



September 28, 2005

To All Interested Parties:

RE: ADDITIONAL PROPOSED CHANGES TO THE  
2006 QUALIFIED ALLOCATION PLAN FOR  
THE LOW INCOME HOUSING TAX CREDIT PROGRAM

On Wednesday September 14, 2005, at the VHDA Board of Commissioners meeting in Roanoke, VA, the Commissioners expressed a desire to explore additional changes to the 2006 Qualified Allocation Plan. Therefore the following topics will be added to the Focus Group discussion on Friday, October 14th in the first floor conference room at VHDA, 601 S. Belvidere St., Richmond, VA 23220:

- Adding the following mixed-income requirements for developments that exceed 100 units:  
  
10% market rate units for developments containing 101 – 200 units; 20% market rate units for developments containing 201 – 300 units; 30% market rate units for developments exceeding 300 units.
- Revising the relocation point category and/or revising the relocation requirements in the manual to minimize or delay displacement of over-income residents for larger developments in less populated jurisdictions.
- Increasing the point category for developments located within ½ mile of an existing commuter rail stop or within a ¼ mile of an existing bus stop to 20 points.

These additional topics will be added to the thirteen proposed changes and the three manual proposed changes.

We look forward to receiving your comments on the proposed changes to the 2006 Plan by October 31, 2005. **If you would like to attend either the focus group or the EarthCraft Certification session, please register by sending an email to Debbie Griner at [debbie.griner@vhda.com](mailto:debbie.griner@vhda.com) or call her at (804) 343-5518.** If you have any questions, please call me at (804) 343-5786.

Sincerely,

James M. Chandler  
Director of LIHTC Programs