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MEMORANDUM

TO: All 2014 Competitive Low-Income Housing Tax Credit Applicants

FROM: Multifamily Development Division

SUBJECT: 2014 Competitive Low-Income Housing Tax Credit Scores and Preliminary Ranking

DATE: June 6, 2014

The following list is the Preliminary Ranking for the 2014 competitive Low-Income Housing Tax Credit Program. The review period has ended in accordance with the 2014 Qualified Allocation Plan (the "2014 QAP"). As indicated in the 2014 QAP, there will be no further review of scoring or ranking of Initial Applications. Tiebreakers and limits have been taken into consideration and tiebreakers are shown on the list. **Initial Applications to which THDA anticipates issuing a Preliminary Award Letter are shaded gray.**

The preliminary scoring and ranking is divided horizontally by black bars into six blocks:

- (1) Non-Profit Set-Aside;
- (2) Public Housing Authority Set-Aside;
- (3) Preservation Set-Aside;
- (4) Special Housing Needs Set-Aside;
- (5) Qualified Census Tract/Community Revitalization Plan Set-Aside;
- (6) General Pool.

The set-aside blocks (1 through 5) include only the Initial Applications to which THDA anticipates issuing a Preliminary Award Letter *from that particular set-aside*. The general pool block (6) includes the shaded Initial Applications to which THDA anticipates issuing a Preliminary Award Letter *from the general pool*.

Preliminary Award Letters will be issued as soon as possible. We are working diligently to complete this process promptly. Persons involved with Initial Application(s) to which THDA currently anticipates issuing a Preliminary Award Letter may wish to consult Part X of the 2014 QAP to begin the processes of obtaining the standard documentation which will be required.

We appreciate your interest and participation in the 2014 competitive Low-Income Housing Tax Credit program.

If you have questions, please contact:

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THDA LIHTC PRELIMINARY RANKING - 2014 PROGRAM
UPDATED JUNE 06, 2014

2014 APPLICANTS

DEVELOPMENT ID NUMBER	DEVELOPMENT NAME	NP	PHA	CNI RAD	PRESV	SHN	QCT+CRP	SELF SCORE	THDA SCORE	COUNTY	REQUEST PER L.I. UNIT
TN14-045	BUCHANAN WAY APARTMENTS	X				X		297	297	BRADLEY	\$9,134.822
TN14-043	BROAD WAY APARTMENTS	X				X		296	296	PUTNAM	\$10,194.159
TN14-009	REDDICK STREET APARTMENTS	X	X	X				288	288	WILLIAMSON	\$17,185.781
TN14-003	EAGLEWOOD ESTATES				X			299	296	OBION	\$6,444.225
TN14-031	REELFOOT APARTMENTS				X			296	296	OBION	\$6,712.375
TN14-032	GARDEN GROVE APARTMENTS				X			296	296	PUTNAM	\$6,734.325
TN14-006	RIDGECREST APARTMENTS				X	X		299	296	HARDEMAN	\$7,617.429
TN14-013	SOUTHSIDE MANOR APARTMENTS				X			296	296	OBION	\$10,075.758
TN14-015	HENRY MANOR APARTMENTS				X	X		296	296	HAMBLEN	\$10,200.000
TN14-026	WESLEY HIGHLAND MEADOWS	X			X	X		298	295	SHELBY	\$4,215.000
TN14-047	THE PRESERVE AT HARDWICK					X		297	297	BRADLEY	\$11,875.000
TN14-030	GOLDEN OAKS VILLAGE				X	X	X	292	292	MACON	\$6,554.404
TN14-048	LOBELVILLE VILLAGE APARTMENTS				X		X	292	292	PERRY	\$6,686.031
TN14-046	LAFAYETTE LANDING						X	292	292	MACON	\$10,833.333
TN14-033	AVERY PARK APARTMENTS							298	298	MACON	\$12,531.688
TN14-059	OLIVER CROSSING							298	298	PERRY	\$15,423.083
TN14-074	CUMBERLAND LANDING							296	296	PUTNAM	\$9,989.000
TN14-040	WALTERS RIDGE APARTMENTS					X		296	296	HAMBLEN	\$9,999.045
TN14-041	QUINLAND RIDGE APARTMENTS					X		296	296	PUTNAM	\$10,409.156
TN14-007	THE PEAKS OF TAZEWELL	X						296	296	CLAIBORNE	\$10,658.893
TN14-081	GREENWOOD PLACE							296	296	PUTNAM	\$10,921.875
TN14-082	RUTLEDGE PLACE							296	296	HAMBLEN	\$10,921.875
TN14-083	WARE PARK							296	296	OBION	\$10,921.875
TN14-055	RAINES EAST							296	296	HARDEMAN	\$10,929.688
TN14-072	HIGHLAND CROSSING							296	296	OBION	\$10,934.900
TN14-053	TAZEWELL PLACE							296	296	CLAIBORNE	\$10,945.313
TN14-036	QUINLAND POINTE APARTMENTS							296	296	PUTNAM	\$12,601.875
TN14-070	COVENANT CORNERS	X				X		296	296	HARDEMAN	\$15,310.771
TN14-069	CHLOE LANE	X						296	296	HAMBLEN	\$15,480.875
TN14-002	KINGSPOUT WEST				X			298	295	HAWKINS	\$6,348.689
TN14-085	HICKORY HILLS APARTMENTS				X			298	295	HAWKINS	\$7,951.292
TN14-038	NEW BLOSSOM PHASE II							295	295	SHELBY	\$9,543.440
TN14-050	HANCOCK RIDGE APARTMENTS							295	295	HAMILTON	\$9,600.000
TN14-065	THE GARDEN AT EDEN SQUARE							295	295	SHELBY	\$10,575.483
TN14-073	MOSSY CREEK							295	295	JEFFERSON	\$10,772.078
TN14-052	BROADWAY PARK							296	295	JEFFERSON	\$11,266.667
TN14-077	CREEKSIDE PLACE APARTMENTS					X		295	295	JEFFERSON	\$11,756.364
TN14-027	THE PRESERVE AT HAMILTON					X		295	295	HAMILTON	\$11,849.096
TN14-035	MAURY ACADEMY LOFTS	X						298	295	JEFFERSON	\$13,295.455
TN14-037	KILLION POINTE APARTMENTS							295	295	JEFFERSON	\$13,522.850
TN14-084	OLD HICKORY TOWERS (TN95-100)	X			X	X		297	294	DAVIDSON	\$4,953.917
TN14-042	HICKORY RIDGE APARTMENTS					X		294	294	DAVIDSON	\$9,750.283
TN14-016	THE PARK AT LEIGH SPRINGS II	X						294	294	RUTHERFORD	\$9,810.765
TN14-039	THE RIDGE AT MURFREESBORO							294	294	RUTHERFORD	\$11,666.770
TN14-001	BRADBURN OAKS							294	294	DAVIDSON	\$12,334.940
TN14-078	LAFAYETTE PLACE					X	X	292	292	MACON	\$12,178.036
TN14-028	THE LEGACY AT ST. ANDREWS	X						292	292	WILSON	\$13,207.738
TN14-058	WHITE OAK CROSSING						X	298	292	MACON	\$13,972.222
TN14-057	FLORIDA BLUFF APARTMENTS					X		292	292	SHELBY	\$14,350.094
TN14-025	HAYES LANDING						X	298	292	MACON	\$16,297.559
TN14-051	WOOD FALLS APARTMENTS						X	291	291	BRADLEY	\$9,349.833
TN14-022	BOONE LAKE VILLAGE							291	291	WASHINGTON	\$11,367.700
TN14-060	SPENCER CROSSING						X	297	291	BRADLEY	\$12,916.667
TN14-068	HIGHLAND GARDENS APARTMENTS				X	X	X	296	290	HARDEMAN	\$7,684.423
TN14-005	BAXTER APARTMENTS				X		X	293	290	PUTNAM	\$7,704.650
TN14-034	THE VILLAGE AT BARKLEY LANDING				X		X	293	290	HAMBLEN	\$7,908.422
TN14-080	MCCAIN GREEN						X	290	290	HARDEMAN	\$10,921.875
TN14-008	THE PEAKS OF MORRISTOWN	X					X	290	290	HAMBLEN	\$10,923.514
TN14-054	MERCHANTS PLACE						X	290	290	HAMBLEN	\$10,929.688
TN14-010	IVY TERRACE APARTMENTS						X	290	290	PUTNAM	\$10,997.059
TN14-061	MCKINNEY GREENE						X	296	290	HAMBLEN	\$12,812.563
TN14-076	COOKEVILLE PLACE						X	290	290	PUTNAM	\$13,551.982
TN14-062	SEASONS CROSSING						X	296	290	CLAIBORNE	\$14,346.833
TN14-044	WEST VILLA WAY APARTMENTS	X				X		295	289	MCMINN	\$9,816.986
TN14-017	UPTOWN APARTMENTS						X	295	289	SHELBY	\$10,494.733
TN14-079	PEAKS OF ATHENS	X					X	289	289	MCMINN	\$11,244.844
TN14-021	EASTGATE CROSSING						X	295	289	JEFFERSON	\$11,286.413
TN14-023	OAKVILLE MANOR					X	X	295	289	SHELBY	\$13,558.113
TN14-064	HERITAGE TRAIL PHASE I						X	289	289	SHELBY	\$14,102.564
TN14-066	CROMWELL POINTE		X				X	289	289	HAMILTON	\$16,174.882
TN14-075	FAIRWAY MANOR PHASE II	X				X		289	289	SHELBY	\$22,611.321
TN14-071	OCTOBER HOMES II						X	294	288	DAVIDSON	\$9,479.167
TN14-011	YORKSHIRE APARTMENTS							287	287	GILES	\$10,657.094
TN14-019	KIRBY POINTE APARTMENTS	X						289	286	SHELBY	\$6,489.583
TN14-029	HERITAGE OAKS SENIOR LIVING RESIDENCES	X					X	295	286	SHELBY	\$13,750.000
TN14-004	SOUTH MAIN ARTSPACE LOFTS	X						286	286	SHELBY	\$21,464.523
TN14-020	DUNBAR APARTMENTS		X			X	X	285	285	WASHINGTON	\$12,011.354
TN14-012	WYNDMERE						X	284	284	COFFEE	\$10,535.679
TN14-063	MASON VILLAGE						X	283	283	SHELBY	\$9,172.338
TN14-014	FIVE POINTS SENIOR BUILDING	X				X	X	286	283	KNOX	\$11,202.389
TN14-067	ATHENS MEWS				X			280	280	MCMINN	\$7,404.569
TN14-056	AUTUMN TERRACE APARTMENTS		X				X	284	278	CUMBERLAND	\$12,868.550
TN14-049	AHEPA 346 MOSES SCHOOL APARTMENTS	X				X	X	286	277	KNOX	\$14,099.744
TN14-018	BRENTWOOD ESTATES				X		X	276	273	HAYWOOD	\$4,027.426
TN14-024	FOREST BEND (WITHDRAWN)						X	294	0	DAVIDSON	\$10,574.957