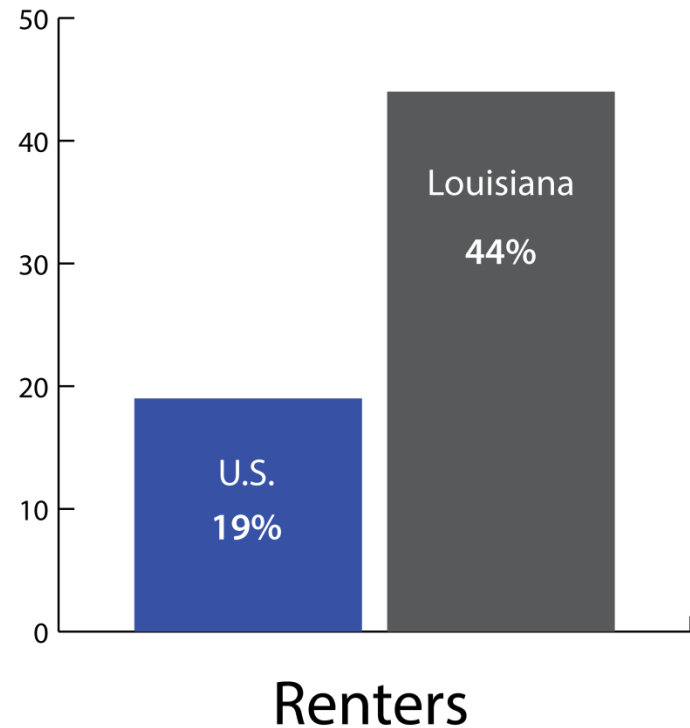


Rental Update

Rent Stress in Louisiana

Housing is considered “affordable” to a household if the rent (including utilities) is no more than 30% of its pre-tax income.

Households spending more than 30 percent are labeled “cost burdened” or “rent-stressed,” and those spending more than 50 percent are labeled “severely cost burdened” or “severely rent-stressed”.



*United States Census, American Community Survey 2010-2014, 5Year Estimates

Across the state, there is a deficit of affordable and available rental units to extremely low income (ELI) households, many of whom faced significant housing cost burdens prior to the historic floods.



35%

Households in Louisiana
are renters



65 and Over Population

557,857

of the state's population is 65
and over



56%

of Louisiana's 65 and over
population are low income



Rent Stressed Statistics

Income Levels	Total Renter Households	% of Households with Severe Burden
Income at or below 30% AMI	198,953	70%

Income Levels	Surplus/Deficit of Affordable and Available Rental Units
Income at or below 30% AMI	-107,787

Low to Moderate Income Rental Population Impacted

4263

4277

Ascension

100%

68%

Ascension

EBR

78%

EBR

Lafayette

73%

Lafayette

Livingston

80%

68%

Livingston

Ouachita

80%

Ouachita

Tangipahoa

84%

77%

Tangipahoa



Rental Solutions

Restore Programs

Estimated Allocation

Multifamily Restoration Program

\$50,000,000

Rental Repair and Infill Program

\$40,000,000

Piggyback Program

\$20,000,000

Rapid Rehousing

\$15,000,000

Permanent Supportive Housing

\$5,000,000

\$130,000,000 in rental assistance to Louisiana families





Restoration and Infill Programs

Multifamily Restoration Program

- For profit, non-profits, private property owners and public housing authorities may be eligible to apply
- 51% of the units must be affordable to low income tenants
- Multi-unit developments located in a flood zone; and properties not in a flood zone, may be eligible for assistance.
 - 20 units or more (flood damaged)
- 20-year compliance period
- Award will be based on the lessor of a gap in costs or on a per unit cost

Rental Repair and Infill Program

- Partially forgivable or fully forgivable loans for reconstruction, rehab or new construction
- Community Housing Development Organizations (CHDO), non-profits, public housing authorities, development agency of units of local government, for profit and private landlords may be eligible to apply
- 1 to 7 unit properties may be eligible for assistance
- 51% of the units must be affordable to low income tenants
- Must agree to meet the occupancy rule requirements established by HUD



Rapid Re-housing & Permanent Supportive Housing

Rapid Re-housing

- The program to be administered by the Louisiana Housing Authority to provide rental assistance to renters displaced by the floods who are at risk of becoming homeless.
 - Very low and extremely low income families receiving TSA from FEMA
 - Very low and extremely low income families temporarily living with friends and family
- Displaced households at 30% AMI and below
- Homeless displaced households (including those living in hotels; families with 4 or more minors)
- Funds may be used for up to 24 months of rental assistance, security deposits, rental and utility, application and background check fees required for housing.

Permanent Supportive Housing

- The program to be administered by the Louisiana Housing Authority for households that are homeless, at risk of becoming homeless.
- To be eligible, applicants must meet all four conditions:
 - Household member has a substantial, long-term disability
 - Household member with a condition above receiving Medicaid-funding or funded support services
 - Support services include qualified member to get and keep housing
 - Household income at or below 50% AMI
- The program will use the existing state PSH program that serves as a model for the rest of the country.

- **SPRING 2017:** Technical assistance workshops
- **SUMMER 2017:** Program announcement and guidelines
- **MID-SUMMER 2017:** Award announcements
- **FALL 2017:** Construction begins





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About LHC

This Mission of the Louisiana Housing Corporation is to ensure that every Louisiana resident is granted an opportunity to obtain safe, affordable, energy efficient housing.