



# Tennessee Housing Development Agency

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## MEMORANDUM

TO: All 2011 Competitive Low-Income Housing Tax Credit Applicants

FROM: Multifamily Development Division

SUBJECT: **Corrected** 2011 competitive Low-Income Housing Tax Credit Scores and Preliminary Ranking

DATE: August 4, 2011

The following list is the **corrected** preliminary scoring and ranking for the 2011 competitive Low-Income Housing Tax Credit Program. This **corrected** preliminary scoring and ranking for the 2011 competitive Low-Income Housing Tax Credit Program replaces and renders invalid the previous preliminary scoring and ranking for the 2011 competitive Low-Income Housing Tax Credit Program posted on July 25, 2011.

**No applications have been "de-shaded". The only change to the ranking is the addition of TN11-035 to the shaded applications due to the correction of a scoring error.**

The review period has ended in accordance with the 2011 Qualified Allocation Plan ("2011 QAP"). As indicated in the 2011 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.**

The preliminary scoring and ranking is divided horizontally by red lines into three blocks: non-profit set-aside; special housing needs set-aside, and all other applications. The first two 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 2011 QAP.

Reservation Notices will be issued as soon as possible in accordance with Part IX of the 2011 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 2011 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 2011 competitive Low-Income Housing Tax Credit program.

If you have questions, please contact:

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Or

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**CORRECTED THDA LIHTC PRELIMINARY SCORING & RANKING - 2011 PROGRAM (COMPETITIVE)**  
 UPDATED AUGUST 04, 2011

2011 APPLICATIONS

ID NUMBER	PROJECT NAME	NP	SPECIAL NEEDS	SELF SCORE	THDA SCORE	COUNTY	TIE BREAKER
TN11-073	GIBSON RIDGE APTS.	X	X	178	178	WASHINGTON	\$9.2166
TN11-083	SMYRNA COMMONS	X		176	178	RUTHERFORD	\$10.1420
TN11-047	HILLSIDE TERRACE APTS.		X	178	178	MARSHALL	\$7.2560
TN11-017	FOOTHILLS VILLAGE		X	178	178	BLOUNT	\$7.9420
TN11-089	WINDSOR POINTE			178	178	SHELBY	\$6.4826
TN11-010	RIDGEMONT PARK		X	177	178	RUTHERFORD	\$9.1217
TN11-079	NEEDMORE PLACE		X	178	178	MONTGOMER	\$9.5288
TN11-075	LYNNVIEW RIDGE APTS.		X	177	178	SULLIVAN	\$9.6708
TN11-076	HALLMARK STATION		X	178	178	DAVIDSON	\$9.8826
TN11-051	RIDGEVIEW		X	183	178	HAYWOOD	\$9.9764
TN11-012	SEVEN HUNDRED FIVE WOODLAND		X	178	178	DAVIDSON	\$10.7586
TN11-001	GREENBRIAR APTS.			178	178	VAN BUREN	\$10.9486
TN11-042	SKYLINE APTS.		X	178	178	DAVIDSON	\$11.1534
TN11-035	SUNRISE VILLAGE APTS.			178	178	BENTON	\$11.3256
TN11-060	THE POINTE AT EDALÉ		X	178	178	RUTHERFORD	\$11.9446
TN11-086	ZIRAILI HEIGHTS APTS.		X	177	178	SHELBY	\$12.9042
TN11-026	DEER RIDGE APTS.			178	178	BENTON	\$13.6960
TN11-043	FORD CREEK VILLAGE	X	X	177	178	WASHINGTON	\$13.8225
TN11-002	WILLOW PLACE APTS.		X	178	178	OVERTON	\$14.2922
TN11-045	SR RESIDENCE @ REDDICK	X	X	178	178	WILLIAMSON	\$18.1353
TN11-013	BARTON GREENE		X	178	178	GREENE	\$18.9640
TN11-032	PENNINGTON CROSSING		X	178	178	CARTER	\$21.4558
TN11-069	THE PARK AT RICHARDS ROAD			177	177	DAVIDSON	\$5.0490
TN11-008	MILLER VILLAGE		X	176	177	SULLIVAN	\$6.8077
TN11-009	LEE MANOR			177	177	MCMINN	\$7.5649
TN11-082	HIGHLAND RIDGE APTS.	X	X	177	177	SEVIER	\$9.8416
TN11-081	KNOB RIDGE APTS.		X	178	177	SEVIER	\$9.8472
TN11-084	TOWNHOMES OF NASHBORO	X		176	177	DAVIDSON	\$10.4685
TN11-049	THE VININGS AT GREENCASTLE		X	176	177	MONTGOMER	\$12.1321
TN11-028	OXFORD SQUARE APTS.		X	177	177	MARSHALL	\$13.6960
TN11-061	DICKSON GARDENS		X	176	177	DICKSON	\$15.4644
TN11-041	PRESIDENTIAL WEST		X	176	176	SHELBY	\$7.7957
TN11-080	CASON RIDGE APTS.		X	178	176	RUTHERFORD	\$9.5237
TN11-040	CLEVELAND SUMMIT APTS.		X	176	176	BRADLEY	\$9.8040
TN11-027	GREYSTONE PLACE APTS.			175	176	GILES	\$13.6960
TN11-066	CONCORD GARDENS		X	176	176	MONTGOMER	\$13.8725
TN11-063	HENDERSON GARDENS		X	176	176	CHESTER	\$14.4231
TN11-014	MCKINNEY GREENE		X	176	176	HAWKINS	\$14.7874
TN11-019	BLACKBERRY RIDGE AT GLENVIEW		X	175	175	DAVIDSON	\$4.3652
TN11-046	EAGLEWOOD		X	179	175	TIPTON	\$7.9621
TN11-037	RIVER MANOR APTS.			175	175	LOUDON	\$9.5445
TN11-072	GRANDVIEW APTS.		X	174	175	KNOX	\$9.5944
TN11-031	PINNACLE SQUARE		X	178	175	JEFFERSON	\$10.2408
TN11-011	BRADBURN OAKS		X	176	175	DAVIDSON	\$10.7406
TN11-052	MEMPHIS TRIANGLE FAMILY			175	175	SHELBY	\$11.6476
TN11-074	THE VILLAS AT LEBANON		X	177	175	WILSON	\$11.7933
TN11-065	FOREST BEND TOWNHOMES		X	174	175	DAVIDSON	\$11.9183
TN11-048	HAYWOOD MANOR		X	177	175	HAYWOOD	\$12.9637
TN11-062	BUCHANAN GARDENS		X	175	175	BRADLEY	\$13.0790
TN11-016	HERITAGE HILLS		X	174	174	ROANE	\$10.2817
TN11-059	ALTON PLACE APTS.			177	174	HAMILTON	\$11.1631
TN11-064	CRESCENT RIDGE LANDING		X	178	174	HAMILTON	\$11.3731
TN11-044	THE VILLAS OF SAVANNAH	X	X	174	174	HARDIN	\$13.7822
TN11-007	OAK GROVE SENIOR		X	173	174	HAMILTON	\$14.9334
TN11-003	FAIRWAY MANOR	X	X	172	173	SHELBY	\$7.2275
TN11-038	RIPLEY TERRACE			178	173	LAUDERDALE	\$10.6209
TN11-036	SOUTHFIELD APTS.			176	173	WEAKLEY	\$10.8565
TN11-034	COUNTRYSIDE VILLAGE			177	173	GILES	\$10.8846
TN11-087	CRESTRIDGE	X		173	173	KNOX	\$11.3041
TN11-054	LAKEVIEW ESTATES		X	173	173	SHELBY	\$11.7688
TN11-039	PRESERVE AT FOX MEADOW		X	173	173	SHELBY	\$12.2582
TN11-030	ANDERSON HALL APTS., LP		X	173	173	ANDERSON	\$12.8559
TN11-022	BRAINERD APTS.		X	173	173	HAMILTON	\$12.9052
TN11-025	BRENTWAY GARDENS	X	X	173	173	SHELBY	\$13.1727
TN11-050	EASTOVER		X	178	173	MAURY	\$14.6005
TN11-070	SUMMIT APTS.		X	173	173	SHELBY	\$18.0105
TN11-020	MYA MANOR, LLP			168	173	ROBERTSON	\$18.1714
TN11-021	SMYRNA MEADOWS, LLP			176	173	RUTHERFORD	\$18.2789
TN11-006	WHITNEY MANOR			173	172	SHELBY	\$3.1818
TN11-055	HILLVIEW VILLAGE		X	172	172	SHELBY	\$4.5602
TN11-005	FOREST CREEK APTS.			171	172	KNOX	\$7.2002
TN11-078	COWAN VILLAGE		X	178	172	DICKSON	\$9.5181
TN11-091	GOLD CREST APTS.			173	172	MAURY	\$10.8959
TN11-077	WOODLAWN APTS.			171	172	HAMILTON	\$10.9368
TN11-015	VERNON PLACE APTS.		X	171	172	HAMILTON	\$11.7770
TN11-018	LONG HOLLOW VILLAGE APTS.		X	171	172	SUMNER	\$12.0382
TN11-090	GARNET MEADOW			170	171	KNOX	\$10.8375
TN11-004	GALLOWS POINT PLACE		X	171	171	BRADLEY	\$11.5078
TN11-023	HUNTERS CROSSING APTS.		X	176	171	BLOUNT	\$12.9052
TN11-029	WYNDMERE APTS.			171	171	COFFEE	\$13.9048
TN11-056	DUTCH VALLEY SENIOR RESIDENCE		X	171	171	KNOX	\$15.8751
TN11-053	HIGH POINT APTS.		X	173	170	DAVIDSON	\$4.6655
TN11-057	GRACELAND FARM APTS.			160	170	SHELBY	\$7.4239
TN11-085	WENDOVER PARK APTS.			169	170	MADISON	\$11.5551
TN11-033	FORTY-FIVE PLACE		X	175	169	MADISON	\$8.4724
TN11-024	NORTHLAKE APARTMENTS		X	158	167	SHELBY	\$7.1339
TN11-058	WOODALL RIDGE SUBDIVISION		X	169	166	WILSON	\$13.0647
TN11-071	GREENTREE VILLAGE - WITHDRAWN			173	0	KNOX	#DIV/0!
TN11-088	OLD HICKORY TOWERS - WITHDRAWN			178	0	DAVIDSON	#DIV/0!
TN11-067	HIGHLANDS APTS. - WITHDRAWN			178	0	ROBERTSON	#DIV/0!
TN11-068	WATERTOWN - WITHDRAWN			176	0	SHELBY	#DIV/0!