

Ralph M. Perrey, Executive Director



MEMORANDUM

TO: All 2016 Competitive Low-Income Housing Tax Credit Applicants
FROM: Multifamily Development Division
SUBJECT: **CORRECTED** 2016 Competitive Low-Income Housing Tax Credit Preliminary Ranking
DATE: June 7, 2016

The following list is the **CORRECTED** 2016 Competitive Low-Income Housing Tax Credit Preliminary Ranking. The review period has ended in accordance with the 2016 Qualified Allocation Plan (the "2016 QAP"). As indicated in the 2016 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 sections:

- (1) Non-Profit Set-Aside;
- (2) CNI
- (2) RAD Set-Aside;
- (3) Preservation Set-Aside;
- (4) Rural Set-Aside; and
- (5) General Pool.

The set-aside blocks (1 through 4) include only the Initial Applications to which THDA anticipates issuing a Preliminary Award Letter *from that particular set-aside*. Please note that in accordance with the requirements of the 2016 QAP, the QCT/CRP Set-Aside was fulfilled by anticipated allocations within previous set-asides. The general pool block (5) includes the shaded Initial Applications to which THDA anticipates issuing a Preliminary Award Letter *from the general pool*. Initial Applications with "THDA score" shaded red were removed from consideration.

Preliminary Award Letters will be issued as soon as possible. We are working diligently to complete this process promptly.

Underwriting is still underway. THDA may be contacting applicants regarding issues which have the potential to affect the amount of Tax Credit allocated.

Persons involved with Initial Application(s) to which THDA currently anticipates issuing a Preliminary Award Letter may wish to consult Part IX of the 2016 QAP to begin the processes of obtaining the standard documentation which will be required.

We appreciate your interest and participation in the 2016 competitive Low-Income Housing Tax Credit program.

If you have questions, please contact Michael Blade, Director and Assistant General Counsel for Multifamily Development, at 615/815-2029 or MBlade@thda.org

CORRECTED THDA COMPETITIVE LIHTC PRELIMINARY RANKING - 2016 PROGRAM
 UPDATED JUNE 7, 2016

2016 COMPETITIVE APPLICANTS

| | | | SET-ASIDE ELIGIBILITY | | | | | | | | | | | |
|--------------|-----------------|-------------------------------------|-----------------------|----|-----|-----|-------|---------|-------|----------|------------|------------|------------------------|---------------------------|
| | TN ID NUMBER | DEVELOPMENT NAME | COUNTY | NP | CNI | RAD | PRESV | QCT+CRP | RURAL | IN A QCT | SELF SCORE | THDA SCORE | PER SQ. FT. TIEBREAKER | PER LIHTC UNIT TIEBREAKER |
| NONPROFIT | TN16-025 | Manor Park | Shelby | X | | | X | X | | X | 100 | 100 | \$4,728290 | \$4,456.833333 |
| | TN16-040 | The Park at Leigh Springs II | Rutherford | X | | | | | | | 100 | 100 | \$4,736835 | \$6,378.425000 |
| CNI | TN16-021 | South City I | Shelby | | X | | | X | | X | 100 | 100 | \$15.423011 | \$16,176.470588 |
| RAD | TN16-010 | Dunbar Apartments | Washington | | | X | | X | | X | 100 | 100 | \$10.354579 | \$10,998.530000 |
| | TN16-024 | Five Points Phase 2 | Knox | | | X | | X | | X | 100 | 100 | \$13.141546 | \$13,095.238095 |
| | TN16-055 | CP II Apartments | Davidson | | | X | | X | | X | 100 | 100 | \$15.736767 | \$13,750.000000 |
| | TN16-027 | Kingfield North | Madison | X | | X | | X | | X | 100 | 100 | \$18.916091 | \$13,801.180000 |
| | TN16-029 | Creekside Acres & Southern Hills | Maury | | | X | X | | | X | 95 | 95 | \$5.329905 | \$4,857.142857 |
| PRESERVATION | TN16-006 | Eastern Creek Apartments | Shelby | | | | X | | | | 100 | 100 | \$4.106852 | \$2,964.601770 |
| | TN16-003 | Big Oak Apartments | Knox | | | | X | | | X | 100 | 100 | \$4.240406 | \$3,799.686667 |
| | TN16-016 | Broadway Towers | Knox | | | | X | X | | X | 100 | 100 | \$6.665412 | \$3,971.962617 |
| | TN16-019 | Belmont Lodge Apartments | Sumner | | | | X | | | | 100 | 100 | \$6.391403 | \$4,481.083333 |
| | TN16-018 | Canterbury Apartments | Tipton | | | | X | X | | X | 100 | 100 | \$5.956538 | \$4,484.611111 |
| | TN16-015 | Jamestown Villas | Fentress | | | | X | | X | X | 100 | 100 | \$8.650764 | \$7,340.000000 |
| | TN16-034 | Goodwin Court & Whispering Pines | Cumberland | | | X | X | X | | X | 92 | 86 | \$10.123418 | \$7,427.652214 |
| RURAL | TN16-037 | Island Grove | Monroe | | | | | | X | | 100 | 100 | \$6.949995 | \$9,326.892857 |
| | TN16-012 | Cascades of Dunlap | Sequatchie | | | | | | X | | 100 | 100 | \$9.386553 | \$9,027.777778 |
| | TN16-057 | Peaks of Monroe | Monroe | X | | | | | X | | 100 | 100 | \$9.805777 | \$13,193.227273 |
| | TN16-062 | Seasons Crossing | Monroe | | | | | | X | | 100 | 100 | \$9.984802 | \$13,140.000000 |
| | TN16-020 | Eagle View | Monroe | | | | | | X | | 100 | 100 | \$10.246740 | \$11,655.666667 |
| | TN16-031 | The Trail Townhomes | Sequatchie | | | | | | X | | 100 | 100 | \$10.487505 | \$13,555.100000 |
| | TN16-043 | Tallent Place | Monroe | | | | | | X | | 100 | 97 | \$7.757405 | \$18,333.333333 |
| GENERAL POOL | TN16-013 | Aventine | Davidson | | | | | | | | 100 | 100 | \$4.452261 | \$4,259.615385 |
| | TN16-038 | October Homes II | Davidson | | | | | X | | X | 100 | 100 | \$4.682598 | \$6,045.369565 |
| | TN16-039 | Flats at Fifty-Eight | Hamilton | | | | | | | | 100 | 100 | \$5.430162 | \$6,632.400000 |
| | TN16-007 | Overlook Apartments | Sumner | | | | | | | | 100 | 100 | \$5.460487 | \$6,927.083333 |
| | TN16-028 | Overlook Apartments | Blount | | | | | | | | 100 | 100 | \$5.927861 | \$8,340.500000 |
| | TN16-009 | Wood Falls Apartments | Wilson | | | | | | | | 100 | 100 | \$5.975328 | \$8,157.894737 |
| | TN16-026 | Maple Crossing Apartments | Wilson | | | | | | | | 100 | 100 | \$6.185232 | \$7,499.250000 |
| | TN16-033 | Forest Cove | Knox | | | | | | | | 100 | 100 | \$6.519272 | \$8,907.861111 |
| | TN16-052 | Laurel Branch | Blount | | | | | | | | 100 | 100 | \$6.549998 | \$8,790.097826 |
| | TN16-061 | White Oak Crossing | Knox | | | | | | | | 100 | 100 | \$6.600362 | \$10,950.000000 |
| | TN16-053 | Concord Pointe | Knox | | | | | | | | 100 | 100 | \$6.800003 | \$9,125.604167 |
| | TN16-063 | Hickory Ridge Apartments, Phase II | Davidson | | | | | | | | 100 | 100 | \$7.692784 | \$10,269.866667 |
| | TN16-050 | Clement Way Apartments | Williamson | X | | | | | | | 100 | 100 | \$7.888716 | \$10,943.402778 |
| | TN16-048 | Highland Ridge Apartments, Phase II | Sevier | X | | | | | | X | 100 | 100 | \$7.980090 | \$10,916.294118 |
| | TN16-067 | Gibson Ridge Apartments, Phase II | Washington | X | | | | | | | 100 | 100 | \$8.247904 | \$11,236.684211 |
| | TN16-068 | Taylor Ridge Apartments, L.P. | Washington | | | | | | | | 100 | 100 | \$8.336384 | \$11,417.056818 |
| | TN16-064 | Glade Ridge Apartments | Sevier | | | | | | | | 100 | 100 | \$8.597699 | \$11,698.478261 |
| | TN16-035 | Harmony Terrace | Montgomery | | | | | | | | 100 | 100 | \$9.868600 | \$13,274.500000 |
| | TN16-051 | Sevier Heights | Sevier | X | | | | | | | 100 | 100 | \$9.871887 | \$13,425.766667 |
| | TN16-036 | Jonesborough Vistas | Washington | X | | | | | | | 100 | 100 | \$9.886748 | \$13,745.875000 |
| | TN16-023 | Ashton Place | Coffee | | | | | | | | 100 | 100 | \$10.097959 | \$12,738.388889 |
| | TN16-030 | Grayton Landing Apartments | Montgomery | | | | | | | | 100 | 100 | \$10.179678 | \$12,471.275862 |
| | TN16-032 | Willow Crossing Apartments | Coffee | | | | | | | | 100 | 100 | \$10.247935 | \$12,686.791045 |
| | TN16-022 | Eden Place | Sumner | | | | | | | | 100 | 100 | \$10.488718 | \$11,930.916667 |
| | TN16-056 | The Heights | Wilson | | | | | | | | 100 | 100 | \$10.592701 | \$11,041.739130 |
| | TN16-045 | Vaughan Station | Madison | | | | | | | X | 100 | 100 | \$7.446520 | \$15,277.777778 |
| | TN16-044 | Rosetree Gardens | Washington | | | | | | | | 100 | 100 | \$7.283386 | \$15,270.833333 |
| | TN16-047 | Weston Way | Blount | | | | | | | | 100 | 100 | \$7.135721 | \$15,276.388889 |
| | TN16-042 | Clover Hill Place | Blount | | | | | | | | 100 | 100 | \$6.978810 | \$15,277.777778 |
| | TN16-046 | Woodall Ridge | Wilson | | | | | | | | 100 | 100 | \$6.695896 | \$18,326.666667 |
| | TN16-066 | Peery View | Williamson | | | | | | | | 100 | 100 | \$6.153579 | \$15,268.055556 |
| TN16-059 | Elmo Apartments | Shelby | | | | | | X | X | 100 | 97 | \$5.968687 | \$11,818.000000 | |

REMOVED FROM CONSIDERATION