



February 1, 2011

Dear Potential Applicant:

RE: RESERVATION APPLICATION UPDATE NUMBER 1
2011 LOW INCOME HOUSING TAX CREDITS

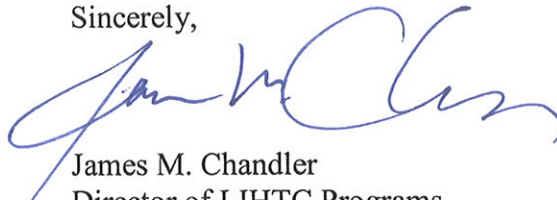
- The Locality Notification Information summary has been posted to the web site.
- An additional EarthCraft Multifamily training session has been added. That session will take place on February 25, 2011. Please contact Daisy Massey at EarthCraft Virginia 804-225-9843 if interested in attending.
- Universal Design training will take place on February 17, 2011. See the www.vhda.com web site for information on attending.
- There have been several minor corrections made to the 2011 reservation application since it was posted on 12/30/2010:
 1. The Submission Checklist omitted the reference to TAB G Relocation Plan. A reference to the Relocation Plan was also added back on page 10 of the application. The corrected application was posted to the website on January 3, 2011.
 2. On page 1, A.7 the checkbox to request a development to be treated as being located in a DDA was unable to be checked. The corrected application was posted to the website on January 4, 2011.
 3. The self score sheet of the application uses a table to reference area median income by locality, which affects several aspects of the score sheet. This table needed to be re-sorted. The corrected application was posted to the website on January 5, 2011.
 4. On page 20 of the application, the formulas in line 8 Adjustments to Eligible Basis for QCT, DDA or for certain elections of EarthCraft or LEED certification needed adjustment. The corrected application was posted to the website on January 13, 2011.
 5. The application designed for mixed construction developments did not account for points associated with brick. This only affected the application for mixed income developments. The corrected application was posted to the website on January 27, 2011.
 6. If you are not sure whether your application is current you may email your application to Dale Wittie at dale.wittie@vhda.com.
- Compliance training needed in order to qualify for a waiver of the negative points for uncorrected 8823's will need to be completed by May 6, 2011.

- New or adaptive reuse developments competing in the Balance of the State pool are assessed 20 negative points but these points may be waived if the housing is an integral part of a neighborhood revitalization project sponsored by a local housing authority. The term “sponsored by a local housing authority” means that a local housing authority will control 100% of the sole general partner or managing member (either directly or through a wholly-owned subsidiary).
- Please disregard the reference to cash infusion with the Previous Participation Certification item 1c. The form will be updated to delete that from the certification.
- As was noted in the How-to-Apply workshops, units for persons with disabilities will no longer need to be held vacant indefinitely but we will follow the HUD requirements for the 50, 30 and 15 point categories. You must still make a concerted effort and must provide documentation indicating this effort.
- Please mark your calendars for the upcoming forums with discussions on changes to the 2012 QAP. The forums will begin at 10:30 AM at the same locations as the How-to-Apply workshops on the following dates (Richmond and Chesapeake are the same day):

March 22 Forum @ [Marriott - Fairview Park - Falls Church](#)
March 23 Forum @ [The Virginia Housing Center \(4224 Cox Road-Innsbrook\)](#)
March 23 Forum @ [Marriott - Norfolk Marriott Chesapeake](#)
March 24 Forum @ [The Southwest Virginia Housing Center - Wytheville](#)

I hope that the above information is helpful. If you have any additional questions, please call me at (804) 343-5786, fax inquiries to (804) 343-8356 or email me at jim.chandler@vhda.com.

Sincerely,



James M. Chandler
Director of LIHTC Programs