understand that if I fraudulently or willfully misstate any fact in connection with this application or a grant, should I receive one, I shall be subject to a fine as provided under 18 U.S.C. § 1001 or imprisoned for not more than five years or both, as well as subject to fine or imprisonment under the Louisiana Criminal Code. (R.S. 14:67, Theft; R.S. 14:67, Identity Theft; and/or R.S. 14:72, Forgery). This applies to information contained in this application and any future information I provide in connection with my application or grant.

I certify **UNDER PENALTY OF PERJURY** under the laws of the United States that, to the best of my knowledge and belief as of the date I am signing and submitting this application, all the information on and submitted with this application is true, correct, complete, and provided in good faith.

I further understand and agree that payments made to or me or to others on my behalf based on false or incorrect information are subject to repayment by me to the State of Louisiana Division of Administration

Office of Community Development, even if I believe in good faith the information to be true and correct as of the date of submission.

In any proceeding to enforce this Grant Agreement, the State shall be entitled to recover all costs of enforcement, including actual attorney's fees.

Applicant Signature _____ Date _____



Vacancy Certification

NOTE: This form should be completed for each unit included in the application

I, _____, certify that my property located at
_____ was vacant as of February 1, 2021.
(Property Address)

By signing this form I certify that my property was vacant as of February 1, 2021

Applicant Signature _____ Date _____