

These application instructions apply to The Louisiana Housing Corporation’s (LHC) Rural Rental Rehab Program (TRRRP), available to borrowers with §515 loans through the United States Department of Agriculture (USDA) Rural Development (RD) Program.

Applicants may request funding for rehabilitation of a specific development up to \$2,000,000. For specific terms and conditions please view the TRRRP Program NOFA. The LHC will select developments for further processing and recommend an award amount. The USDA RD will participate in the review of proposals.

This document is intended to provide instructions and abbreviated information regarding the LHC’s TRRRP NOFA. For complete information on eligible activities, program requirements and limitations, refer to the TRRRP NOFA.

Here’s how to get started:



Review Program Guide and Eligibility

Available Funding

Up to \$14.2 million is available for the preservation of properties with USDA RD Section 515 mortgages through this Program. Funds will be made available under a one-time Notice of Funding Availability (NOFA) issued on Thursday, June 8, 2023. Preliminary Applications are due no later than 4:00 p.m. CDT on Monday, August 7, 2023.

Project Eligibility, Feasibility and Organizational Capacity

The TRRRP Program is intended for moderate rehabilitation of existing developments. Projects must meet all requirements under the categories listed below in order to be eligible for funding. See the TRRRP NOFA for additional details.

Eligible Housing Types	Threshold Requirements
<ul style="list-style-type: none"> • The property must be an existing building(s) • The property must have a minimum of 8 units • The property must be permanent general occupancy for family, elderly and/or disabled rental housing • For additional details on eligible housing types see the TRRRP Program NOFA 	<ul style="list-style-type: none"> • The property must currently be financed by USDA under the RD Section 515 program • The property must have a remaining mortgage term of 20 years, or owner must be willing to re-amortize or extend remaining term to 20 years • The property must have maintained a minimum average occupancy of 85% during the last three years

Overall project feasibility and organizational capacity criteria will be reviewed, including:

Overall Project Feasibility	Organizational Capacity
<ul style="list-style-type: none"> • Whether the housing is needed in the market based upon factors such as population, demographics, job growth and low rental vacancy rates • Whether the combination of rehab performed with TRRRP Loan proceeds and scheduled deposits to the Reserve for Replacement account are reasonably likely to ensure physical viability for 20 years. • Cost reasonableness of the proposed rehabilitation • Financially sustainable operations of the development • Scope of work and consequences for not completing the work • Anticipated operational or utility cost savings • Geographic distribution of applicants 	<ul style="list-style-type: none"> • Overall completeness of application • The applicant and management company's related housing experience • Whether the applicant has successfully completed similar projects or is partnering with other organizations that have successfully completed similar projects • Whether the applicant has strong current and expected ongoing capacity to complete the proposed rehabilitation project • Whether the applicant has the capacity to maintain the rental housing long term

Underwriting and Design Standards

Refer to the TRRRP NOFA for information on the program's underwriting criteria. Refer to the LHC's Construction Standards for information on design standards.

Rent and Income Limits

Rents on TRRRP Program assisted units may not exceed rent limits imposed by your existing USDA Restricted Use Covenant. At the time of funding, units assisted with TRRRP funds must be occupied by households with incomes that do not exceed 80% of the greater of state or area median income (AMI) for a family of four, not adjusted by family size.

Gather Your Materials and Apply by the Deadline

We anticipate that this funding round will be competitive in nature, resulting in requests that exceed the amount of funding that is available; therefore, incomplete applications **will not** be processed and resubmission **will not** be allowed during this funding round.

Applicants are responsible to know all requirements that are needed to submit a complete application. Refer to the TRRRP Application Checklist for required documents.

As part of your application, the Louisiana Housing Corporation will request a Borrower Authorization of Release of Private Information so that information can be obtained from USDA RD area specialists. Information may include physical, financial, and occupancy history.

Applicants must use the most current version of application forms, which can be found on the LHC Webpage.

The application package, including all required documentation, must be received no later than 4:00 p.m. CST on November 30, 2023.

After Selection

If a project is selected for further processing, the LHC will send a letter to applicants detailing the terms and conditions of funding along with next steps. Note that providing this information to the LHC **is not** a guarantee of funding.

All selected proposals will be subject to applicable conditions of selection through the term of the loan or applicable period set out in the loan documents.

Contact Us

For more information, please visit the LHC Webpage at www.lhc.la.gov or contact John Navarra at 225-763-8636 or jnavarra@lhc.la.gov.