



Tennessee Housing Development Agency

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MEMORANDUM

TO: All Interested Parties

FROM: Multifamily Development Division

SUBJECT: July 24, 2012 Tax Credit Committee Meeting

DATE: July 3, 2012

The following is a summary of decisions expected to be made at the July 24, 2012 meeting of the Tax Credit Committee of the THDA Board of Directors concerning the 2013 Low-Income Housing Tax Credit Qualified Allocation Plan (the "2013 QAP").

These materials are provided for your reference with regard to the Tax Credit Committee Meeting to be held on July 24, 2012.

Please note that changes discussed in these materials may be accepted, rejected, or modified in any respect. Changes or modifications not currently reflected in these materials may also be made. By posting these materials, no representations are being made about any item that may be included, excluded, or modified in the preparation and approval of the final 2013 QAP.

If you have questions, please contact:

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**DECISIONS TO BE MADE BY THE TAX CREDIT COMMITTEE
JULY 24, 2012**

1. Scoring system
 - a. Approve point values for major categories
2. Prior performance of developer/manager certification
 - a. Approve list of events triggering 5-year ban on participation
3. Energy efficiency
 - a. Approve list of items to choose from for points
4. Income targeting
 - a. Approve tiered scoring criterion
5. Market study
 - a. Approve list of essential services and distances
 - b. Approve certain services required for certain deals
6. Leveraging
 - a. Tabled
7. Review process
 - a. Approve list of unappealable disqualifiers
 - b. Approve list of medium and minor items and combinations resulting in disqualification
 - c. Approve scoring criterion for accuracy/completeness
8. Supportive services
 - a. Approve scoring criterion including agreements with service providers and affirmative marketing plan for individuals with children
9. Preservation set-aside
 - a. Approve size of set-aside
 - b. Approve what type(s) of deals qualify for the set-aside
 - c. Determine whether deals are eligible for the general pool if they qualify for, but do not receive an allocation from, the set-aside
10. Miscellaneous
 - a. Determine how to define "community revitalization plan"
 - i. Determine who signs certification on behalf of local government
 - b. Developments in a qualified census tract
 - i. Scoring vs. Set-aside
 - ii. Cap
 - c. Public housing authorities
 - i. Determine whether to continue set-aside, and if so, determine set-aside eligibility requirements
 - d. Tie breaker(s)