



August 5, 2010

To All Interested Parties:

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

Attached for your review is a summary of the proposed changes to the 2011 Low Income Housing Tax Credit Qualified Allocation Plan (QAP) with references to the effected pages of the QAP. Changes include points to encourage higher levels of Green building certifications, an incentive for non-compliance training when uncorrected 8823's are issued, disability points for elderly rehabilitation developments and the suspension of the non-competitive Preservation Pool for 2011 while this and other issues are studied more closely next year.

The QAP is open for public comment through September 28, 2010. A copy of the legal document with changes, which are highlighted by underlining the additions and striking the deletions, may be downloaded from the [VHDA web site](#).

We have scheduled **one focus group** to discuss the proposed revisions and other issues you wish to raise. This focus group is scheduled from **1:30 to 3:00 P.M. on Tuesday, September 21<sup>st</sup>** at the [Virginia Housing Center](#). The more formal **public hearing** for the proposed QAP will be held at VHDA on **Tuesday, September 28<sup>th</sup> at 10:00 a.m.** If you wish to endorse the proposed changes or make other recommendations, these comments must be made at the public hearing or be received by VHDA **in writing prior to the close of the public hearing (approximately 10:30 A.M.) on September 28, 2010.**

After changes to the QAP have been finalized at the October 13, 2010, VHDA Board of Commissioners meeting, we expect to conduct application How-to-Apply workshops beginning on Wednesday, January 5, 2011. The 2011 tax credit schedule is also posted on the VHDA web site. The tentative application deadline is March 11, 2011.

We look forward to receiving your comments on the proposed changes to the 2011 Plan by September 28, 2010. **If you would like to attend the focus group please register by sending an email to Rebecca Rowe at [rebecca.rowe@vhda.com](mailto:rebecca.rowe@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

**SUMMARY OF PROPOSED CHANGES TO THE**

**2011 LOW INCOME HOUSING TAX CREDIT  
QUALIFIED ALLOCATION PLAN**

1. Revise the three 50, 30 and 15-point categories for units for persons with disabilities to allow elderly rehabilitation developments to be eligible for these points. (Page 14)
2. Change the 30-point category for EarthCraft or LEED certification to a tiered point structure of 15-30-45 points. The tiered points would be scored proportionally for EarthCraft rehabilitation certification at 30-40-50% efficiency above existing conditions; EarthCraft new construction at 15-20-25% above 2004 IECC code and LEED certification at silver-gold-platinum. (Page 14)
3. Revise the Developer experience negative 15-point category for uncorrected 8823 noncompliance to allow compliance training as determined by VHDA in lieu of the negative points. (Page 16)
4. Continue to suspend the non-competitive preservation pool for calendar year 2011. (Page 22)