



# Tennessee Housing Development Agency

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## MEMORANDUM

TO: All 2010 competitive Low-Income Housing Tax Credit Applicants

FROM: Multifamily Development Division

SUBJECT: 2010 competitive Low-Income Housing Tax Credit Scores and Preliminary Ranking

DATE: August 2, 2010

The following list is the Preliminary Ranking for the 2010 competitive Low-Income Housing Tax Credit Program. The review period has ended in accordance with the 2010 Qualified Allocation Plan ("2010 QAP"). As indicated in the 2010 QAP, there will be no further review of scoring or ranking of applications. Tiebreakers and limits have been taken into consideration and are shown on the list. **Applications to which THDA anticipates issuing a Reservation Notice are shaded gray or yellow.**

- 1. Applications shaded yellow are applications in counties where one or more developments receiving a Section 1602 Phase II Conditional Commitment Letter are also located. Guidance issued by THDA on March 3, 2010 states "In the event that THDA receives both a Section 1602 Phase II application and a Low-Income Housing Tax Credit application for the same county that score well enough to receive an award or allocation, and THDA determines that the applications, taken together, propose more units than the local market can reasonably absorb in a timely manner, the Section 1602 Phase II application will receive priority".**
- 2. In accordance with the guidance quoted in item 1 above, following review of market studies for the developments, this preliminary ranking may be adjusted to exclude one or more of the Applications shaded yellow.**
- 3. Applications that accept a Reservation Notice will be required to sell the entire amount of tax credit reserved for a price no less than \$0.65 per tax credit.**
- 4. Pursuant to action taken by the THDA Board of Directors on July 27, 2010, all tax credit not reserved and all tax credit reserved and then returned will be held by THDA pending direction from the THDA Board of Directors Policy & Programs Committee on August 19, 2010.**

The preliminary scoring and ranking is divided horizontally by red lines into seven blocks: non-profit set-aside; qualified census tract set-aside, rehabilitation set-aside, PHA / HOPE VI set-aside; small development set-aside; rural set-aside; and all other applications. For 2010, no Initial Applications were

submitted for the permanent supportive housing for the homeless set-aside. The first six blocks include only the applications to which THDA anticipates issuing Reservation Notices from that particular set-aside. All other applications are shown in the all other applications block. No partial reservations will be made except as indicated in the 2010 QAP.

Reservation Notices will be issued as soon as possible in accordance with Part IX of the 2010 QAP. We are working diligently to complete this process promptly. Persons involved with applications to which THDA currently anticipates issuing a Reservation Notice may wish to consult Part IX of the 2010 QAP to begin the processes of obtaining the standard documentation which will be required of all Reservation Notice recipients. Once the Reservation Notice is actually issued, you will have approximately 20 business days to produce the items required by the Reservation Notice, including a firm, executed, commitment letter from the purchaser of the tax credits.

We appreciate your interest and participation in the 2010 competitive Low-Income Housing Tax Credit program.

If you have questions, please contact:

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Or

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THDA LIHTC PRELIMINARY SCORING & RANKING - 2010 PROGRAM (COMPETITIVE)  
 UPDATED AUGUST 2, 2010

SET-ASIDES

2010 APPLICATIONS

ID NUMBER	PROJECT NAME	NP	QCT	REHAB	HOPE VI PHA	SMALL DEVEL	RURAL	PSH	SELF SCORE	THDA SCORE	COUNTY	TIE BREAKER
TN10-035	ELK WAY APARTMENTS	x				x	x		251	251	LINCOLN	\$11.135528
TN10-024	EAST HAVEN APARTMENTS	x				x	x		251	251	LINCOLN	\$11.621421
TN10-034	MONROE CROSSING APARTMENTS	x				x	x		250	250	MONROE	\$11.215792
TN10-002	LEGENDS PARK NORTH		x		x				250	250	SHELBY	\$19.360550
TN10-028	GALLATIN PARK APARTMENTS		x			x			242	242	SUMNER	\$9.180815
TN10-026	ATCHLEY HOMES			x					243	243	BLOUNT	\$5.709764
TN10-004	ROSSVILLE MANOR APARTMENTS			x		x			240	240	FAYETTE	\$8.215149
TN10-040	RYMAN LOFTS AT ROLLING MILL HILL				x				245	245	DAVIDSON	\$15.146925
TN10-006	CHRISTOPHER YARD					x	x		251	251	HARDEMAN	\$10.348718
TN10-027	MOUNTAIN VISTA VILLAS					x	x		250	250	MONROE	\$9.180815
TN10-032	BRIARWOOD APARTMENTS					x	x		250	250	HUMPHREYS	\$13.442937
TN10-033	DEER RIDGE APARTMENTS					x	x		250	250	BENTON	\$13.442937
TN10-029	TREE TOP VILLAS					x	x		251	251	LINCOLN	\$9.232902
TN10-005	STERLING GREENE					x	x		251	251	LINCOLN	\$10.081983
TN10-044	MONROE RIDGE					x	x		250	250	MONROE	\$11.796162
TN10-030	EASTLAND PLACE APARTMENTS								249	249	GRAINGER	\$11.687321
TN10-039	DEER PARK VILLAGE					x	x		248	248	GIBSON	\$14.194738
TN10-021	FOOTHILLS VILLAGE								247	247	BLOUNT	\$8.860703
TN10-036	CUMBERLAND WAY APARTMENTS	x				x	x		247	247	FRANKLIN	\$10.830325
TN10-037	BLACKBERRY RIDGE					x			247	247	BLOUNT	\$11.243174
TN10-012	HERITAGE PARK					x			247	247	BLOUNT	\$12.706347
TN10-042	AUTUMN WIND APARTMENTS	x							246	246	SUMNER	\$7.928032
TN10-016	ROCKY RIDGE ESTATES					x	x		248	246	LINCOLN	\$10.593220
TN10-025	TOWNHOMES AT BIXLER FARMS								245	245	DAVIDSON	\$7.257103
TN10-038	JACKSON RIDGE APARTMENTS								245	245	DAVIDSON	\$9.727626
TN10-019	FOREST BEND TOWNHOMES					x			250	245	DAVIDSON	\$10.593220
TN10-031	BRADFORD PLACE HOMES					x			245	245	JEFFERSON	\$12.108453
TN10-011	MAGNOLIA ESTATES					x	x		241	241	DYER	\$8.501407
TN10-043	GALLATIN RIDGE APARTMENTS		x						242	241	SUMNER	\$9.625668
TN10-013	GALLATIN FAIRWINDS APARTMENTS		x						242	241	SUMNER	\$11.933377
TN10-023	THE VILLAGE AT ANDOVER		x						242	241	SUMNER	\$12.089096
TN10-020	DELTA VILLAGE		x						241	240	SHELBY	\$7.556990
TN10-010	MITCHELL RIDGE		x						241	240	SHELBY	\$8.371286
TN10-001	GRAVES MANOR APARTMENTS	x	x						241	240	SHELBY	\$8.827761
TN10-003	THE RETREAT AT DRY CREEK, PHASE I								240	240	DAVIDSON	\$9.351138
TN10-041	LAKEVIEW ESTATES		x						241	240	SHELBY	\$14.367317
TN10-018	MEMPHIS TRIANGLE-SENIOR		x						241	240	SHELBY	\$21.432709
TN10-015	STEINER REDEVELOPMENT, LLC		x		x	x			238	237	HAMILTON	\$13.106160
TN10-009	OAK GROVE SENIOR APARTMENTS		x			x			238	237	HAMILTON	\$14.801658
TN10-014	RALEIGH VILLAGE APARTMENTS			x					221	234	SHELBY	\$5.420277
TN10-007	METRO POST TOWNHOMES		x	x		x			227	226	SHELBY	\$7.034683
TN10-017	PECAN GROVE HOUSING			x		x	x		227	0	HARDEMAN	\$5.975225
TN10-022	MARKETPLACE LOFTS		x			x			236	0	WASHINGTON	\$9.980367
TN10-008	HAMPTON TOWERS					x			WITHDRAWN	0	SHELBY	\$0.000000