



Ralph M. Perrey, Executive Director

MEMO

TO: Persons Interested in the Low-Income Housing Tax Credit Program

FROM: Multifamily Development Division

SUBJECT: DRAFT Exhibit 2 for 2015 QAP

DATE: June 25, 2014

The attached tables are a draft of Exhibit 2 (County Needs Scores) to the Low-Income Housing Tax Credit 2015 Qualified Allocation Plan. The County Needs Scores incorporate the following variables:

New Construction

1. Percent of the State's LIHTC Eligible Renters with Housing Problems;
2. Population Growth Rate 2010-2020;
3. Population Growth 2010-2020 as a Percent of the State's Population Growth;
4. Prior Allocation Per Capita LIHTC Eligible Renter Household;
5. Pipeline; and
6. 3-Year Average Vacancy Rate.

Preservation or Rehabilitation

1. Percent of the State's LIHTC Eligible Renter Household with Housing Problems;
2. Aged LIHTC Units (15+ years) as a Percent of the County's LIHTC Units;
3. Aged LIHTC Units (15+ years) as a Percent of the State's total LIHTC Units; and
4. Prior Allocation of Rehab Credits per Capita LIHTC Eligible Renter Households.

In accordance with the Tax Credit Committee's instructions at the May 27, 2014 meeting, the County Needs Scores have been grouped into "tiers". All counties within the same tier will receive the same County Needs Score. The 3-Year Average Vacancy Rate data is as of May 31, 2014. **The 3-Year Average Vacancy Rate data has been updated since the May 27, 2014 meeting, causing some of the needs scores to change.** All other data for the variables is the most current available, except for Prior Allocation and Pipeline as noted below.

1. Committee-recommended method – this set of scores uses Prior Allocation (New Construction and Preservation/Rehabilitation) and Pipeline (New Construction

only) data through **2013** and sets Tier 1 for New Construction at 10 counties and Tier 1 for Preservation/Rehabilitation at 8 counties.

2. Alternative method – this set of scores uses Prior Allocation (New Construction and Preservation/Rehabilitation) and Pipeline (New Construction only) data through **2014** and sets Tier 1 for New Construction at 15 counties and Tier 1 for Preservation/Rehabilitation at 15 counties.

Comments regarding the attached tables should be submitted no later than 12:00 PM Central Time on July 14, 2014. Please submit comments to Michael Blade, Director and Assistant Legal Counsel for Multifamily Development, at MBlade@THDA.org.

If you have questions, please contact Michael Blade at 615/815-2029 or the email address above.

2015 NEW CONSTRUCTION
COMMITTEE RECOMMENDED NEEDS SCORE

COUNTY	SCORE	RANK	TIER	VIABLE
Davidson	23	1	I	Y
Rutherford	21	2	I	Y
Shelby	20	3	I	Y
Knox	17	4	I	Y
Montgomery	15	5	I	Y
Williamson	14	6	I	Y
Wilson	14	7	I	Y
Hamilton	14	8	I	Y
Fayette	13	9	I	Y
Sumner	13	10	I	Y
Sevier	12	11	II	Y
Putnam	12	12	II	Y
Tipton	11	13	II	Y
Blount	11	14	II	Y
Bradley	11	15	II	Y
Monroe	11	16	II	Y
Sequatchie	10	17	III	Y
Coffee	10	18	III	Y
Madison	10	21	III	Y
Washington	10	22	III	Y
Claiborne	10	23	III	Y
Hamblen	9	25	III	Y
Scott	9	26	III	Y
Decatur	9	27	III	Y
Wayne	9	29	III	Y
Campbell	9	30	IV	Y
White	9	32	IV	Y
Warren	9	33	IV	Y
Lake	9	34	IV	Y
Henderson	9	36	IV	Y
Clay	9	37	IV	Y
McMinn	9	40	IV	Y
Cannon	9	42	IV	Y
Dyer	9	45	IV	Y
DeKalb	9	46	IV	Y
Cocke	9	47	IV	Y
Hawkins	8	48	IV	Y
Overton	8	49	IV	Y
Morgan	8	50	IV	Y
Greene	8	51	IV	Y
Cheatham	8	52	IV	Y
Jefferson	8	53	IV	Y
Bedford	8	54	IV	Y
Sullivan	8	56	IV	Y
Chester	8	59	IV	Y
Lewis	8	60	IV	Y
Jackson	8	61	IV	Y

COUNTY	SCORE	RANK	TIER	VIABLE
Loudon	8	63	IV	Y
Meigs	8	64	IV	Y
Carter	8	65	IV	Y
Crockett	7	66	IV	Y
Giles	7	70	V	Y
Anderson	7	71	V	Y
Hancock	7	72	V	Y
Unicoi	7	73	V	Y
Hardeman	7	75	V	Y
Weakley	7	76	V	Y
Dickson	6	79	V	Y
Robertson	6	81	V	Y
Hardin	6	82	V	Y
Lincoln	5	83	V	Y
Marion	4	84	V	Y
Marshall	4	85	V	Y
Cumberland	4	86	V	Y
Lauderdale	3	88	V	Y
Grundy	3	89	V	Y
Haywood	3	91	V	Y
Rhea	2	92	V	Y
Henry	2	93	V	Y
Carroll	1	94	V	Y
Benton	0	95	VI	Y
Moore	10	19	VI	N
Smith	10	20	VI	N
Hickman	9	24	VI	N
Johnson	9	28	VI	N
Van Buren	9	31	VI	N
Maury	9	39	VI	N
Franklin	9	35	VI	N
Grainger	9	38	VI	N
Fentress	9	41	VI	N
Trousdale	9	43	VI	N
Houston	8	55	VI	N
Polk	8	58	VI	N
Stewart	8	57	VI	N
Union	7	67	VI	N
Roane	7	68	VI	N
Pickett	7	69	VI	N
McNairy	7	74	VI	N
Humphreys	7	77	VI	N
Bledsoe	6	80	VI	N
Lawrence	3	90	VI	N
Gibson	4	87	VI	N
Perry	8	62	VI	N
Obion	9	44	VI	N
Macon	6	78	VI	N

2015 NEW CONSTRUCTION
ALTERNATIVE NEEDS SCORE

COUNTY	SCORE	RANK	TIER	VIABLE
Davidson	23	1	I	Y
Rutherford	22	2	I	Y
Shelby	21	3	I	Y
Knox	17	4	I	Y
Montgomery	16	5	I	Y
Wilson	15	6	I	Y
Hamilton	14	7	I	Y
Fayette	14	8	I	Y
Sumner	14	9	I	Y
Williamson	14	10	I	Y
Blount	13	11	I	Y
Sevier	13	12	I	Y
Washington	12	13	I	Y
Tipton	12	14	I	Y
Monroe	11	15	I	Y
Sequatchie	11	16	II	Y
Coffee	11	17	II	Y
Madison	11	20	II	Y
Greene	10	21	II	Y
Scott	10	23	II	Y
Decatur	10	24	II	Y
Wayne	10	26	II	Y
Campbell	10	27	II	Y
Carter	10	29	II	Y
White	10	30	II	Y
Sullivan	10	32	II	Y
Warren	10	33	II	Y
Lake	10	34	II	Y
Bedford	10	35	II	Y
Henderson	10	37	II	Y
Clay	10	38	III	Y
McMinn	10	40	III	Y
Cannon	10	42	III	Y
Benton	10	43	III	Y
Loudon	10	44	III	Y
Dyer	10	45	III	Y
DeKalb	10	47	III	Y
Cocke	9	48	III	Y
Hawkins	9	49	III	Y
Overton	9	50	III	Y
Morgan	9	51	III	Y
Cheatham	9	52	III	Y
Jefferson	9	53	III	Y
Chester	9	57	III	Y
Jackson	9	58	III	Y
Lewis	9	59	IV	Y
Anderson	9	60	IV	Y

COUNTY	SCORE	RANK	TIER	VIABLE
Meigs	9	61	IV	Y
Robertson	9	62	IV	Y
Crockett	9	63	IV	Y
Haywood	8	67	IV	Y
Giles	8	68	IV	Y
Hancock	8	69	IV	Y
Unicoi	8	70	IV	Y
Weakley	8	72	IV	Y
Bradley	8	74	IV	Y
Dickson	7	75	IV	Y
Rhea	7	76	IV	Y
Cumberland	7	77	IV	Y
Hardin	7	78	IV	Y
Marshall	7	79	V	Y
Putnam	6	83	V	Y
Lincoln	6	84	V	Y
Marion	6	85	V	Y
Henry	5	86	V	Y
Lauderdale	5	87	V	Y
Hamblen	5	88	V	Y
Grundy	5	89	V	Y
Claiborne	5	90	V	Y
Hardeman	4	91	V	Y
Carroll	3	93	V	Y
Moore	11	18	VI	N
Smith	11	19	VI	N
Hickman	10	22	VI	N
Johnson	10	25	VI	N
Van Buren	10	28	VI	N
Maury	10	31	VI	N
Franklin	10	36	VI	N
Grainger	10	39	VI	N
Fentress	10	41	VI	N
Trousdale	10	46	VI	N
Houston	9	54	VI	N
Polk	9	55	VI	N
Stewart	9	56	VI	N
Union	8	64	VI	N
Roane	8	65	VI	N
Pickett	8	66	VI	N
McNairy	8	71	VI	N
Humphreys	8	73	VI	N
Bledsoe	7	80	VI	N
Lawrence	7	81	VI	N
Gibson	7	82	VI	N
Perry	4	92	VI	N
Obion	0	94	VI	N
Macon	0	95	VI	N

2015 PRESERVATION
COMMITTEE RECOMMENDED NEEDS SCORE

COUNTY	SCORE	RANK	TIER
Shelby	23	1	I
Davidson	18	2	I
Rutherford	12	3	I
Bradley	12	4	I
Knox	11	5	I
Sumner	11	6	I
Hamilton	11	7	I
Wilson	11	8	I
Macon	11	9	II
Wayne	11	10	II
Obion	11	11	II
Claiborne	11	12	II
Hancock	11	13	II
Hardeman	11	14	II
Robertson	10	15	III
Jackson	10	16	III
Moore	10	17	III
Polk	10	18	III
Johnson	10	19	III
Clay	10	20	III
Cannon	10	21	III
Pickett	10	22	III
Stewart	10	23	III
Houston	10	24	III
Trousdale	10	25	III
Meigs	10	26	III
Fentress	10	27	III
Maury	10	28	III
Lake	10	29	III
Scott	10	30	III
Roane	10	31	III
Williamson	10	32	III
Cocke	10	33	III
Hickman	10	34	III
Dickson	10	35	III
Lauderdale	10	36	III
Haywood	10	37	III
Gibson	10	38	III
Tipton	10	39	III
Greene	9	40	IV
Washington	9	41	IV
Monroe	9	42	IV
Union	9	43	IV
Hawkins	9	44	IV
Sevier	9	45	IV
Hamblen	9	46	IV
Madison	9	47	IV

COUNTY	SCORE	RANK	TIER
Montgomery	9	48	IV
Lawrence	9	49	IV
Smith	9	50	IV
Hardin	9	51	IV
Marion	9	52	IV
Putnam	9	53	IV
Blount	9	54	IV
Crockett	9	55	IV
Morgan	9	56	IV
Grundy	9	57	IV
Cumberland	9	58	IV
Dyer	9	59	IV
Grainger	9	60	IV
Franklin	9	61	IV
Fayette	9	62	IV
Coffee	9	63	IV
Anderson	9	64	IV
Warren	9	65	IV
Lincoln	9	66	IV
Carter	9	67	IV
Henry	9	68	IV
Jefferson	8	69	V
Henderson	8	70	V
Loudon	8	71	V
Weakley	8	72	V
Lewis	8	73	V
McMinn	8	74	V
DeKalb	8	75	V
Bedford	8	76	V
Overton	8	77	V
Rhea	8	78	V
Giles	8	79	V
Cheatham	8	80	V
Campbell	8	81	V
Unicoi	8	82	V
Decatur	8	83	V
White	8	84	V
McNairy	8	85	V
Sequatchie	8	86	V
Humphreys	8	87	V
Bledsoe	8	88	V
Perry	8	89	V
Chester	8	90	V
Sullivan	8	91	V
Marshall	7	92	V
Carroll	7	93	V
Benton	6	94	V
Van Buren	0	95	VI

2015 PRESERVATION
ALTERNATIVE NEEDS SCORE

COUNTY	SCORE	RANK	TIER
Shelby	23	1	I
Davidson	16	2	I
Rutherford	10	3	I
Knox	9	4	I
Bradley	9	5	I
Sumner	9	6	I
Hamilton	9	7	I
Wilson	8	8	I
Wayne	8	9	I
Claiborne	8	10	I
Hancock	8	11	I
Jackson	8	12	I
Moore	8	13	I
Polk	8	14	I
Johnson	8	15	I
Clay	8	16	II
Cannon	8	17	II
Pickett	8	18	II
Stewart	8	19	II
Houston	8	20	II
Trousdale	8	21	II
Meigs	8	22	II
Robertson	8	23	II
Fentress	8	24	II
Lake	8	25	II
Scott	7	26	II
Roane	7	27	II
Maury	7	28	II
Williamson	7	29	II
Cocke	7	30	II
Hickman	7	31	III
Dickson	7	32	III
Lauderdale	7	33	III
Haywood	7	34	III
Gibson	7	35	III
Overton	7	36	III
Tipton	7	37	III
Greene	7	38	III
Washington	7	39	III
Monroe	7	40	III
Union	7	41	III
Hawkins	7	42	III
Sevier	7	43	III
Madison	7	44	III
Montgomery	7	45	III
Lawrence	6	46	IV
Smith	6	47	IV

COUNTY	SCORE	RANK	TIER
Hardin	6	48	IV
Marion	6	49	IV
Blount	6	50	IV
Crockett	6	51	IV
Morgan	6	52	IV
Grundy	6	53	IV
Benton	6	54	IV
Cumberland	6	55	IV
Dyer	6	56	IV
Grainger	6	57	IV
Franklin	6	58	IV
Fayette	6	59	IV
Coffee	6	60	IV
Anderson	6	61	V
Warren	6	62	V
Putnam	6	63	V
Lincoln	6	64	V
Carter	6	65	V
Jefferson	6	66	V
Henderson	6	67	V
Loudon	6	68	V
Weakley	6	69	V
Hamblen	5	70	V
Hardeman	5	71	V
DeKalb	5	72	V
Bedford	5	73	V
Macon	5	74	V
Henry	5	75	V
Giles	5	76	VI
Cheatham	5	77	VI
Campbell	5	78	VI
Unicoi	5	79	VI
Decatur	5	80	VI
White	5	81	VI
McNairy	5	82	VI
Sequatchie	5	83	VI
Humphreys	5	84	VI
Bledsoe	5	85	VI
Chester	5	86	VI
Van Buren	5	87	VI
McMinn	4	88	VI
Rhea	4	89	VI
Marshall	4	90	VI
Sullivan	4	91	VI
Lewis	3	92	VI
Carroll	3	93	VI
Obion	2	94	VI
Perry	0	95	VI