

# 2025 Housing Credits

December 2024

Richmond, Hampton, Reston



# Agenda

- ▶ Welcome & Introductions
- ▶ QAP Updates for 2025
- ▶ Application and Programmatic Reminders & Updates
- ▶ Design & Construction Control Updates
- ▶ **BREAK!**
- ▶ Pools & Available Credits
- ▶ Timelines and Credit Round Wrap-Up

# Welcome and Introductions

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# Housing Credit Team

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# Additional Players

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Dir. of Compliance & Asset Mgt.

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Associate Deputy Counsel - Legal

**ALENA HENDERSON**

Business Solutions Manager

**SERGIO GAMBALE**

Design & Construction Group Manager

**DJ BENWAY**

Senior Policy Analyst

# QAP Updates

# Deletions

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# Developer Experience

## Former Incentive

Three-tiered approach: 5 points for 1 LIHTC deal placed in service in VA within the last 5 years; 15 points for 3 LIHTC deals placed in service in any state within the last 6 years; 5 additional points for an LHA partnering with an experienced sponsor

## Reason for Removal

Removing barriers to entry and increasing access to opportunity

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## Former Incentive

15 points if the development provides licensed childcare onsite with a preference and discount for residents or an equivalent subsidy for tenants, determined based on household income and household size, to utilize a licensed childcare facility of tenant's choice

## Reason for Removal

Under-utilized; difficult to obtain in a meaningful way

# Childcare Incentive



# Telehealth Incentive

## Current Incentive

15 points if the development provides tenants with free on-call, telephonic, or virtual health care services with a licensed provider

## Reason for Removal

Under-utilized; difficult to obtain in a meaningful way

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# Submetering

## Current Incentive

5 points if the water expense is submetered (the tenant will pay monthly or bimonthly bill).

## Reason for Removal

Reduce development costs; increase production

# Resident Services

## Former Incentive

15 points for any proposed development for which the applicant has entered a memorandum of understanding approved by the Virginia Department of Behavioral Health and Developmental Services (DBHDS) with a resident service provider for the provision of resident services.

## Reason for Removal

Currently relying on DBHDS to verify; lack of committed long-term sources of funding to pay for services

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# Fire Prevention

## Former Incentive

4 points if all cooking surfaces are equipped with fire prevention features that meet the authority's requirements as indicated on the application form, instructions, or other communication available to the public.

## Reason for Removal

Newly manufactured electric ranges already incorporate these features

# Updates

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# 4% Developer Fee Cap

## Update

Remove the \$3M cap in basis for 4% deals ONLY; minimum deferred developer fee of 30% required if exceeding \$3M in basis

## Language

Notwithstanding such calculations of developer's fee...(ii) no more than \$3 million developer's fee may be included in the eligible basis of developments seeking 4% credits, **unless at least 30% of said developer's fee is deferred**, (iii) no developer's fee may exceed \$5 million, and (iv) no developer's fee may exceed 15% of the development's total development cost, as determined by the authority.

# Credit Refreshes

## Update

Remove penalty language and provide a 10% boost to eligible developer fee if a principal in the current deal has placed a deal in service without a refresh in the prior 3 years; also, change the timeframe for making a request to September 1-September 30

## Language

An applicant that demonstrates a legitimate change in circumstances or delay beyond the applicant's reasonable control, as determined by the authority, may return a valid reservation of prior years' tax credits **between September 1 and September 30** and receive an allocation of the same amount of current or future year tax credits...An applicant with a principal that, **within three years prior** to the current application, received an IRS Form 8609 for placing a separate development in service **without returning credits to or requesting additional credits** from the issuing housing finance agency will be **permitted to increase the amount of developer fee included in the development's eligible basis by 10%**.

# 9/4 Hybrids

## Update

Update hybrid incentive to prioritize larger deals

## Language

**10 points** if the aggregate number of units within the larger combined development totals **more than 100 but fewer than 150 units and 30% or more of those units will be funded by tax-exempt bonds**; **15 points** if the aggregate number of units within the larger combined development totals **at least 150 units and 30% of those units will be funded by tax-exempt bonds**

# Right of First Refusal (ROFR) and Extended Compliance

## Update

70 points for 50 years of extended compliance or 60 points for a ROFR

## Language

40 points for a 10-year commitment beyond the 30-year extended use period or **70** points for a 20-year commitment beyond the 30-year extended use period.

## Update

Reduce credit EUR points to 100; remove cost EUR points

## Language

**100 points** multiplied by the percentage by which the total amount of the per unit credit amount of the proposed development is less than the applicable standard per unit credit amount established by the executive director, negative points will be assessed using the percentage by which the total amount of the per unit credit amount of the proposed development exceeds the applicable standard per unit credit amount established by the executive director.

# Efficient Use of Resources (EUR)

## Free Wi-Fi and Broadband

## Internet Infrastructure

### Update

Remove the split between wi-fi and broadband and award 15 points if 'free internet is provided to all units'

### Language

If each unit is provided with free individual high-speed Internet access.  
**(15 points)**

**\*100/20 mbps**

### Update

Increase to 5 points

### Language

For rehabilitations, if each unit is provided with the necessary infrastructure for high-speed Internet/broadband service. **(5 points)**



# Renewable Energy

## Update

Remove 'to the benefit of the resident'

## Language

**If construction or rehabilitation of the development includes installation of a renewable energy electric system in accordance with the manufacturer's specifications and all applicable provisions of the National Electrical Code. Qualifying installations must have either been performed by a licensed electrician or have passed a final inspection performed by a licensed electrician. (10 points)**

# SWaM Certification

## Update

Implement a sliding scale for more contracts; add an exclusion from these points for Immediate Family members of any individuals in the ownership of the development

## Language

Points shall be awarded **on a sliding scale** to applicants that enter into at least one contract for services provided by a business certified as Women-Owned or, Minority-Owned or Service Disabled Veteran-owned through the Commonwealth of Virginia's Small, Women-owned, and Minority-owned Business (SWaM) certification program; **provided, however, that no points will be awarded for entering into contracts where a spousal relationship exists between any principal of applicant and any principal of the service provider...**

**(5 points for entering into one such contract; 7 points for entering into two such contracts; 10 points for entering into three or more such contracts.)**

# Minority Ownership

## Update

Increase to 30 points for 25% ownership; allow nonprofits to claim these points if the non-profit organization has 51% or greater BIPOC board membership OR is BIPOC led AND is serving socially and/or economically disadvantaged populations; add an exclusion from these points for Immediate Family members of any individuals in the ownership of the development

## Language

Applicants with at least one principal having an ownership interest of at least 25% in the controlling general partner or managing member for the proposed development that is a socially disadvantaged individual. An applicant seeking points in this subdivision 5 b must provide in its application a certification, in a form to be developed by the executive director, certifying that **no spousal relationship exists between the socially disadvantaged principal and any other principal having an ownership interest in the development who is not also a socially disadvantaged principal. (30 points)**

**Applicants with at least one nonprofit principal, which nonprofit principal (i) either demonstrates that 51% or more of its board membership is held by socially disadvantaged individuals or demonstrates that its most senior full-time executive officer is a socially disadvantaged individual; (ii) has an express business purpose of serving socially or economically disadvantaged populations or both; and (iii) certifies that no spousal relationship exists between any executive officer or board member identified for the purpose of satisfying the requirements of this subsection and any other principal of the applicant who is not also a socially disadvantaged individual. Applicants receiving points under subsection 5 b above are ineligible for points in this subsection 5 c.)**

# Proximity to Transportation

# Credit Requests

## Update

Open this point category to include proffered bus stops

## Language

Any development located within one-half mile of an existing commuter rail, light rail or subway station or one-quarter mile of one or more public bus stops **either existing or to be built in accordance with existing proffers.**

## Update

Disqualify deals requesting more credits than available

## Proposed Language

**The executive director... Shall deem any development seeking more credits than are available within a credit pool in which it competes as financially infeasible and ineligible for any reservation or allocation of credits from any pool.**

# Project-Based Vouchers

## Update

Make a PBV worth 5 subsidized funding points and cap PBVs at 40 points (8 vouchers); increase cap on subsidized funding from 40 to 60 points; keeps the incentive but offers another option for deals to get the points (more subsidized funding commitments)

## Language

**Subsidized funding:** The amount of such funding, dollar value of local support, or value of donated land (including a below market rate land lease) will be determined by the executive director and divided by the total development cost. The applicant receives two points for each percentage point up to a maximum of **60** points.

## **PLUS**

For each project-based voucher up to a **maximum of 40 points when competing in either the New Construction or Northern Virginia pool only (5 points)**; provided, **however, that any points** awarded under this subdivision **will reduce, in equal measure, the maximum 60 points awarded within [subsidized funding]**

# Accessible Supportive Housing (ASH) Pool

## Update

Keep the ASH pool noncompetitive but make it more difficult to qualify for this pool; require evidence of prior services funding contracts; require a services budget and dedicated services staff

## Language

In an accessible supportive housing pool (ASH pool) to any applicant that proposes a nonelderly development that (i) will be assisted by a documented and binding form of rental assistance in order to ensure occupancy by extremely low-income persons; (ii) conforms to HUD regulations interpreting the accessibility requirements of § 504 of the Rehabilitation Act; (iii) will be actively marketed to people with disabilities in accordance with a plan submitted as part of the application for credits and approved by the executive director for at least 15% of the units in the development; **(iv) has budgeted for the ongoing provision of services; (v) that maintains dedicated services staff; and (vi)** has a principal with a demonstrated capacity for supportive housing evidenced by **prior services funding contracts**, a certification from a certifying body acceptable to the executive director or other preapproved source, and the applicant's completion on behalf of the principal of the authority's supportive housing certification form.

# Target Population Threshold Requirement

## Update

Keep the threshold requirement and add a point incentive if willing to follow DBHDS' design requirements (10 points)

## Language

If the development is built in accordance with development design requirements established by the Virginia Department of Behavioral Health and Developmental Services. **(10 points)**

**(1) non-elderly, (2) no more than 10% of the units have project-based rental assistance, and (3) 25% of the units are 1-bedroom.**

# Locality Notification Information (LNI) Forms

## Minimum Threshold Scores

### Update

More than 5 LNIs submitted will require a meeting where staff may request evidence of site control

### Language

Any principal intending to provide more than five such submissions for one or more total proposed developments must first schedule a meeting with authority staff, and authority staff may, for good cause to promote the goals and interests of the Commonwealth in the federal low-income housing tax credit program, request evidence of site control as a prerequisite to the authority sending the letter prescribed by this subsection for each respective proposed development.

### Update

Minimum threshold scores will be adjusted to reflect overall reduction in point availability

### Language

Any application that is assigned a total number of points less than a threshold amount of **300** points (**200** points for developments financed with tax-exempt bonds in such amount so as not to require under the IRC an allocation of credits hereunder) shall be rejected from further consideration hereunder and shall not be eligible for any reservation or allocation of credits.



# Additions

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# Preservation Pool

## Addition

Preservation Pool (funded with 10.00% of the next year's Annual Credit Authority)

## Language

The executive director may make a reservation of credits... In a preservation pool to low-income housing tax credit developments seeking credit syndication that are **currently operating within an extended compliance period**. Prior to application, **applicants must have completed more than 20 years of compliance** under the existing extended use agreement issued in connection with the respective development's most recent credit allocation, and the **credit investor or syndicator** in place at the time of the allocation **must have transferred all of its ownership interest in the development**. Applicants awarded credits from this pool shall be **subject to additional rent increase limits**, as determined by the authority in the best interest of the plan, **for a period of five years beginning on the first day of the new credit period**. Preservation pool reservations made in any calendar year may be up to 10% of the Commonwealth's annual state housing credit ceiling for the applicable credit year. However, such reservation will be for credits from the Commonwealth's annual state housing credit ceiling from the following calendar year. **Unsuccessful applicants in the preservation pool will also compete in the applicable geographic pool**

# Job Creation

## Addition

Implement an incentive for economic development areas

## Language

Any proposed development located within an area identified by the executive director as possessing either **medium or high levels of economic development activity**. In determining such areas, the executive director will evaluate economic data, **such as per capita job creation data from the Virginia Economic Development Partnership**, and annually publish a guidance document available to the public establishing such areas. **(5 points)**

# Veteran-Owned Business Certification

## Addition

Implement an incentive for veteran owned businesses

## Language

Points shall be awarded on a sliding scale to applicants that enter into at least one contract for services provided by **(i) a Veteran Owned Small Business (VOSB) business as certified by the U.S. Department of Veterans Affairs, Office of Small and Disadvantaged Business Utilization, or the U.S. Small Business Administration, or (ii) a business certified as Service- Disabled Veteran-owned through the Commonwealth of Virginia's Small, Women-owned, and Minority-owned Business (SWaM) certification program; provided, however, that no points will be awarded for entering into contracts where a spousal relationship exists between any principal of the applicant and any principal of the service provider.** The following services and roles qualify for points under this subdivision 5 e: (i) consulting services to complete the LIHTC application; (ii) ongoing development services through the placed in service date; (iii) general contractor; (iv) architect; (v) property manager; (vi) accounting services; or (vii) legal services. An applicant seeking points in this subdivision 5 e must provide in its application a certification, in a form to be developed by the executive director, certifying that a contract for services has been executed between the applicant and the service provider, **describing the scope of the services provided or to be provided, and certifying that no spousal relationship exists between any principal of the applicant and any principal of the service provider. The application must also include a copy of the service provider's certification issued by the applicable certifying entity listed within this subdivision 5 e. (5 points for entering into one such contract; 7 points for entering into two such contracts; 10 points for entering into three or more such contracts)**

# Veteran Ownership

## Addition

Implement an incentive for veteran ownership

## Language

Applicants with at least one principal having an ownership interest of **at least 25% in the controlling general partner or managing member** for the proposed development that is an individual with a VOSB certification. An applicant seeking points in this subdivision 5 f must provide in its application a certification, in a form to be developed by the executive director, certifying that **no spousal relationship exists between the principal with a VOSB certification and any other principal having an ownership interest in the development who does not also possess a VOSB certification. (30 points)**

# Tribal Housing and Revitalization Areas

## Addition

Implement an additional revitalization option and incentive for tribal housing needs

## Language

Any proposed development that is to be located as follows:...

(6) In a locality that confirms, **on a form prescribed by the authority**, that the development as proposed to be constructed or rehabilitated will utilize new or existing housing as part of a community revitalization plan (15 points);  
or

(7) **On land owned by federally recognized or Virginia-recognized Tribal Nations located within the present-day external boundaries of the Commonwealth (15 points).**

# Application, LNI and Invoice Portal Updates

# Design & Construction Control Updates



# Minimum Design and Construction Requirements

- These are not minimum recommendations!
- Failure to meet Virginia Housing's MDCRs will result in developer point penalties and may risk credit loss and/or a ban from the program

[Minimum Design & Construction Requirements](#) and [Minimum Cabinet Requirements](#) are available at [VirginiaHousing.com](http://VirginiaHousing.com)

# 4% A&E Review Process

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- ▶ Design Development Phase Submission
  - ▶ Architectural, Civil, Structural, MEP
- ▶ Rehabs
  - ▶ 100% unit condition survey
  - ▶ Other pertinent reports as described in MDCR submission section
  - ▶ Site Visit
- ▶ Submit Revisions, Confirmations, and Signed Memo

## 2025 Minimum Design and Construction Requirements – Updates

Requirements for All Developments					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	There may be only a single architect of record	-	There may be only a single architect of record	Clarification of policy	Internal
-	Waiver requests for individual MDCR may be submitted to <a href="mailto:waiver@virginiahousing.com">waiver@virginiahousing.com</a> . Requests must document substantial infeasibility and propose alternate solutions to achieve the intent of the specific MDCR. See Virginia Housing Webpage for Waiver Request form and instructions.	-	Waiver requests for individual MDCR may be submitted to <a href="mailto:waiver@virginiahousing.com">waiver@virginiahousing.com</a> . Requests must document substantial infeasibility and propose alternate solutions to achieve the intent of the specific MDCR. See Virginia Housing Webpage for Waiver Request form and instructions.	Clarification that waiver requests are available	Internal
Architectural & Engineering Review Submissions					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
Plumbing drawings (including Fire Suppression)	Plumbing drawings (including identification of NFPA fire suppression standard in code analysis sheet)	Plumbing drawings (including Fire Suppression)	Plumbing drawings (including identification of NFPA fire suppression standard in code analysis sheet)	Clarification	Owner
Electrical drawings (including Fire Alarm)	Electrical drawings (including Fire Alarm as applicable)	Electrical drawings (including Fire Alarm)	Electrical drawings (including Fire Alarm as applicable)	Clarification	Owner
-	-	-	Water intrusion report (provided by architect or 3rd Party ) See Architectural Rehabilitation section for more information.	Coordination with an existing MDCR	Internal
-	-	-	Sanitary and storm sewer video report. See Plumbing Rehabilitation section for more information.	Coordination with an existing MDCR	Internal
-	-	-	Roof Condition reports. See Architectural Rehabilitation section for more information	Coordination with an existing MDCR	Internal
-	-	-	Elevator equipment inspection report.	New report needed to establish condition of systems	Internal
-	-	-	Structural and Geotechnical reports, when applicable. See Architectural Rehabilitation section for more information	Coordination with an existing MDCR	Internal
-	Phase II Environmental Reports as recommended by Phase I, or required by Virginia Housing.	-	Phase II Environmental Reports as recommended by Phase I, or required by Virginia Housing.	Clarification of an existing requirement	Internal

Site Work					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
Areas around buildings are to be graded to have a minimum 5% slope away from foundation walls for a minimum distance of 10 feet, per IBC. Install yard drains, storm inlets, or drainage pipes under concrete walks to drain properly if the space between foundation walls and concrete walks is less than 10 feet. Drainage systems are to be designed to avoid water flowing over sidewalks. Provide an alternate drainage solution acceptable to Virginia Housing: a. When buildings are closer than 10 feet to concrete walks. b. When a minimum 5% slope is not feasible. c. To avoid water draining over sidewalks. d. At accessible routes when applicable.	Areas around buildings are to be graded to have a minimum 5% slope away from foundation walls for a minimum distance of 10 feet, per IBC. Install yard drains, storm inlets, or drainage pipes under concrete walks to drain properly if the space between foundation walls and concrete walks is less than 10 feet. Drainage systems are to be designed to avoid water flowing over sidewalks. Provide an alternate drainage solution acceptable to Virginia Housing: a. When buildings are closer than 10 feet to concrete walks. b. When a minimum 5% slope is not feasible. c. To avoid water draining over sidewalks. d. At <b>entrances and</b> accessible routes, when applicable.	(no update to similar MDCR)	(no update to similar MDCR)	Clarification	Owner
-	-	Concrete that is cracked, crumbling, spalling, heaving or settling, or may be a safety issue is to be repaired or replaced. Provide a solution acceptable to Virginia Housing if any of these conditions exist. Sidewalks at new locations to comply with new construction guidelines.	Concrete that is cracked, crumbling, spalling, heaving, settling, <b>offset greater than 1/2"</b> , or may be a safety issue is to be repaired or replaced. Provide a solution acceptable to Virginia Housing if any of these conditions exist. Sidewalks at new locations to comply with new construction guidelines.	Coordination with NSPIRE requirement	Internal
-	-	-	<b>The top of all new handrails must be installed at 34" above stair tread nosings. Secure existing handrails and comply with applicable accessibility codes. Handrails must be continuous from level to level, and graspable. Provide at least one handrail at all stairs with four or more risers.</b>	Coordination with NSPIRE requirement	Internal
-	-	-	<b>Provide guardrails according to new construction building code requirements.</b>  <b>EXCEPTION: Existing guardrail height must be minimum 36" above finished floor. Exception does not apply when modifying existing guardrails.</b>	Coordination with NSPIRE requirement	Internal
-	<b>All crosswalks and accessible routes within parking areas and across drive lanes must be striped.</b>	-	<b>All crosswalks and accessible routes within parking areas and across drive lanes must be striped.</b>	Increase Safety	Internal

Architectural					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	-	Install waterproofing up to finished grades for all perimeter walls of finished and unfinished spaces where evidence of water, moisture, or mildew is present. Waterproofing may be installed on the exterior or interior sides of the wall. The waterproofing system is to have a minimum 10- year manufacturer's warranty.	Provide water intrusion report where evidence of water, moisture, or mildew is present at below grade spaces. As identified in the report, install waterproofing up to finished grades for all perimeter walls of finished and unfinished spaces. Waterproofing may be installed on the exterior or interior sides of the wall. The waterproofing system is to have a minimum 10-year manufacturer's warranty.	Clarification. This report remains required at the time of application.	Internal
Flat roofs to have a minimum 20-year manufacturer's warranty.	Flat roofs to have a minimum 20-year manufacturer's warranty for the entire roof system.	Install walk pads that provide access to all rooftop equipment.	(see below)	Clarification	Internal and GC
Install walk pads that provide access to all rooftop equipment.	Provide minimum 24" wide walk pads from roof access point to serviceable side of all rooftop equipment.	When replacing flat roofs: a. Provide a minimum R-25 continuous insulation above the roof deck or provide a minimum R-38 insulation in the attic space. b. New roofing is to have a minimum 20-year manufacturer's warranty.	When replacing flat roofs: a. Install continuous roof deck insulation or attic space insulation to meet Virginia Energy Code's minimum requirements for new construction. b. New roofing is to have a minimum 20-year manufacturer's warranty for the entire roof system. c. Provide minimum 24" wide walk pads from roof access point to serviceable side of all rooftop equipment.	Clarification	Owner
Provide permanent access to all flat roofs. Access to be easily reachable and located in an interior common area.	Provide permanent access to all flat roofs. Access must be located in an interior common area. Utilize direct walk out access from stairwell when feasible, otherwise provide a minimum 30" wide premanufactured roof hatch with hold open device and permanent ladder.  EXCEPTION: Secondary roof levels within one story of the primary roof access may utilize fixed ladders from the primary roof.	If equipment is installed on a roof, provide easily reachable access from an interior common area.	If equipment is installed on a roof, provide easily reachable access from an interior common area. Provide alternate solution acceptable to Virginia Housing when conditions make the above requirement infeasible.	Clarification of "easily reachable", adding a permanent ladder if not using stairs, and addition of exception.	Owner
		Install minimum of R-19 insulation in unconditioned crawl spaces and basements and R-38 insulation in attics.	Install insulation in crawlspaces and attics to meet Virginia Energy Code's minimum requirements for new construction.	MDCR change to match code changes	Internal
-	Provide passive or active radon mitigation system for buildings in EPA Radon Zone 1 or 2. See ANSI/AARST multifamily mitigation standard for guidance.	-	-	Increase Health	Internal

Architectural ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	-	When replacing drywall at an exterior wall or replacing exterior sheathing, provide wall insulation at affected areas per the latest adopted edition of the International Energy Conservation Code	When replacing drywall at an exterior wall or replacing exterior sheathing, provide new wall insulation where missing or damaged at affected areas. New insulation R-value must match or exceed adjacent existing value. When adjacent insulation is not present, provide batt or rigid board insulation to the greatest R-value feasible.	Clarification	Architect
Install weep holes in brick veneer at foundation walls, over lintels, and relief angles. a. Weep holes at foundation walls are to be a minimum 6 inches above finished grade.	Install weep holes in brick veneer at foundation walls, over lintels, and relief angles. a. Weep holes at foundation walls are to be a minimum 6 inches above finished grade or 2 inches above hardscape.	-	-	Clarification	Owner and Architect
The use of foil faced sheathing is prohibited.	Building wall assemblies must be vapor permeable with a minimum ASTM E96 perm rating >0.1. Foil faced building products, closed cell foam, and sheet plastic are examples of prohibited wall materials.	The use of foil faced sheathing is prohibited.	New building wall assembly components must be vapor permeable with a minimum ASTM E96 perm rating >0.1. When existing vapor impermeable sheathing, and air and weather barriers are uncovered they must be replaced to meet the new assembly standard. Foil faced building products, closed cell foam, and sheet plastic are examples of prohibited wall materials.	Clarification	Internal
Powder coat or galvanize all exterior steel products, or provide an exterior steel paint that can achieve a minimum 10-year material warranty. Prepare surfaces per warranty requirements. Prime and paint steel prior to placement in concrete.	Powder coat or galvanize all steel products exposed to the weather, or provide an exterior steel paint that can achieve a minimum 10-year material warranty. Prepare surfaces per warranty requirements. Prime and paint steel prior to placement in concrete.	When repainting existing or installing new exterior steel products; powder coat, galvanize or provide an exterior steel paint that can achieve a minimum 10-year material warranty. Prepare surfaces per warranty requirements. Prime and paint steel prior to placement in concrete.	When repainting existing or installing new steel products that are exposed to the weather; powder coat, galvanize or provide an exterior steel paint that can achieve a minimum 10-year material warranty. Prepare surfaces per warranty requirements. Prime and paint steel prior to placement in concrete.	Clarification	Owner and GC
-	Balcony and stair railings at buildings must be stable and secured to the wall structure with mounting block or equivalent.	-	Balcony and stair railings at buildings must be stable and secured to the wall structure with mounting block or equivalent.	Increase Safety	Internal

Architectural ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	-	<p>Replace all damaged windows.</p> <p>Replace single glazed windows with insulated glass.</p> <p>a. When window replacement is not permitted in historic buildings, repair or replace existing windows and install triple track operable storm sashes, with screens, over existing single glazed windows.</p> <p>b. When conditions make storm sashes not feasible, provide an alternative solution acceptable to Virginia Housing.</p>	<p>Replace all <b>damaged and</b> single glazed windows with insulated glass.</p> <p><b>EXCEPTION:</b> When window replacement is not permitted in historic buildings, repair existing windows and install triple track operable storm sashes, with screens, over existing single glazed windows. When conditions make storm sashes not feasible, provide an alternative solution acceptable to Virginia Housing.</p>	Clarification and consolidation	Internal
<p><b>Windows and sliding glass doors:</b></p> <p>a. Provide back dam flashing at sill.</p>	<p><b>Windows and sliding glass doors:</b></p> <p>a. Provide back dam flashing at sill, <b>and extend sill flashing at least 6 inches up jambs.</b></p> <p>b. <b>Provide removable metal pins or 'Charlie bar' at exterior sliding glass doors.</b></p>	<p><b>When replacing windows and/or sliding glass doors:</b></p> <p>a. Provide back dam flashing at sill.</p>	<p><b>When replacing windows and/or sliding glass doors:</b></p> <p>a. Provide back dam flashing at sill, <b>and extend sill flashing at least 6 inches up jambs.</b></p> <p>b. <b>Provide removable metal pins or 'Charlie bar' at exterior sliding glass doors.</b></p>	<p>Clarification of the MDCR to improve window installations.</p> <p>Increase Safety and match Code of Virginia requirement.</p>	<p>Property Manager</p>
<p>All exterior doors, except sliding glass doors, must be either insulated fiberglass or insulated metal. Exterior wooden door jambs and molding require composite material, such as FrameSaver® or equal, at their lowest points.</p>	<p>All exterior doors, except sliding glass doors, must be either insulated fiberglass or insulated metal. Exterior wooden door jambs and molding require <b>integral</b> composite material, such as FrameSaver® or equal, <b>for at least 3 inches</b> from their lowest points.</p>	<p>Repair or replace all damaged or dented doors, jambs and hardware.</p> <p>a. When replacing exterior doors, except sliding glass doors, replacement doors are to be insulated fiberglass or insulated metal. Wooden door jambs and molding require composite material, such as FrameSaver® or equal, at their lowest points.</p>	<p>Repair or replace all damaged or dented doors, jambs and hardware.</p> <p>a. When replacing exterior doors, except sliding glass doors, replacement doors are to be insulated fiberglass or insulated metal. Wooden door jambs and molding require <b>integral</b> composite material, such as FrameSaver® or equal, <b>for at least 3 inches</b> at their lowest points.</p>	Clarification	Internal
-	-	<p>Upon inspection, replace or seal damaged or stained underlayment, or underlayment which gives off odors. Resilient flooring such as, but not limited to, sheet vinyl and VCT is to be installed over minimum nominal ¼ inch underlayment grade plywood, or similar underlayment material. Ceramic tile or similar flooring is to be installed over minimum nominal ¼ inch cementitious board or similar underlayment material. Flooring may be installed over concrete provided concrete is finished smooth and uniform. When installed over Gypcrete, or a similar material, apply manufacturer approved sealer.</p>	<p><b>When installing new finish flooring, remove all existing layers to underlayment or substrate.</b></p> <p>Upon inspection, replace or seal damaged or stained underlayment, or underlayment which gives off odors. New resilient flooring such as, but not limited to, sheet vinyl and VCT, is to be installed over minimum nominal ¼ inch underlayment grade plywood, or similar underlayment material. Ceramic tile or similar flooring is to be installed over minimum nominal ¼ inch cementitious board or similar underlayment material. Flooring may be installed over concrete provided concrete is finished smooth and uniform. When installed over Gypcrete, or a similar material, apply manufacturer approved sealer.</p>	Clarification	Internal

Architectural ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
(no update to similar MDCR)	(no update to similar MDCR)	Carpets are to have the minimum number of seams. Seams are not to be located in heavy traffic areas. T-seams are not acceptable except in closets. Remove shoe molding/quarter-round molding before installing carpet.	Carpets are to have the minimum number of seams. Seams are not to be located in heavy traffic areas. T-seams are not acceptable except in closets. Remove <b>and replace</b> molding/quarter-round molding <b>and tack strip</b> before installing carpet.	Clarification	Owner
All interior doors are to be side hinged. Bifold, pocket, or sliding doors are not acceptable. Install or undercut doors a minimum of 3/4 inch clear to prevent dragging and to provide ventilation. Paint bottom top and all other sides of doors. All doors must be factory assembled. Field modifications, such as but not limited to, cutting vents in door is prohibited. Instead, pre-manufactured louvered doors must be installed.	All interior doors are to be side hinged. Bifold, pocket, or sliding doors are not acceptable. <b>Door bottoms must have a minimum of 3/4 inch clearance when closed to provide improved ventilation, and must not drag on finish floors through door swing.</b> Paint bottom, top, and all other sides of doors. All doors must be factory assembled. Field cutting vents in doors is prohibited. Instead, pre-manufactured louvered doors must be installed.  <b>EXCEPTION: High/low or offset transfer grille in lieu of 3/4 requirement.</b>	Interior finishes: doors, moldings, paint, and drywall. a. Install or undercut doors a minimum of 3/4 inch clear to prevent dragging and to provide ventilation.	Interior finishes: doors, moldings, paint, and drywall. a. <b>must have a minimum of 3/4 inch clearance when closed to provide improved ventilation, and must not drag on finish floors through door swing.</b>  <b>EXCEPTION: High/low or offset transfer grille in lieu of 3/4 requirement.</b>	Clarification and Exception	Owner and Architect
All windows are to have blinds, shutters, or other similar products, and sliding glass doors are to have vertical blinds.	All windows <b>and doors with glazing</b> are to have blinds, shutters, or similar <b>operable</b> products <b>for shading and privacy. Horizontal blinds are prohibited at doors.</b>  <b>EXCEPTION: Horizontal blinds at doors that are integrated with glazing.</b>	All windows are to have blinds, shutters, or other similar products, and sliding glass doors are to have vertical blinds. Replace all blinds and shades that are damaged and/or do not match in color.	All windows <b>and doors with glazing</b> are to have blinds, shutters, or similar <b>operable</b> products <b>for shading and privacy. Non-integral horizontal blinds may not be used on doors.</b> Replace all blinds and shades that are damaged and/or do not match in color.	Clarification and Exception	Owner
Provide a minimum of one full-height closet of at least 6 square feet for general storage in a location other than a bedroom.	Provide a minimum of one full-height closet that is at least 2 feet deep, measured between front and rear wall faces inside the closet, with at least 6 square feet for general storage, in a location other than a bedroom.  <b>EXCEPTION: Studio and one-bedroom units may utilize a single closet. Provide at least 8 linear feet of shelf/rod storage with at least 5 feet room depth from back wall of shelf/rod. Designs with opposing shelf/rod must have at least 5 feet between the shelf/rod.</b>	(no MDCR for storage closet in rehab)	(no MDCR for storage closet in rehab)	Clarification and Exception  Addressing recurring requests in MUMI deals.	Owner and Architect



**Architectural ... continued**

New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
		<p>Interior finishes: doors, moldings, paint, and drywall.</p> <p>Repair flaws in drywall such as, but not limited to, holes, failing tape joints, cracks and nail pops. Replace all drywall that has mold, mildew, or signs of moisture.</p> <p>When drywall replacement is required, match adjacent type and thickness.</p> <p>Nail pops and settling drywall must be re-screwed to framing.</p> <p>Repairs, including previous repairs, are to match the adjacent surface and the unit's intended finish.</p>	<p>Provide consistent drywall/plaster and paint finish across each entire wall or ceiling surface. All new and previous repairs must match the adjacent surface and the unit's intended finish.</p> <p>The unit condition survey must establish both repair and replacement quantities for each unit; exclude areas that will receive drywall due to other scope. Typical paint preparation specifications must include removing fasteners and tape/stickers, filling nail holes, cleaning surfaces, and must be separate from the unit condition survey repair quantities. Unit condition survey quantities should include:</p> <p>For repairs: flaws such as, but not limited to, holes (other than nails), failing tape joints and corner bead, cracks, and nail pops. Re-screw nail pops and settling drywall to framing. Architectural drawings and/or specifications must establish criteria for repair quantities.</p> <p>For replacement: all sections that have mold, mildew, signs of moisture, or otherwise extreme conditions. Match adjacent type and thickness.</p> <p>Exposed or painted concrete masonry units are prohibited in apartments.</p>	Clarification of expectations and requirement of Architect.	Owner, Architect, GC
			<p>When each unit is made available to the general contractor for rehab work, the general contractor, owner and architect shall walk each unit, verify the original unit condition survey scope, and inspect for plumbing leaks, nonfunctioning devices, and structural deficiencies among other notable needs. The architect must document any scope revisions and update the unit condition survey quantities prior to unit completion.</p>	Construction Administration Process Improvement	
<p>Concealed solid dimensional wood blocking (2x material) is to be provided for all handrails, grab bars and wall mounted cabinets and accessories.</p>	<p>Concealed solid dimensional wood blocking (minimum 2x6 material) is to be provided for all handrails, grab bars and wall mounted cabinets and accessories.</p> <p>EXCEPTION: Minimum 6" wide 16 gauge metal strapping may be used with metal studs.</p>	<p>Concealed solid dimensional wood blocking (2x material) is to be provided for all new handrails, grab bars and wall mounted cabinets and accessories.</p> <p>EXCEPTION: Toggle bolts may be used at wall mounted accessories.</p>	<p>Concealed solid dimensional wood blocking (minimum 2x6 material) is to be provided for all new handrails, grab bars and wall mounted cabinets and accessories.</p> <p>EXCEPTION 1: Minimum 6" wide 16 gauge metal strapping may be used with metal studs.</p> <p>EXCEPTION 2: Toggle bolts may be used at wall mounted accessories.</p>	Addressing recurring waiver requests	Owner and GC

Architectural ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	The top of all handrails must be installed at 34" above finished floor and stair tread nosngs.	-	The top of all new handrails must be installed at 34" above finished floor and stair tread nosngs. Modify existing handrails to be securely fastened to structure and comply with applicable accessibility codes. Handrails must be continuous from level to level, and graspable. Provide at least one handrail at all stairs with four or more risers.	Simplifying code coordination.  Coordination with NSPIRE requirement.	Internal
-	-	-	Provide guardrails according to new construction building code requirements.  EXCEPTION: Existing guardrail height must be minimum 36" above finished floor. Exception does not apply when modifying existing guardrails.	Coordination with NSPIRE requirement.	Internal
Tub and shower surrounds built of ceramic tile, marble, or similar materials are to be installed over minimum ½ inch cementitious board.	Ceramic tile or similar material tub and shower surrounds must be installed over minimum ½ inch cementitious board with applied waterproofing, or, moisture-resistant, fiberglass mat faced gypsum tile backerboard. All installations must include flush head, non-corrosive fasteners, caulked corners, and fiberglass tape, per manufacturer specification.	Replacement or repairs of tub and shower surrounds built of ceramic tile, marble, or similar materials are to be installed over minimum ½ inch cementitious board.	Replacement or repairs of ceramic tile or similar tub and shower surrounds must be installed over minimum ½ inch cementitious board with applied waterproofing, or, moisture resistant fiberglass mat faced gypsum tile backerboard. All installations must include flush head, non-corrosive fasteners, caulked corners, and fiberglass tape, per manufacturer specification.	Addressing recurring waiver requests.	Owner and Architect
Where wall-hung lavatories, roll-under sinks, or pedestal sinks are installed, provide an alternate storage solution complying with code required reach ranges and other accessibility requirements, which may apply to the unit.	Where wall-hung lavatories, roll-under sinks, or pedestal sinks are installed, provide an alternate storage solution, minimum 6" interior depth, permanent with doors or drawers, complying with code required reach ranges and other accessibility requirements, which may apply to the unit.	Where wall-hung lavatories, roll-under sinks or pedestal sinks exist in dwelling units, provide an alternate storage solution complying with code required reach ranges and other accessibility requirements, which may apply to the unit.	Where wall-hung lavatories, roll-under sinks or pedestal sinks exist in dwelling units, provide an alternate storage solution, minimum 6" interior depth, permanent with doors or drawers, complying with code required reach ranges and other accessibility requirements, which may apply to the unit.	Clarification	Owner and Architect
Kitchen cabinets and bathroom vanities are to comply with Virginia Housing's Minimum Cabinet Requirements:  a. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 12 inches between wall and cabinets. Wall cabinets are to abut the ceiling/ soffits or provide minimum of 12 inches between cabinet and ceiling/soffits.  b. Provide at least one base cabinet with drawer,	Kitchen cabinets and bathroom vanities are to comply with Virginia Housing's Minimum Cabinet Requirements:  a. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 10 inches between wall and cabinets. Wall cabinets are to abut the ceiling/ soffits or provide minimum of 10 inches between cabinet and ceiling/soffits.  b. Provide at least one kitchen base cabinet with drawer,	When replacing kitchen cabinets and/or bathroom vanities all new cabinets are to comply with Virginia Housing's Minimum Cabinet Requirements.  a. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 12 inches between wall and cabinets. Wall cabinets are to abut the ceiling/ soffits or provide minimum of 12 inches between cabinet and ceiling/soffits.  b. Provide at least one base cabinet with drawer, minimum 15-inch-wide.	When replacing kitchen cabinets and/or bathroom vanities all new cabinets are to comply with Virginia Housing's Minimum Cabinet Requirements.  a. Kitchen cabinets and bathroom vanities are to abut the side walls or provide a minimum spacing of 10 inches between wall and cabinets. Wall cabinets are to abut the ceiling/ soffits or provide minimum of 10 inches between cabinet and ceiling/soffits.  b. Provide at least one kitchen base cabinet with drawer, minimum 15-inch-wide.	Clarification and addressing recurring waiver requests.	Internal

Architectural ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
<p>Appliances</p> <p>a. Provide laundry equipment, or connections for full-size side-by-side or full-size stack type washers and dryers, in all units. When provided, laundry equipment and connections shall be installed in a closet with doors in a location other than a bedroom. Other wise, provide onsite laundry facilities.</p> <p>EXCEPTION: Studio and one bedroom apartments may utilize a bedroom closet for laundry equipment provided equipment does not impede on tenant storage, an exhaust fan with humidistat is installed in the closet, and a jumper duct is provided to communicate with return air location. (See "Plumbing" section for washing machine pan requirements.)</p>	<p>Appliances</p> <p>a. Provide laundry equipment connections in all units. In-unit washer and dryer connections shall be in a closet with doors, and must be accessible directly from the unit common area. Laundry closets must accommodate separate, full-size side-by-side or full-size stackable type laundry equipment.</p> <p>EXCEPTION: Studio and one bedroom apartments may utilize a closet in a bedroom for laundry equipment provided the equipment does not restrict access to storage. When connections are located with in a closet intended to store garments provide a jumper duct to communicate with the return air location. See "Plumbing" section for washing machine pan requirements.</p> <p>b. When provided in units, all laundry equipment shall be separate, full-size side-by-side or full-size stackable type. Ventless dryers, all-in-one combination washer/dryers, and laundry centers are prohibited. See age restricted housing requirement below for additional information.</p> <p>EXCEPTION: In-unit laundry centers are acceptable in studio and one bedroom apartments, and age restricted housing. Equipment must comply with code required reach ranges and other accessibility requirements, which may apply to the unit.</p>	<p>Appliances</p> <p>a. When present, laundry equipment and connections shall be installed in a closet with doors. New locations may not be in a bedroom.</p> <p>Exception: Studio and one bedroom apartments may utilize a bedroom closet for laundry equipment provided equipment does not impede on tenant storage, an exhaust fan with humidistat is installed in the closet, and a jumper duct is provided to communicate with return air location.</p>	<p>Appliances</p> <p>a. Provide laundry equipment or connections in all units, or, onsite laundry facilities. When provided in units, washers and dryers shall be separate, full-size side-by-side or full-size stackable type, and shall be installed in a closet with doors and must be accessible directly from the unit common area. Ventless dryers, all-in-one combination washer/dryers, and laundry centers are prohibited. See age restricted housing requirement below for additional information.</p> <p>EXCEPTION 1: Existing laundry closet locations may remain. When closet is intended to also store garments provide a jumper duct to communicate with return air location. See "Plumbing" section for washing machine pan requirements.</p> <p>EXCEPTION 2: Studio and one bedroom apartments may utilize a closet in a bedroom for laundry equipment provided the equipment does not restrict access to storage. When connections are located with in a closet intended to store garments provide a jumper duct to communicate with return air location. See "Plumbing" section for washing machine pan requirements</p> <p>EXCEPTION 3: In-unit laundry centers are acceptable in studio and one bedroom apartments, and age restricted housing. Equipment must comply with code required reach ranges and other accessibility requirements, which may apply to the unit.</p>	<p>Clarification and addressing recurring waiver requests and recurring requests in MUMI deals.</p>	<p>Owner and Architect.</p>
	<p>When included, onsite common area laundry facilities must provide a minimum 1:8 ratio of washers and dryers per unit, or minimum 1:15 for age restricted housing.</p>		<p>When included, onsite common area laundry facilities must provide a minimum 1:8 ratio of washers and dryers per unit, or minimum 1:15 for age restricted housing.</p>	<p>Codifying minimums.</p>	<p>Internal</p>

Architectural ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
<p>Age restricted housing serving residents 55 years or older:</p> <p>a. Provide a handrail on at least one side of common corridors.</p> <p>b. Provide an accessible elevator for buildings with two or more stories.</p> <p>c. Provide indoor resident garbage drop-off area and access.</p>	<p>Age restricted housing serving residents 55 years or older:</p> <p>a. Provide a handrail on at least one side of common corridors.</p> <p>b. Provide an accessible elevator for buildings with two or more stories.</p> <p>c. Provide indoor resident garbage drop-off area and access.</p> <p>d. Provide in-unit laundry equipment, or, both connections for in-unit laundry equipment and onsite common laundry facilities.</p> <p>e. Provide controlled access, automatic door opener, and call box at primary building entrance. Call box must allow resident ability to communicate with visitor and unlock primary building entrance remotely with phone.</p>	<p>Provide a handrail on at least one side of common corridors for age restricted housing serving residents 55 years or older.</p>	<p>Age restricted housing serving residents 55 years or older:</p> <p>a. Provide a handrail on at least one side of common corridors.</p> <p>b. Provide automatic door openers at primary building entrance.</p>	<p>Betterment</p> <p>Betterment</p>	<p>Owner</p> <p>Property Manager</p>
-	-	<p>Replace any item with an assessed original install date or equipment ID plate that places the item at or older than:</p> <p>Stairs – Wood 15</p> <p>Windows 25</p> <p>Gutters and Downspouts 10</p> <p>Laundry Equipment 8</p> <p>Kitchen Appliances 8</p> <p>Plumbing Fixtures 15</p> <p>Elevator, Equipment, Hoist and Rails 25</p>	<p>Replace any item with an assessed original install date or equipment ID plate that places the item at or older than:</p> <p>Stairs – Wood 20</p> <p>Windows 30</p> <p>Gutters and Downspouts 20</p> <p>Laundry Equipment 10</p> <p>Kitchen Appliances 10</p> <p>Plumbing Fixtures 20</p> <p>Elevator, Equipment, Hoist and Rails 30</p> <p>Electrical Wiring 60</p> <p>Plumbing Supply, Waste, and Vent Piping 60</p>	<p>Addressing recurring waiver requests.</p> <p>Betterment.</p>	<p>Owner</p> <p>-</p>
<p>Where a permanent dehumidification system is not provided for all units, provide space for a future dehumidifier in a stud cavity within the apartment living space. Utilize concealed power and plumbing drain (e.g. mechanical closet). Identify location in drawings and coordinate with plumbing and electrical.</p>	<p>Provide space for a future dehumidifier in a stud cavity within the apartment living space. Utilize concealed power and plumbing drain (e.g. mechanical closet). Identify location in drawings and coordinate with plumbing and electrical.</p> <p><b>EXCEPTION 1: Not required where a permanent in-unit dehumidifier, or a balanced, whole-building DOAS dehumidification system is provided for all units.</b></p> <p><b>EXCEPTION 2: In lieu of stud cavity location, future in-line dehumidification at the air handler may be accepted when appropriate space and duct connections are demonstrated and provided.</b></p>	<p>(no MDCR for dehumidification in rehab)</p>	<p>(no MDCR for dehumidification in rehab)</p>	<p>Clarification and Exception</p>	<p>-</p>

Mechanical					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
Provide Heating, Ventilation, and Air Conditioning (HVAC) equipment with R-410A refrigerant in all dwelling units. All apartments are to have ducted HVAC systems except as noted in #3 below. Size of HVAC equipment, ducts and diffusers are to be designed per heat gain/loss calculations.	Provide ducted Heating, Ventilation, and Air Conditioning (HVAC) equipment in all dwelling units and interior corridors except as noted in #3 below. Through-wall PTACs are prohibited. Size of HVAC equipment, ducts, and diffusers are to be designed per heat gain/loss calculations. Refrigerant and condensate lines are to be concealed within walls with all penetrations sealed. All condensate to discharge at grade or to locality approved hub drain.	All units are to have a Heating, Ventilation, and Air Conditioning (HVAC) system. Sizes of HVAC equipment, ducts and diffusers are to be designed per heat gain/loss calculations. All apartments are to have ducted HVAC systems except as noted in #3 below. All ductwork must be concealed behind permanent construction unless otherwise approved by Virginia Housing.	All units are to have a Heating, Ventilation, and Air Conditioning (HVAC) system. Sizes of HVAC equipment, ducts and diffusers are to be designed per heat gain/loss calculations. All apartments are to have ducted HVAC systems except as noted in #3 below. PTACs are prohibited in apartments and corridors. All ductwork must be concealed behind permanent construction unless otherwise approved by Virginia Housing. Refrigerant and condensate lines are to be concealed within walls and all penetrations sealed. All condensate to discharge at grade or to locality approved hub drain.  When concealing refrigerant lines within walls is not feasible due to new refrigerant code requirements, line sets may run vertically on building exteriors. Provide a new enclosure with matching siding and trim complementary to the main building façade, with design approved by Virginia Housing prior to the preconstruction meeting.	Update for new EPA refrigerant rules and avoid obsolete equipment.	Owner, Architect, GC
For all ducted HVAC systems including ducted mini-splits and self-contained packaged systems (similar to Magic-Pak or First Co): a. Provide ducted return air grille. Provide a separate ducted return for each floor of townhouse units.	For all ducted HVAC systems including ducted mini-splits and self-contained VTAC systems (similar to Magic-Pak or First Co): a. Provide ducted return air to mechanical unit. Provide a separate ducted return for each floor of townhouse units. EXCEPTION: Mechanical closets may be utilized as return air plenums provided walls and ceiling receive finished or unfinished moisture-resistant, fiberglass mat faced gypsum and fiberglass tape. Closets must comply with code plenum requirements for combustible materials. Provide a keyed deadbolt lock with door latch guard. Multi-level units require a ducted return pathway to mechanical closet from other floors. b. Air handlers and ductwork may not decrease ceiling heights in any room below 7'-6". c. Dedicated Outdoor Air Systems (DOAS) must include dehumidification and reheat functionality. d. Provide certification for testing and balancing as required by mechanical code regardless of AHJ enforcement.	When installing a new HVAC system including, but not limited to, traditional split systems, ducted mini-split or self-contained "packaged systems" (similar to Magic-Pak and First Co): a. R-410A refrigerant is required in all new HVAC equipment. b. When adding and/or replacing ductwork, air supply diffusers are to be located near windows in living rooms, dens, and bedrooms. Provide ducted return air grille. Provide a separate ducted return for each floor of townhouse units.	When installing a new HVAC system including, but not limited to, traditional split systems, ducted mini-split or self-contained VTAC systems (similar to Magic-Pak and First Co): a. Code compliant refrigerant is required in all new HVAC equipment. b. When adding and/or replacing ductwork, 1) Provide ducted return air to mechanical unit. Provide a separate ducted return for each floor of townhouse units. EXCEPTION: Mechanical closets may be utilized as return air plenums provided walls and ceiling receive finished or unfinished moisture-resistant, fiberglass mat faced gypsum and fiberglass tape. Closets must comply with code plenum requirements for combustible materials. Provide a keyed deadbolt lock with door latch guard. Multi-level units require a ducted return pathway to mechanical closet from other floors. c. Provide certification for testing and balancing as required by mechanical code regardless of AHJ enforcement.	Addressing recurring waiver requests and recurring requests from MUMI deals.	Owner and Architect
Ductless Heat Pumps (mini-splits) may be used in efficiencies, 1 bedroom units or elderly housing developments.	Ductless Heat Pumps (mini-splits) may be used in corridors, efficiencies, 1 bedroom units or elderly housing developments.	Ductless Heat Pumps (mini-splits) may be used in efficiencies, 1 bedrooms or elderly housing development.	Ductless Heat Pumps (mini-splits) may be used in efficiencies, 1 bedrooms or elderly housing development.	Clarification	Internal

Plumbing					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	-	Video and jet all sewer lines connecting buildings with the public sewer. Identify pipe material types and repair or replace all corroded, damaged, or settled underground sewer lines. Provide report of video findings to Virginia Housing and include repair/replacement costs.	Video and jet all <b>sanitary and storm</b> sewer lines connecting buildings with the public sewer or <b>stormwater management system</b> . Provide report of video findings to Virginia Housing. Identify pipe material types and repair or replace all corroded, damaged, or settled underground sewer lines.  <b>EXCEPTION: Developments first occupied less than 20 years from loan application date may forgo video and report. Virginia Housing reserves the option to require this report regardless of development age if property presents a history of sewer issues.</b>	Clarification	Owner
Clothes washing machines or connections for clothes washing machines are to have a pan, with a drain, connected to the sewer system per applicable plumbing code.	Install an overflow pan with a drain connected to the sewer system per applicable plumbing code where washing machine connections are provided.  <b>EXCEPTION: Common laundry facilities may utilize a floor drain without overflow pans.</b>	Clothes washing machines or connections for clothes washing machines are to have an IntelliFlow A2C- WB automatic washing machine water shutoff valve with leak sensor, or approved equal, or have a pan with a drain connected to the sewer system per applicable plumbing code.	Install an overflow pan with a drain connected to the sewer system per applicable plumbing code where washing machine connections are provided.  <b>EXCEPTION 1: IntelliFlow A2C-WB automatic washing machine water shutoff valve with leak sensor, or approved equal, in lieu of connecting the overflow pan to the sewer system.</b>  <b>EXCEPTION 2: Common laundry facilities may utilize a floor drain without overflow pans or leak sensor devices.</b>	Clarification	Internal
Depress entire bathroom floor and build up as needed to account for accessibility and drainage requirements when designing for roll-in showers. Bathrooms which include a roll-in shower, are to have ceramic or similar tile flooring, with a minimum of 3'-0" positively sloped towards the shower drain at a maximum 2%. Roll-in showers are to be either: a. Ceramic or similar tile floor with water proofing membrane extending a minimum 8" up walls, and a zero height transition between the bathroom floor and the shower floor, OR b. Pre-manufactured with a trench drain located immediately adjacent to, and the full length of, the shower.	Depress entire bathroom floor and build up as needed to account for accessibility and drainage requirements when designing for roll-in showers. Bathrooms which include a roll-in shower, are to have ceramic or similar tile flooring, with a minimum of 3'-0" <b>directly outside the shower</b> sloped towards the shower drain at 1%-2%. Roll-in showers are to have a zero height transition between the bathroom floor and the shower floor and be either: a. Ceramic or similar tile floor with water proofing membrane extending a minimum 8" up walls, OR b. Pre-manufactured with a trench drain located immediately adjacent to, and the full length of, the shower.	Bathrooms which include a new roll-in shower are to have ceramic or similar tile flooring. Roll-in showers are to be either: a. Ceramic or similar tile floor with water proofing membrane extending a minimum 8" up walls. A minimum of 3'-0" of the bathroom floor is to slope back towards the shower drain at 2%, with a zero height transition between the bathroom floor and the shower floor, OR b. Premanufactured with a secondary floor drain located outside of the shower. The bathroom floor shall have a 2% slope towards the secondary floor drain. Provide silicone joint between bathroom and shower floor.	Bathrooms which include a new roll-in shower are to have ceramic or similar tile flooring. Roll-in showers are to be either: a. Ceramic or similar tile floor with water proofing membrane extending a minimum 8" up walls. A minimum of 3'-0" of the bathroom floor <b>directly outside the shower</b> must slope back towards the shower drain at 1%-2%, with a zero height transition between the bathroom floor and the shower floor, OR b. Premanufactured with a secondary floor drain located outside of the shower. The bathroom floor shall have a 1%-2% slope towards the secondary floor drain. Provide silicone joint between bathroom and shower floor.	Clarification	Internal

Plumbing ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	Provide a maximum of two showerheads in all roll-in showers.	-	Provide a maximum of two showerheads in all roll-in showers.	Clarification	Owner
-	-	-	When replacing plumbing fixtures, also replace shut off valves and supply lines from valves to fixture.	Betterment	Internal
When installing water heaters provide the following minimum rated sizes: a. Studio/1BR units 30 gallon. b. 2BR units 40 gallon. c. 3BR units 50 gallon.	When installing individual apartment water heaters provide the following minimum rated sizes: a. Studio/1BR units 30 gallon. b. 2BR units 40 gallon. c. 3BR units 50 gallon.	-	When replacing individual apartment water heaters provide the following minimum rated sizes: a. Studio/1BR units 30 gallon. b. 2BR units 40 gallon. c. 3BR units 50 gallon	Clarification and coordination	Internal
-	Water heater temperature and pressure relief valve must discharge through CPVC, PEX or Copper pipes and terminate between 2" and 6" from the pan.	-	Water heater temperature and pressure relief valve must discharge through CPVC, PEX or Copper pipes and terminate between 2" and 6" from the pan.	Coordination with NSPIRE requirement	Internal

Electrical					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	-	All switches, outlets and cover plates that are painted, damaged or worn, are to be replaced and are to match in color and design.	All electrical devices must be operational. All switches, outlets and cover plates that are painted, damaged or worn, must be replaced.	Clarification	Internal
-	-	-	On a room by room basis, all electrical devices and cover plates must match in color and design.	Clarification	Internal
-	-	-	Provide ground fault outlets with in 6ft. of a water source.  EXCEPTION 1: Outlets designated for a major appliance.  EXCEPTION 2: Outlets located below the countertop and enclosed in a cabinet.  EXCEPTION 3: Outlet and water source in separate rooms.	Coordination with NSPIRE requirement	Internal
Kitchens are to have a minimum of one light fixture 4 feet long with either LED or two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot candles distributed across all countertops.	Kitchens are to have a minimum of one light fixture 4 feet long with either LED or two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot candles distributed across the leading edge of all countertops.	Kitchens are to have a minimum of one light fixture 4 feet long with either LED or two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot candles distributed across all countertops.	Kitchens are to have a minimum of one light fixture 4 feet long with either LED or two 32 watt fluorescent bulbs, or lighting fixture(s) that provide a minimum illumination of 30 foot candles distributed across the leading edge of all countertops.	Clarification	Owner and Architect

Electrical ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
-	Provide both an overhead light fixture and a light fixture above each bathroom sink.  EXCEPTION: Half bathrooms may omit the overhead light fixture.	-	Provide a minimum of one permanent light fixture in each bathroom.	Coordination with NSPIRE requirement	Internal
-	-	-	Provide smoke detector in each bedroom and an additional smoke detector in a common space in each unit. Provide at least one smoke detector in a common area on each level of multistory units. Smoke detectors at the lowest level of a unit must be installed on the ceiling directly outside the stair. Ceiling mounted smoke detectors must be more than 4" from a wall. Wall mounted smoke detectors must be mounted between 4"-12" from ceiling. Smoke detectors must be installed more than 3' from windows, doors, and vents, and must be hard wired and interconnected.	Coordination with NSPIRE requirement	Internal
-	-	-	Provide a CO detector immediately adjacent to bedrooms on each floor when unit is serviced by gas fired equipment. Combo smoke/CO detectors are acceptable.	Coordination with NSPIRE requirement	Internal
Exterior fixtures are to be LED, fluorescent, metal halide, high or low pressure sodium, or mercury vapor. Tenant controlled exterior lighting is exempt. Provide exterior lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one-foot candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night.	Provide exterior LED or fluorescent lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one foot-candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night.	Exterior fixtures are to be LED, fluorescent, metal halide, high or low pressure sodium, or mercury vapor. Tenant controlled exterior lighting is exempt. Provide exterior lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one-foot candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night.	Provide exterior lighting to illuminate all parking areas, dumpster pads, building entrances and mailboxes with a minimum of one foot-candle of illumination. Provide illumination so that building numbers and apartment numbers are legible at night. New and replacement exterior fixtures are to be LED or fluorescent. Exterior fixture type and color temperature must match throughout site. EXCEPTION: Tenant controlled exterior lighting.	Betterment	Internal
Where a permanent dehumidification system is not provided for all units, provide an outlet for a future dehumidifier. Identify outlet location in drawings and coordinate with architectural. Locate outlet such that when dehumidifier is installed, power cord will not be visible from a habitable space.	Where a permanent in-unit dehumidifier, or a balanced, whole-building DOAS dehumidification system is not provided for all units, provide an outlet for a future dehumidifier. Identify outlet location in drawings and coordinate with architectural. Locate outlet such that when dehumidifier is installed, power cord will not be visible from a habitable space.	(no MDCR for dehumidification in rehab)	(no MDCR for dehumidification in rehab)	Clarification	Internal



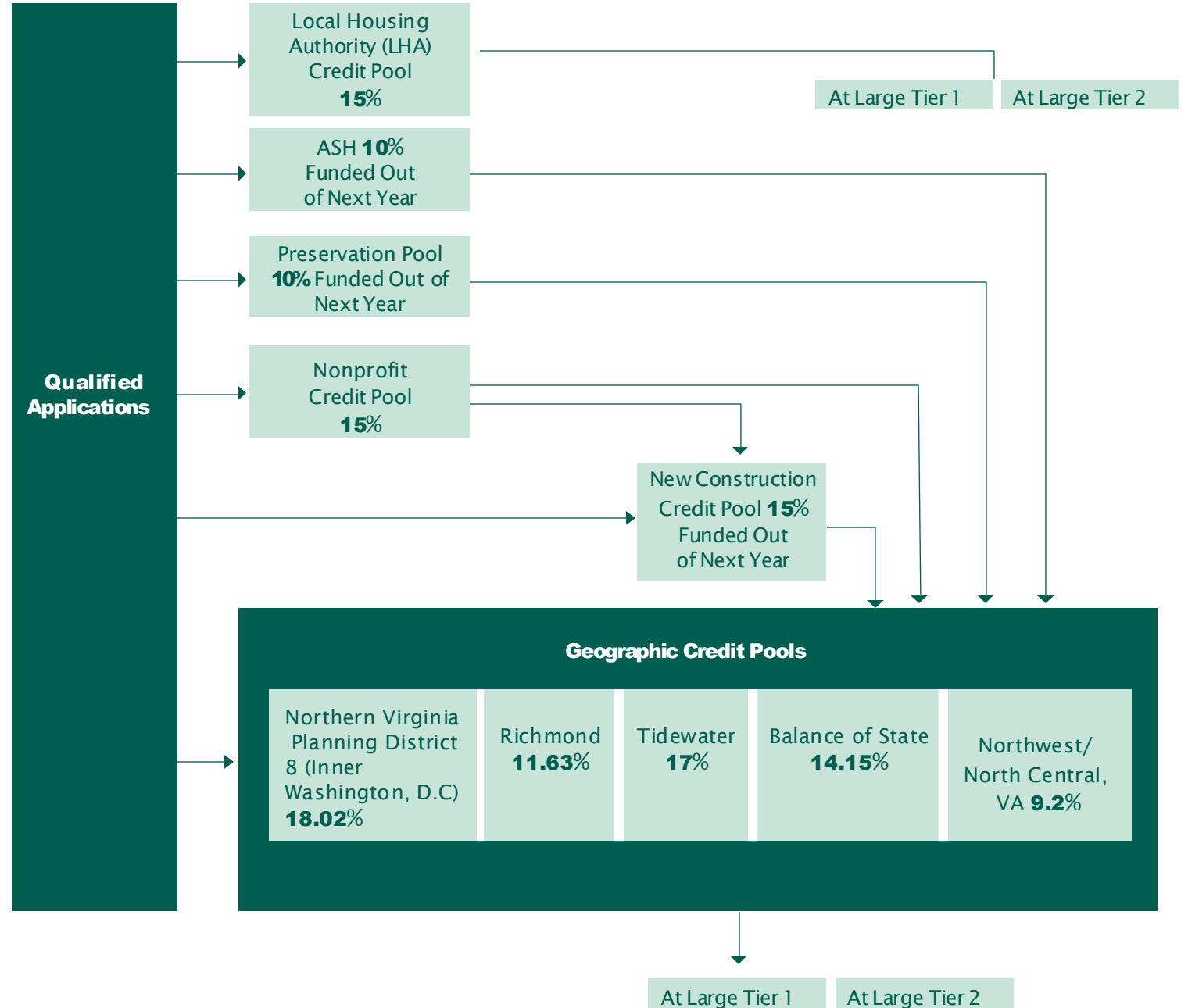
Electrical ... continued					
New Construction		Rehabilitation		Effect (Why Update)	Requested by
Current 2024	Proposed 2025	Current 2024	Proposed 2025		
<p>Pre-wire cable TV and internet outlets for all bedrooms, living rooms, family rooms, and dens. Provide a minimum of one landline telephone outlet in each apartment. Provide interface for incoming service at one central location per building. All wiring for the interior and exterior of the building is to be concealed within the walls.</p>	<p>Pre-wire cable TV and internet outlets for all bedrooms, living rooms, and dens. All units must provide working infrastructure with an internet service provider. Provide interface for incoming service at one central location per building. All wiring for the interior and exterior of the building is to be concealed within the walls, floors, or ceiling.</p> <p>EXCEPTION 1: Incoming power and telecommunication wiring run vertically in conduit from grade to the meter(s) and interface without horizontal runs.</p> <p>EXCEPTION 2: Wiring in metal conduit exposed on masonry or concrete structure inside building stairways and breezeways, parking garages, and spaces with no resident access. Conduit must be painted to match adjacent surface, run orthogonally and tight to corners of walls, floors, or ceilings.</p>	<p>All wiring for the interior and exterior of the building is to be concealed within the walls, ceiling or floor systems. Cable TV, internet and/or telephone wiring exposed within individual apartment units may be accepted when fastened to the edges of baseboards and/or door casings and not crossing any portion of floors, doorways or openings. Exposed electrical service to the building is to be in conduit and run vertically to the meter without horizontal runs.</p>	<p>All wiring for the interior and exterior of the building is to be concealed within the walls, ceiling or floor systems.</p> <p>EXCEPTION 1: Cable TV, internet and/or telephone wiring exposed within individual apartment units may be accepted when fastened to the edges of baseboards and/or door casings and not crossing any portion of floors, doorways or openings.</p> <p>EXCEPTION 2: Incoming power and telecommunication wiring run vertically in conduit from grade to the meter(s) and interface without horizontal runs.</p> <p>EXCEPTION 3: Overhead electrical service to the building in metal conduit, run vertically to the meter without horizontal runs, and painted to match adjacent surface.</p> <p>EXCEPTION 4: Wiring in metal conduit in lengths 18" or less, outside of apartments, painted to match adjacent surface.</p> <p>EXCEPTION 5: Wiring in metal conduit exposed on masonry or concrete structure inside building stairways and breezeways, parking garages, and spaces with no resident access. Conduit must be painted to match adjacent surface, run orthogonally and tight to corners of walls, floors, or ceilings.</p>	<p>Addressing recurring waiver requests – specifically land line removal and allowing small amounts of exposed conduit</p>	<p>Owner</p>

# Q&A

# Pools and Housing Credits

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# Rules of Ranking



# 2025 Pool Percentages

<b>Pool</b>	<b>Pool %</b>
Nonprofit Pool	15.00%
New Construction Pool	15.00%
Northern Virginia	18.02%
Northwest / North Central	9.20%
Richmond MSA	11.63%
Tidewater	17.00%
Balance of State	14.15%
Local Housing Authority	15.00%
Accessible Supportive Housing	10.00%
Preservation	10.00%

Denote Forward Funded Pools

# Estimated Housing Credits 2025

- Per Capita Credits  
\$3.00 per person\*
- ▶ Returned Credits:
- ▶ National Pool:
- Tier I
- New Construction:
- Accessible Supportive Housing Pool:
- Estimated 2025 Credits:

	\$ 26,147,094
	\$0
	\$100,000
	(\$6,141,331)
	(\$2,948,334)
	(\$2,342,131)
	\$14,815,298

\*Population Estimate = 8,715,698  
(U.S. Census Bureau 7/1/24)

# Estimated 9% Housing Credits 2025

- 2025 Capita Credits

	\$14,815,298
▶ New Construction :	\$3,922,064
▶ Accessible Supportive Housing Pool :	\$2,614,709
▶ Preservation Pool:	\$2,614,709
• Maximum Estimated Credits:	\$23,966,780

- ▶ New Construction :

- ▶ Accessible Supportive Housing Pool :

- ▶ Preservation Pool:

- Maximum Estimated Credits:

\*Population Estimate = 8,715,698  
(U.S. Census Bureau 7/1/24)

# Estimated Housing Credits by Pool

Pool	2025 Credits	
Nonprofit Pool	\$	2,222,294
New Construction Pool	\$	3,922,064
Northern VA	\$	2,669,717
NW/NC	\$	1,363,007
Richmond	\$	1,723,019
Tidewater	\$	2,518,601
Balance of State	\$	2,096,365
Local Housing Authority	\$	2,222,294
Accessible Supportive Housing	\$	2,614,710
Preservation	\$	2,614,710
<b>Total Estimate</b>	<b>\$</b>	<b>23,966,780</b>



We gave it all away!

talk to your legislator!

**Housing Opportunity**  
**Tax Credit**  
**(HOTC)**

# 2025 Cost Limits – Per Square Foot

<b>Cost Limits</b>	<b>New Construction</b>	<b>Rehab</b>
Northern Virginia and ASH	\$497	\$372
Richmond, Tidewater, NW/NC	\$328	\$241
Balance of State	\$239	\$192

# 2025 Cost Limits – Per Unit

<b>Cost Limits</b>	<b>New Construction</b>	<b>Rehab</b>
Northern Virginia and ASH	\$533,792	\$449,063
Richmond, Tidewater, NW/NC	\$315,423	\$235,006
Balance of State	\$288,464	\$222,528

# 2025 Reminders

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# Application Submission & Review

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- ▶ 9% - 48-hour Mandatory Item Response Window
- ▶ 4% - Two Month Window for all items (except A&E)
- ▶ Incomplete Apps will be rejected, will require an additional application fee and will go the bottom of queue
- ▶ Any development that includes a Public Housing Authority in the ownership structure or are participating in the Rental Assistance Demonstration (RAD) program, or other PHA conversion to project-based rental assistance must arrange a meeting with Authority staff at the time of LNI submission.

# 9% Blackout Period

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- ▶ 1) all comments and responses during the mandatory item review, points scoring, and comment and rebuttal periods must be in writing so that they may be posted to the website; and
- ▶ 2) to ensure a level playing field, staff will not meet with individual applicants during these periods (from application deadline to June Board meeting) to discuss the scoring and ranking of 9% applications.

# Change Request Process

## VHDA LIHTC Change Request Form

Please submit document, via email, to [taxcreditapps@vhda.com](mailto:taxcreditapps@vhda.com) \*Please submit this document in Word format.

### Property Information (Required)

#### Development Name:

Street:

City:

### Requester Information (Required)

Name:

Email:

Date:

### VHDA Information (Required)

Request Date:

Request Number:

Regulation Year:

### Waiver Request Information (Required)

**Define Requirement** \*Please define the requirement requesting to be waived/changed as well as the regulation year and type of construction.

**Request Explanation** \*Please give a brief explanation of why this waiver should be considered.

\*Please attach any supporting documentation and submit to VHDA. Submittal of this form to VHDA does not guarantee exemption from requirements. Requests will be approved, approved with conditions, or rejected in writing by the VHDA TC Allocation Department.



## Virginia Housing Waiver Request Form

All developments must comply with the Minimum Design and Construction Requirements. Virginia Housing recognizes that it may not always be possible to meet all requirements. Therefore, waivers will be considered on a case by case basis.

To request a waiver, please submit this document via email to [waiver@virginiahousing.com](mailto:waiver@virginiahousing.com) AND carbon copy (cc) your Virginia Housing Construction Development Officer and/or Tax Credit Allocation Officer.

### Property Information (Required)

Development Name:

Street:

City:

### Requester Information (Required)

Name:

Email:

Date:

### Virginia Housing Information (Required)

Request Date:

VHDA Project Number:

Request Number:

VHDA Deal Number:

Regulation Year:

Tax Credit Only:

### Virginia Housing Information (If Available)

Development Officer:

Tax Credit Allocation Officer:

Construction Control Officer:

### Waiver Request Information (Required)

**Define Requirement** \*Please define the requirement requesting to be waived, the regulation year and type of construction.

**Request Explanation** \*Please give a brief explanation of why this waiver should be considered.

\*Please attach any supporting documentation and submit to Virginia Housing. Submittal of this form to Virginia Housing does not guarantee exemption from requirements. Waiver requests will be reviewed by the Design and Construction Review Committee and a response will be emailed to the requester.

# Subsidy Layering Review

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- ▶ PHA must submit request letter to [SLR@VirginiaHousing.com](mailto:SLR@VirginiaHousing.com)
- ▶ Public Housing Units *not* owned by PHA, must go to HUD
- ▶ Notify once uploaded, allow 6-8 weeks minimum
- ▶ Fee due once complete





# 2025 Schedule

Date	Description
December 1, 2024	<b>Locality Notification Information (LNI) Deadline (4% Round 1)</b>
January 15, 2025	4% Application Deadline (Round 1)
January 27, 2025	LNI Deadline (9%)
March 13, 2025	<b>9% Competitive and Accessible Supportive Housing (ASH) Application Deadline</b>
March 17, 2025	LNI Deadline (4% Round 2)
March 20, 2025	9% Competitive and Accessible Supportive Housing (ASH) Applications Posted to the Website
May 1, 2025	<b>4% Application Deadline (Round 2)</b>
May 15, 2025	Preliminary Rankings Announced /Begin Comment Period
May 17, 2025	<b>LNI Deadline (4% Round 3)</b>
May 22, 2025	End Comment Period, Begin Rebuttal
May 29, 2025	End Rebuttal
June 12, 2025	<b>Post Final Rankings</b>
June 26, 2025	<b>Review Final Rankings with Virginia Housing Board of Commissioners</b>
July 1, 2025	<b>4% Application Deadline (Round 3)</b>
Mid-July, 2025	Virginia Housing mails reservation documents including Agreement, Contract to Enforce Representations, Extended Use Agreement, and Gross Floor Rent Election.
September 1-30, 2025	Time frame to submit credit refresh requests
September 25, 2025	<b>Allocation Applications Due</b>
Mid-October, 2025	<b>10% Tests Due (30 days prior to 12-month deadline)</b>
Mid-November, 2025	Finalize 2025 Allocations and send Carryforward Agreements


# Job Opportunities to Low Income Residents

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Virginia Housing encourages developers to provide job training, employment and/or contracting opportunities to low/very low-income residents in communities where LIHTC developments are rehabbed/constructed.



**USE ACCURATE NUMBERS** and  
You are responsible for meeting all  
Virginia Housing Minimum Design  
and Construction Requirements  
(MDCR)



**Get on  
our email list!**



# Thank You.

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