



**Louisiana Housing**  
Corporation

## **Neighborhood Landlord Rental Program Phase III**

### **Frequently Asked Questions**

**NOTE: the questions below may have been minimally edited and are in the same or nearly the same form as submitted to the Corporation. Responses to the Frequently Asked Questions are provided as a courtesy to our developers and are meant to provide clarification with regard to the Neighborhood Landlord Rental Program Phase III. Be advised that the NOFA is the controlling document and responses below are not intended to circumvent or substitute any of the directives or requirements of the NOFA.**

1. We are building a new construction duplex and collaborating with a local non-profit for the development. The lot we are developing on is not owned by the non-profit; however, our non-profit partner will be the ones doing the construction. If we have an official contract, detailing the local non-profit as our general contractor, who does have a mission to further housing in the community and will be the official developers of the duplex, would we be eligible for this funding? What does evidence of “ownership” and “executed ground lease” mean?

**Response: Funding must be provided to the entity that owns the property. If you are not qualified under the Eligible Applicants then partnering with a non-profit will not make you eligible. Ownership means either fee simple ownership of the property or a ground lease of at least 99 years.**

2. Do we need to already have the land under control for new construction?  
**Response: Yes.**

3. Please define “site control”?

**Response: Site control includes fee simple ownership, executed ground lease for at least 99 years or purchase option.**

4. What is the website for more information?

**Response: [Public Notices \(la.gov\)](#) for information regarding this NOFA**

5. Is heir property be eligible?

**Response: No.**

6. Can other funds be combined with this program, such as HOME funds?

**Response: Yes.**

7. Are the funds from Neighborhood Landlord phase I and II exhausted?

**Response: These programs are no longer accepting applications.**

8. If a private developer partner owns or purchase the property, can it be resold after environmental is cleared?

**Response: No. It must not be sold prior to closing of the loan.**

9. If a notice to condemn is received and one is forced to tear down the property, would it be considered a new construction or reconstruction?

**Response: It would be considered Reconstruction provided that the new building is in the same foot print and the size has not been increased.**

10. If a property is being donated, is that considered a choice limiting action or "property acquisition"?

**Response: Yes.**

11. What are residential property owners eligible for?

**Response: Residential Rental Property Owners (RRPO) may apply for assistance up to seven hundred twenty-five thousand dollars (\$725,000) for no more than 7 units. Only one property is allowed per application. No applicant may submit more than three (3) complete applications totaling a maximum of 7 units.**

12. Is new construction allowed for only non-profit and CHDO's?

**Response: New Construction is only available to Community Housing Development Organizations (CHDOs) and Not-For Profit Organizations (NPO) NPOs.**

13. If you are a local CHDO and a non-profit can you qualify for this program?

**Response: Participation allowed as an NPO (Not-For Profit Organization) only.**

14. Will there be any consideration for minority developers consistent with President Biden's executive order?

**Response: All that are eligible are welcome to apply, however this is not generally a development program. It is a reconstruction program designed to bring damaged or blighted property back online for affordable housing.**

15. Did the NOFA say CDBG funding required?

**Response: The program is funded by CDBG. No other CDBG funding is required.**

16. Can you collaborate with a non-profit with a contract in place?

**Response: Collaboration is not limited, BUT the owner of the property determines eligibility.**

17. We are a CHDO and some of the houses we own are in an eligible parish for this program but they are outside of our CHDO designated area. Would those houses be an eligible project for this program?

**Response: CHDOs wear multiple hats. The properties located outside of a CHDOs designated area would be eligible under the terms of an NPO.**

18. If you are a (current or previous) recipient of a forgivable grant in another parish does that disqualify you?

**Response: Not for different units. There can be no duplication of benefits.**

19. The program lists a seven (7) unit limit, does that apply to this round only?

**Response: Yes.**

20. Are you able to participate in the program if you own vacant land in participating area?

**Response: Vacant land can only be used for the development of units if the applicant is a CHDO or NPO.**

21. Outside of city permitting, does LHC staff inspect homes while under construction to ensure standards are met to ensure compliance?

**Response: No. LHC will rely on the code enforcement agencies in the area such as city or Parish permitting offices.**

22. In the event that I am not able to obtain credit on my own, do you have any lenders that are willing to work with me so that I am able to get financing?

**Response: No, applicants must secure their own sources of construction or interim financing.**

23. Is there a list of recommended lenders?

**Response: No.**

24. If qualified for the program, how much time will you allocate to obtain financing?

**Response: All program activities must be completed during the period of performance which ends July 25, 2024. There may be other important benchmarks included in the award documents.**

25. How much time is allocated for project construction/completion before you are disqualified from reimbursement for not meeting the allotted time for completion?

**Response: All program activities must be completed during the period of performance which ends July 25, 2024. There may be other important benchmarks included in the award documents.**

26. The previous program offered a list of builders which did not require pre-lending qualifications, does round 3 offer this benefit?

**Response: No.**

27. Do you offer any assistance in completing the application?

**Response: No. This is a competitive application process.**

28. Are there lenders that are willing to work with individuals with limited or blemished credit?

**Response: Applicants are responsible for obtaining the own loans.**

29. The NOFA states that there is a preference for Residential Rental Property Owners. Does that mean they will receive funding prior to other or is it just a point difference?

**Response: As indicated in Section III A. FUNDING and SCORING GUIDELINES Applications received from the Residential Rental Property Owners (RRPO) will be funded prior to consideration of applications from CHDO, NPO, PHA or LDA.**