



Tennessee Housing Development Agency

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MEMORANDUM

TO: All 2002 Low Income Housing Tax Credit Applicants

FROM: Multifamily and Special Programs Division

SUBJECT: Low Income Housing Tax Credit Program scores for 2002

DATE: August 1, 2002

Enclosed is the scoring matrix for the 2002 Low-Income Housing Tax Credit program. The final review period has ended in accordance with the 2002 Qualified Allocation Plan (QAP), and as indicated in the QAP there will be no further review of scoring or ranking of applications. Tiebreakers have been taken into consideration and are shown on the matrix.

The matrix is divided into five blocks, not for profit applications, PHA applications, small developments, rural applications and urban applications. The first three set aside blocks contain only the applications which were determined to be eligible for those particular set-asides. All others are located in either the corresponding rural or urban set aside blocks. No partial reservations will be made as indicated in the plan.

Reservation notices will be issued in accordance with Part IX of the QAP. The initial reservation notices for applicants successful in receiving credits will not be issued until September. Please do not call us to ask, "how the application looks", or "how it is going". That only delays the process. We will notify you as soon as possible with the reservation notice. High scoring applicants, who are indicated by shading on the matrix, may want to read Part IX. B. of the QAP to begin the processes for the standard documentation which will be required in all reservation notices. Once the reservation notice is actually issued, you will only have approximately 20 business days to produce the required documentation.

The 2003 QAP will be written in October 2002. You are welcome to make public comments concerning the 2003 QAP in writing at any time, or verbally at the public hearing which will be held in November 2002. Notice of the availability of the draft 2002 QAP and the date of the public hearing will be posted on THDA's web site at www.state.tn.us/thda.

We appreciate your interest and participation in the 2002 Low-Income Housing Tax Credit application process.

THDA PRELIMINARY LIHTC RANKING - 2002 PROGRAM
UPDATED AUGUST 1, 2002

PROJECT ID NUMBER	PROJECT NAME	NP	HOPE VI - O PHA - X	SMALL DEVEL.	RURAL	URBAN	SELF SCORE	THDA SCORE	COUNTY	L.I. UNITS	REQUEST PER L.I. UNIT
TN02-051	Wartburg Housing Development	X			X		314	314	MORGAN	64	\$6,489
TN02-044	Knob Hill Apts	X		X		X	302	302	SHELBY	32	\$6,985
TN02-045	Harvest Edge	X		X	X		299	299	HICKMAN	32	\$6,350
TN02-015	Southern Pines	X				X	301	292	SHELBY	314	\$2,225
TN02-014	Uptown Village		X / O			X	316	307	SHELBY	114	\$5,799
TN02-050	Ellington View Apts	X		X		X	292	292	DAVIDSON	32	\$6,870
TN02-023	Willowood Apts		X	X	X		288	288	CUMBERLAND	32	\$6,996
TN02-011	New Rock Creek Rd Apts - Phase II			X	X		286	286	COFFEE	4	\$2,144
TN02-024	Collins Place		X	X	X		282	282	FRANKLIN	28	\$6,467
TN02-030	Cottonwood Estates			X		X	291	282	TIPTON	24	\$7,474
TN02-018	Cherokee Place		X	X		X	279	279	WILLIAMSON	12	\$6,997
TN02-008	Hardeman Homes				X		314	314	HARDEMAN	72	\$6,447
TN02-053	Ethridge Estates				X		314	314	LAWRENCE	72	\$6,500
TN02-056	Pleasant Valley				X		308	308	CLAIBORNE	48	\$6,500
TN02-032	Grove Park				X		316	306	HENRY	80	\$6,200
TN02-034	May Rose Place				X		302	302	HARDIN	64	\$6,500
TN02-033	Briarwood				X		301	301	COFFEE	72	\$6,500
TN02-029	Cypress Creek				X		293	293	PUTNAM	112	\$6,200
TN02-036	Timber Creek				X		301	291	BENTON	48	\$5,358
TN02-027	Hickory Hills Apts				X		286	286	HUMPHREYS	80	\$4,775
TN02-026	Sunswept Village			X	X		229	229	OBION	32	\$5,536
TN02-031	Riverbrook				X		302	0	HAYWOOD	48	\$521
TN02-054	McCallie Homes		X / O			X	321	307	HAMILTON	72	\$6,500
TN02-020	Stone Ridge Apts					X	307	307	HAMILTON	70	\$6,595
TN02-017	Crystal View					X	306	306	HAMILTON	110	\$4,876
TN02-042	Lakeview Apts					X	311	302	SHELBY	152	\$4,605
TN02-007	Memphis 150					X	302	302	SHELBY	150	\$4,667
TN02-048	Metrogreene					X	302	302	DAVIDSON	120	\$5,775
TN02-001	Whispering Meadows					X	302	302	UNICOI	64	\$6,691
TN02-016	Graces Manor					X	302	301	DAVIDSON	104	\$6,722
TN02-025	Chaparral Apts					X	299	299	KNOX	110	\$4,371
TN02-002	Piney Creek Apts					X	299	299	ROBERTSON	144	\$4,771
TN02-049	City View Apts					X	299	299	KNOX	112	\$6,183
TN02-047	17th Street Apts					X	299	299	ROBERTSON	96	\$6,193
TN02-003	Dogwood Place Apts					X	297	297	HAMILTON	140	\$4,998
TN02-040	Hixson Court					X	297	297	HAMILTON	112	\$6,065
TN02-041	Magnolia Gardens					X	292	292	SHELBY	70	\$4,645
TN02-009	Hickory Manor - Phase II					X	292	292	DAVIDSON	64	\$5,029
TN02-012	Jonathan Estates Apts	X				X	292	292	SHELBY	96	\$5,214
TN02-013	Swiss Ridge Apts					X	292	292	DAVIDSON	128	\$5,463
TN02-039	Highland Park Apts	X				X	292	292	SHELBY	112	\$5,804
TN02-022	Orchard Park - Phase II					X	289	289	MONTGOMERY	112	\$5,894
TN02-043	Ashton Meadow Apts					X	293	289	MADISON	72	\$6,499
TN02-006	Springdale Creek Apts					X	285	285	SHELBY	130	\$4,345
TN02-037	Hastings Manor	X				X	284	284	RUTHERFORD	84	\$6,195
TN02-052	Chapel Ridge of Munford					X	282	282	TIPTON	64	\$4,732
TN02-038	The Lakes - Phase III					X	282	282	DAVIDSON	100	\$6,200
TN02-046	Madison Ridge Phase II					X	249	259	DICKSON	63	\$5,703
TN02-005	Skyline Apts					X	289	0	KNOX	144	\$4,861
TN02-019	Hilltop Apts					X	299	0	ROBERTSON	136	\$4,890
TN02-021	Forest View Apts					X	297	0	HAMILTON	128	\$5,469
TN02-028	The Peaks of Knoxville	X				X	298	0	KNOX	76	\$6,203
TN02-010	Village at Jackson					X	279	0	MADISON	71	\$6,592
TN02-035	Carriage Homes			X		X	311	0	SHELBY	32	\$6,999
TN02-055	Southside/Alton Park/MLKing	X				X	301	0	HAMILTON	28	\$7,000
TN02-004	Millennium Apts			X		X	301	0	DAVIDSON	25	\$7,512