



# summary of key changes to 2013 QAP

## Exhibit A

### 1. Application Submittals

#### a. Credit Amount Available in Application Rounds

The amount of annual credit available for 2013 is \$11.6 million including up to \$1.25 million for the Denver Housing Authority (DHA) set-aside.

### 2. Guiding Principles, Priorities, and Criteria for Approval

The seven priorities will essentially be the same as they are for 2012 with a few minor changes (in blue):

#### a. Acquisition and Rehabilitation of existing affordable properties;

#### b. Counties with populations of less than 175,000;

#### c. Homeless Persons;

#### d. Market Areas of pent-up demand for affordable housing

i. Primary market areas where the overall LIHTC vacancy rates are less than 4 percent and market rate rental vacancy rates are less than 5 percent for three of the previous five quarters;

#### e. Persons with Special Needs;

#### f. Seniors;

#### g. Transit Oriented Development (TOD) Sites

i. Projects within this category are within one half of a mile of a fixed rail station that is existing or under construction at the time of the LIHTC application.

### 3. Compliance Monitoring Fee

#### a. The fee has increased from \$275 to \$300 per tax credit unit or employee unit.

### 4. Projects financed with Tax-Exempt Bonds

a. All projects applying for the 4% non-competitive credit will be required to submit a letter of intent to apply at least 60 days prior to the submission of the application.

b. Development teams of these projects will be encouraged to contact CHFA's Allocation staff to schedule a "concept meeting" to discuss the plans for their project prior to the letter of intent.

### 5. Energy Efficiency Requirements

a. CHFA has streamlined the process of complying with the Enterprise Green Communities Criteria to provide a quicker response to waiver requests, clarification, and other issues.