

NOTICE

The Policy and Programs Committee of the Board of Directors of the Tennessee Housing Development Agency will meet at 9:00 AM CST on January 22, 2004 on the 12th floor of the Parkway Towers building located at 404 James Robertson Parkway in Nashville, Tennessee. At this meeting, the Policy and Programs Committee of the Board of Directions of the Tennessee Housing Development Agency may consider one or more of the amendments to the 2004 Low-Income Housing Tax Credit Qualified Allocation Plan listed below.

The Board of Directions of the Tennessee Housing Development Agency will meet at 1:00 PM CST on January 22, 2004 on the 12th floor of the Parkway Towers building located at 404 James Robertson Parkway in Nashville, Tennessee. At this meeting, the Board of Directions of the Tennessee Housing Development Agency may consider and adopt one or more of the amendments to the 2004 Low-Income Housing Tax Credit Qualified Allocation Plan listed below.

1. Page 11, Part VII-A-4-a-(v), minimum rehabilitation requirement

Current language:

If the development proposed in the Initial Application involves rehabilitation, rehabilitation hard costs (number from line item "Rehabilitation Hard Costs" in section 3, column A of Attachment 15: Development Costs) must be at least twenty-five percent (25%) of total development costs (number from section 12, column A of Attachment 15: Development Costs). Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609

Proposed amended language:

If the development proposed in the Initial Application involves rehabilitation and does not involve tax-exempt financing, rehabilitation hard costs (number from line item "Rehabilitation Hard Costs" in section 3, column A of Attachment 15: Development Costs) must be at least twenty-five percent (25%) of total development costs (number from section 12, column A of Attachment 15: Development Costs). If the development proposed in the Initial Application involves rehabilitation and involves tax-exempt financing, rehabilitation hard costs must be the greater of (A) twenty percent (20%) of building acquisition costs or (B) an amount sufficient to satisfy the requirements of Section 42(e)(3)(A)(ii). Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609

2. Page 8, Part VII-A-1 and page 15, Part VII-B, minimum score required

Current Language:

Requires minimum score of 186 out of possible 305 points.

Proposed amended language:

Require minimum score of 125 out of possible 305 points.

3. Page 32, Part XIV-B-1 and page 32, Part XIV-B-4, modifications

Current Language:

1. Eligibility for Tax Credits and reservations of Tax Credits are based solely on the information contained in the Initial Application, including without limitation, elections made or points claimed in the Initial Application. Consequently, no modifications or changes shall be approved that alter or change, in any way, eligibility established in, elections made in, or points claimed in the Initial Application.

4. Once a Carryover Allocation Agreement is issued by THDA, no further changes or modifications, including, without limitation, site changes, ownership changes, developer changes or other changes are permitted until after all units in the development as proposed in the Initial Application are placed in service.

Proposed amended language:

1. Eligibility for Tax Credits and reservations of Tax Credits are based solely on the information contained in the Initial Application, including without limitation, elections made or points claimed in the Initial Application.

4. Once a Carryover Allocation document is issued by THDA, no further changes or amendments, including, without limitation, site changes, ownership changes, developer changes or other changes that would affect eligibility or scoring of the Initial Application are permitted until after all units in the development as proposed in the Initial Application are placed in service.