



February 27, 2014

Dear Potential Applicant and Interested Parties:

RE: RESERVATION APPLICATION UPDATE NUMBER 1  
2014 LOW INCOME HOUSING TAX CREDITS

- The March 2014 Applicable Percentages are 7.60 and 3.26. Please use these percentages on page 20 of your application.
- This year there are again some questions concerning what qualifies for Local Subsidized Funding Points. The following is taken from 2013's Update Number 3 and continues to be the basis for points in this category:

“There continues to be some confusion concerning the 40-point “Local Subsidized Funding” category. The points will be awarded for funds that meet the QAP requirements and will be used to fund development costs. This means development costs which will be included in the total development costs which will be certified for 8609's application. Also any documentation that indicates the amount of funding will be up to a specified amount will not qualify and no points awarded for those funds. If points are awarded for funds in this category and they are not provided at cost certification then penalty points will be assessed for future development submittals.”

- Please note that on page 10 of the application income and rent percentages were rounded to whole percentage numbers in the earlier version of the application. This was corrected with version 4 on February 6, 2014. If you are using an earlier version then this may create a situation where the bonus points for 50% incomes and 40% and 50% rents are less than anticipated due to this rounding. So please review this on the score sheet.
- There may be several applications with developments that are located in a census tract with less than a 10% poverty rate. For developments that have received credits in the past and are submitting a new application for new or additional credits and are the only family or elderly development in that census tract, then this development will be eligible for points even though the VHDA LIHTC Reference Map information indicates that the development would not be eligible for the 25 points.
- As previously noted during the “How to Apply Workshops” a current web-browser is necessary for accessing the 2014 LIHTC Reference Map. It is recommended that users try current releases of Google Chrome, Mozilla Firefox or Apple's Safari. The site can be accessed at: <http://vhda.maps.arcgis.com>

2014 Application Update 1  
February 27, 2014  
Page 2

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

Sincerely,

A handwritten signature in blue ink, appearing to read "James M. Chandler". The signature is fluid and cursive, with a large initial "J" and "C".

James M. Chandler  
Director of LIHTC Programs