VHDA LETTER

- Locality Notification Information
- CEO Support Letter Format

VHDA®

January 30, 2015

FEB 2015
RECEIVED
County
Administrator

F. Craig Meadows, County Administrator
Montgomery County
Montgomery Co Government Center
755 Roanoke St. Ste. 2E
Christiansburg, VA 24073

Re: Fieldstone Senior
VHDA Tracking Number: 2015-C-64

Dear Mr. Meadows:

The above referenced development may be submitted to the Virginia Housing Development Authority (VHDA) for a reservation of Low Income Housing Tax Credits. The tax credits apply to the owner's federal tax return, but the VHDA is responsible for allocating the credits to developments within Virginia. We are required by the Internal Revenue Code to provide localities with an opportunity to comment on the developments under consideration.

You may have already written a letter, which will be included in the application package submitted by the development sponsor, and if so, we appreciate that input. If not, or if you would like to comment further, you may do so at this time. **In order for us to consider your comments in our scoring, we must receive your letter by April 1, 2015**.

Neither a letter of support nor providing no comment will qualify the application for points. However, a letter that is submitted in opposition to the development may cause the application to receive a negative 25 points (-25) if it states that the development is inconsistent with current zoning or other applicable land use regulations. In order for VHDA to consider such opposition letter, it must be accompanied by a legal opinion from the locality's attorney opining that the locality's opposition to the proposed development does not have a discriminatory intent or effect, as described in 24 CFR §100.500(a) and 24 CFR §100.500(b).

For your reference, we have included development information sheets that briefly explain the development and identify the sponsor. I would encourage you to contact the person listed in the Owner Information Section to achieve a better understanding of the proposed development. A notification letter is also being sent to Chairman Bill Brown for informational purposes.

Thank you for your time and consideration.

Sincerely,

James M. Chandler
Director of LIHTC Programs

Enclosures

Locality Notification Information Summary

Tracking #: 2015-C-64
Notice Type: 9% Competitive
Cycle Year: 2015
Last Saved: 1/28/2015 9:34:52 AM
Created By: wpark@pinnacleconstructionva.com
Last Saved By: wpark@pinnacleconstructionva.com

DEVELOPMENT INFORMATION

Development Name: Fieldstone Senior

Address Line 1: 401 Givens Lane		
Address Line 2:		
City: Blacksburg	**State:** VA	**Zip:** 24060

Census Tract Number	Is this a Qualified Census Tract?
51121020400	Yes

Locality Notification Information Summary

	# Units
New	60
Adaptive Reuse	0
Rehabilitation	0
Total	60
Low Income	60
% Low Income	100%
Property Type: New	

	# Units
Efficiency	0
1 BR	40
2 BR	20
3 BR	0
4 BR	0
More than 4 BR	0
Total	60

	Floor Area
Gross Residential	54430
Commercial	0
Low Income	54430
% Low Income	100%

Number of Buildings	15
Age of Buildings (Years)	0
Number of Stories	1

Seller/Existing Owner Information

Applying for Rehab Credits: No

Seller

Name: Blacksburg Estates LLC

Phone: 561-251-5662

Address Line 1: 1063 Hillsboro Mile		
Address Line 2:		
City: Hillsboro Beach	**State:** FL	**Zip:** 33062

VHDA

Locality CEO Letter

1. General Instructions

- The letter below must be submitted under locality's letterhead.
- **NOTE TO LOCALITY:** Any change in this form letter may result in a reduction of points under the scoring system.
- **NOTE TO OWNER/DEVELOPER:** You are strongly encouraged to submit this certification to the appropriate local official at least three weeks in advance of the application deadline to ensure adequate time for review and approval.