

1 required to maintain the income and rent restrictions that ensure the housing units are
2 affordable for low income families, is at least fifteen years; and

3 WHEREAS, Louisiana-based project developers have alleged numerous cases of out-
4 of-state investors divesting themselves of these projects prior to the completion of the
5 compliance period by asserting that the developer is in default of the agreement and not
6 providing the developer an opportunity to respond to the assertion; and

7 WHEREAS, Louisiana-based project developers have also alleged cases of out-of-
8 state investors demanding substantial cash contributions in order to remove the developers
9 from partnerships at the end of the compliance period; and

10 WHEREAS, the Louisiana Housing Corporation should ensure that all of its
11 programs, including the low income housing tax credit, are being operated in a way that
12 benefits both Louisiana's low income families and its developers which carry the primary
13 burden in expanding the number of housing units available to those families.

14 THEREFORE, BE IT RESOLVED that the House of Representatives of the
15 Legislature of Louisiana does hereby urge and request the Louisiana Housing Corporation
16 to perform all necessary study and to hold public hearings for the purpose of soliciting
17 comment on all of the following topics:

18 (1) Better protecting Louisiana-based housing developers from business practices
19 of some out-of-state investors, including removal of the developer from the partnership prior
20 to completion of the compliance period and demanding substantial unanticipated cash
21 contributions. The corporation shall receive comments on these practices from both
22 Louisiana-based developers and syndicators representing investors accused of such practices.

23 (2) Identifying strategies to expand affordable housing across the state through a
24 state low income housing tax credit program that would encourage construction and
25 rehabilitation of low income housing in parishes with a population of less than two hundred
26 fifty thousand.

27 (3) Identifying strategies for expanding benefits and improving incentives for
28 Louisiana-based housing developers.

29 BE IT FURTHER RESOLVED, that the Louisiana Housing Corporations shall report
30 to the House of Representatives of the Legislature of Louisiana on all of its finding and

- 1 conclusions, including recommendations for legislation, regarding the abovementioned
2 studies prior to March 1, 2023.
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DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

HR 107 Original

2022 Regular Session

Echols

Requests the La. Housing Corp. to perform all necessary study and to hold public hearings for the purpose of soliciting comment on various topics affecting the availability of low income housing and to report its findings to the House of Representatives prior to Mar. 1, 2023.