



Ralph M. Perrey, Executive Director
Tennessee Housing Development Agency
404 James Robertson Parkway, Suite 1200
Nashville, Tennessee 37243-0900
www.thda.org

MEMORANDUM

TO: All 2013 Competitive Low-Income Housing Tax Credit Applicants

FROM: Multifamily Development Division

SUBJECT: 2013 Competitive Low-Income Housing Tax Credit Scores and Preliminary Ranking

DATE: June 3, 2013

The following list is the Preliminary Ranking for the 2013 competitive Low-Income Housing Tax Credit Program. The review period has ended in accordance with the 2013 Qualified Allocation Plan (the "2013 QAP"). As indicated in the 2013 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 2013 QAP to begin the processes of obtaining the standard documentation which will be required.

We appreciate your interest and participation in the 2013 competitive Low-Income Housing Tax Credit program.

If you have questions, please contact:

Michael Blade, Director and Assistant General Counsel for Multifamily Development
615/815-2029 or MBlade@thda.org

THDA is an equal opportunity, equal access, affirmative action employer.
Telecommunications Device for the Deaf (615) 532-2894

THDA LIHTC PRELIMINARY SCORING & RANKING - 2013 PROGRAM (COMPETITIVE)
 UPDATED JUNE 3, 2013

2013 APPLICATIONS

ID NUMBER	PROJECT NAME	NP	PHA	HOPE VI	PRESV	SPECIAL NEEDS	QCT CRP	SELF SCORE	THDA SCORE	COUNTY	TIE BREAKER
TN13-097	HIDDEN VALLEY APARTMENTS	X			X			276	290	RHEA	\$5,776.138889
TN13-073	GRACE CROSSING	X						276	290	HENRY	\$14,328.625000
TN13-072	MARSHALL GARDENS	X						276	290	GIBSON	\$14,502.062500
TN13-022	MEMPHIS TRIANGLE		X	X			X	272	286	SHELBY	\$14,558.339623
TN13-104	RIDGEVIEW		X		X			276	290	SUMNER	\$8,482.921053
TN13-010	HILLCOURT				X			276	297	CARROLL	\$5,217.435897
TN13-083	HOHENWALD VILLAGE APARTMENTS				X			276	297	LEWIS	\$8,325.145833
TN13-084	MT. PLEASANT VILLAGE APARTMENTS				X			276	297	MAURY	\$8,946.062500
TN13-011	HARRISON MEADOWS				X		X	270	291	HENRY	\$5,279.480000
TN13-025	CUMBERLAND POINTE APARTMENTS				X			276	290	DAVIDSON	\$5,500.000000
TN13-036	MAPLE GROVE APARTMENTS				X			276	290	MARSHALL	\$6,096.766667
TN13-024	MOUNTAIN VIEW APARTMENTS				X			276	290	SULLIVAN	\$6,978.776596
TN13-107	NEW BLOSSOM					X		276	290	SHELBY	\$13,859.375000
TN13-037	CEDAR GLADES APARTMENTS						X	270	291	BEDFORD	\$10,528.640625
TN13-087	BEASLEY POINTE APARTMENTS						X	270	291	DICKSON	\$10,615.238095
TN13-041	CRESCENT BLUFF II							297	297	SHELBY	\$6,469.941176
TN13-086	ANDERSON HALL APARTMENTS							276	297	ANDERSON	\$9,307.000000
TN13-038	CANTER CHASE APARTMENTS							276	297	LAWRENCE	\$10,552.803571
TN13-040	WHITE HOUSE LANDING							276	297	ROBERTSON	\$10,748.930556
TN13-081	STEWART PLACE APARTMENTS							276	297	CUMBERLAND	\$11,740.000000
TN13-063	THE RESERVE AT YORK							276	297	ROBERTSON	\$11,999.000000
TN13-065	THE GROVE AT KENDAL							276	297	ROBERTSON	\$14,999.000000
TN13-071	MYA MANOR							276	297	ROBERTSON	\$15,116.100000
TN13-085	LOUDON HALL APARTMENTS						X	270	291	LOUDON	\$10,922.327273
TN13-117	NORTHSIDE DRIVE APARTMENTS						X	271	291	CUMBERLAND	\$12,673.524750
TN13-064	THE HEIGHTS AT OAKMONT						X	270	291	DICKSON	\$12,999.000000
TN13-079	CEDAR GROVE VILLAGE						X	270	291	WASHINGTON	\$13,348.400000
TN13-076	YORKSHIRE APARTMENTS						X	270	291	GILES	\$13,706.269231
TN13-103	HUNTER RIDGE APARTMENTS							276	290	ANDERSON	\$8,423.291667
TN13-100	GLADE RIDGE APARTMENTS							276	290	SEVIER	\$8,477.000000
TN13-058	COUNTRYSIDE VILLAGE APARTMENTS				X			297	290	GILES	\$8,856.645833
TN13-099	HARDIN RIDGE APARTMENTS							276	290	GREENE	\$8,995.000000
TN13-053	OVERLOOK APARTMENTS							276	290	ROBERTSON	\$9,448.712500
TN13-075	GREENE RIDGE APARTMENTS							276	290	GREENE	\$9,494.803030
TN13-102	THE RIDGE AT LEBANON							276	290	WILSON	\$11,458.333333
TN13-043	LAS BRISAS							276	290	MONTGOMERY	\$12,347.566667
TN13-094	SPENCER CROSSING							276	290	ANDERSON	\$13,736.111111
TN13-095	DOUGLAS GREENE							276	290	JEFFERSON	\$15,150.890625
TN13-028	REDDICK STREET APARTMENTS	X	X					297	290	WILLIAMSON	\$16,898.578125
TN13-014	SOUTH MAIN ARTSPACE LOFTS	X						276	290	SHELBY	\$25,468.181818
TN13-026	TOWNVIEW TOWERS APARTMENTS				X		X	270	284	KNOX	\$3,630.363036
TN13-032	FLENNIKEN SQUARE APARTMENTS				X		X	270	284	KNOX	\$4,147.450980
TN13-008	SOUTHERN OAKS APARTMENTS				X			270	284	CLAY	\$7,766.714286
TN13-007	LIVINGSTON APARTMENTS				X			270	284	OVERTON	\$8,317.179487
TN13-092	ROSEWOOD APARTMENTS				X		X	291	284	WARREN	\$9,021.956522
TN13-082	DUNLAP GARDENS APARTMENTS	X			X		X	270	284	SEQUATCHIE	\$9,227.560000
TN13-054	DERMON LOFTS						X	270	284	SHELBY	\$10,098.160000
TN13-062	PARTRIDGE MEADOWS APARTMENT				X		X	291	284	WARREN	\$10,627.958333
TN13-090	MITCHELL EAST						X	270	284	SHELBY	\$12,500.000000
TN13-044	JAMESTOWN SQUARE						X	270	284	MCMINN	\$13,484.250000
TN13-070	MADDOX MANOR, LP						X	270	284	MCMINN	\$15,808.416667
TN13-118	MCKINNEY GREENE						X	270	284	HAWKINS	\$16,250.000000
TN13-119	OLD HICKORY TOWERS	X			X	X		297	283	DAVIDSON	\$4,953.917051
TN13-057	WHISPERING OAKS APARTMENTS				X			297	283	LAWRENCE	\$8,877.666667
TN13-051	HANCOCK RIDGE APARTMENTS							276	283	SUMNER	\$9,072.515625
TN13-003	MEADOW LANE				X			279	283	DYER	\$9,575.340000
TN13-005	KINGSPORT WEST APARTMENTS				X			279	283	HAWKINS	\$9,637.631068
TN13-004	EAGLEWOOD ESTATES				X			279	283	OBION	\$9,725.800000
TN13-002	KENSINGTON PLACE				X			279	283	DECATUR	\$9,817.968750
TN13-106	THE RIDGE AT ANTIOCH							276	283	DAVIDSON	\$11,458.333333
TN13-116	HERITAGE PLACE APARTMENTS							276	283	BEDFORD	\$12,394.770833
TN13-042	BRADBURN OAKS							297	283	DAVIDSON	\$13,251.686747
TN13-049	THE GARDEN AT EDEN SQUARE							276	283	SHELBY	\$14,791.019231
TN13-046	COTTONWOOD CROSSING							276	280	BRADLEY	\$14,277.900000
TN13-068	MASON VILLAGE						X	264	278	SHELBY	\$8,948.688312
TN13-012	WESTSIDE MANOR APARTMENTS				X			276	277	WARREN	\$4,864.903846
TN13-035	HILL CREST				X		X	270	277	HENDERSON	\$5,978.083333
TN13-105	BIG OAK APARTMENTS				X		X	279	277	KNOX	\$6,153.713333
TN13-031	EAST TOWNE				X			270	277	OBION	\$7,582.656250
TN13-098	MELROSE RIDGE APARTMENTS	X					X	276	277	SEVIER	\$7,950.000000
TN13-001	VILLAGE APARTMENTS				X		X	279	277	CAMPBELL	\$9,555.160000
TN13-052	WOOD FALLS APARTMENTS							276	277	LOUDON	\$10,055.546875
TN13-030	SPARTA VILLAGE							276	277	CUMBERLAND	\$10,072.625000
TN13-017	ATHENS MEWS APARTMENTS				X			276	277	MCMINN	\$10,549.490196
TN13-039	PEAKS OF ATHENS	X					X	276	277	MCMINN	\$11,600.859375
TN13-080	WIND CHASE PLACE APARTMENTS							276	277	RHEA	\$11,882.812500
TN13-091	MCCAIN GREEN						X	270	277	HARDEMAN	\$12,031.250000
TN13-078	IVY TERRACE						X	270	277	BEDFORD	\$13,708.134615
TN13-108	NEW HORIZON APARTMENTS					X		276	277	DAVIDSON	\$14,062.500000
TN13-093	MERCURY POINTE							297	277	RUTHERFORD	\$14,870.584615
TN13-013	PARK RIDGE APARTMENTS						X	276	277	DAVIDSON	\$17,154.843137
TN13-088	EASTOVER						X	270	277	MAURY	\$18,331.500000
TN13-089	DINSMORE							270	277	MADISON	\$18,331.500000
TN13-018	LEBANON SENIOR VILLAGE						X	255	276	WILSON	\$15,943.750000
TN13-015	KINGWOOD ARMS APARTMENTS				X			258	275	COFFEE	\$8,122.916667
TN13-101	GRIGSBY RIDGE APARTMENTS	X					X	261	275	KNOX	\$8,345.171717
TN13-074	DAVIS LANDING						X	261	275	MARSHALL	\$14,409.187500
TN13-019	SPRINGFIELD SENIOR VILLAGE						X	261	275	ROBERTSON	\$14,805.609375
TN13-077	WYNDMERE APARTMENTS						X	267	274	COFFEE	\$13,816.812500
TN13-006	BAXTER APARTMENTS				X			270	271	PUTNAM	\$7,704.650000
TN13-029	THE PARK AT LEIGH SPRINGS II	X						276	270	RUTHERFORD	\$10,969.387755
TN13-020	STEELE CREEK CROSSING							276	270	SULLIVAN	\$11,415.755556
TN13-033	CLEVELAND SUMMIT APARTMENTS				X	X	X	255	269	BRADLEY	\$4,187.717949
TN13-034	EAGLEWOOD VII				X	X		261	268	TIPTON	\$6,231.100000
TN13-045	SUNSWEEP LANDING					X		261	268	OBION	\$11,848.687500
TN13-110	WOODLAND APARTMENTS				X			252	265	ROBERTSON	\$2,818.187500
TN13-114	DRAKEWOOD APARTMENTS				X			249	265	SUMNER	\$3,813.687500
TN13-016	HICKORY HILLS APARTMENTS				X			279	265	HAWKINS	\$8,787.062500
TN13-060	SOUTHWOOD APTS				X		X	291	264	HARDIN	\$10,619.272727
TN13-047	AUTUMN TERRACE		X				X	276	264	CUMBERLAND	\$11,406.050000
TN13-067	UPTOWN MANOR	X					X	249	263	SHELBY	\$12,544.240000
TN13-111	GREEN RIDGE APARTMENTS				X			249	262	ROBERTSON	\$2,824.229167
TN13-009	RIDGECREST					X		255	262	HARDEMAN	\$7,617.449980
TN13-059	BEVERLY HILLS APARTMENTS				X		X	291	262	CUMBERLAND	\$11,134.139535
TN13-096	BLUE NOTE LOFTS		X			X	X	255	262	DAVIDSON	\$21,178.388889
TN13-055	HILLVIEW VILLAGE				X		X	270	261	SHELBY	\$4,150.913208
TN13-069	COLLYNS COURT, LP					X	X	276	261	CUMBERLAND	\$15,121.950000
TN13-112	BECKWITH APARTMENTS				X			249	259	WILSON	\$3,199.041667
TN13-113	STONER CREEK APARTMENTS				X			213	259	WILSON	\$3,494.354167
TN13-056	JAYCEE TOWERS I				X	X	X	270	256	HAMILTON	\$7,161.431373
TN13-027	DOGWOOD MANOR		X		X	X	X	252	256	HAMILTON	\$7,180.000000
TN13-115	MORELAND APARTMENTS				X			246	250	SUMNER	\$3,330.166667
TN13-066	BAILEY STATION					X		235	239	SHELBY	\$12,337.675000
TN13-023	GALLOWS POINT							270	0	BRADLEY	\$0.000000
TN13-050	OLD WOOLEN MILLS LOFTS							276	0	BRADLEY	\$0.000000
TN13-061	ROBINHOOD APTS & SKYVIEW TERRACE APTS							297	0	ROBERTSON	\$0.000000
TN13-109	LEXINGTON COVE SUBDIVISION							270	0	BEDFORD	\$0.000000
TN13-048	KIRBY POINTE	X						345	0	SHELBY	\$0.000000
TN13-021	THE TRADITIONS	X	X				X	261	0	MADISON	\$0.000000