



Tennessee Housing Development Agency

404 James Robertson Parkway, Suite 1200

Nashville, Tennessee 37243-0900

615/815-2200

Ted R. Fellman

Executive Director

Writer's Phone Number:

615-815-2200

Writer's Fax Number:

615-564-2700

MEMORANDUM

TO: All 2009 competitive Low-Income Housing Tax Credit Applicants

FROM: Multifamily Development Division

SUBJECT: **Corrected** 2009 competitive Low-Income Housing Tax Credit scores and preliminary ranking

DATE: August 19, 2009

The following list is the **corrected** preliminary scoring and ranking for the 2009 competitive Low-Income Housing Tax Credit Program. This **corrected** preliminary scoring and ranking for the 2009 competitive Low-Income Housing Tax Credit Program replaces and renders invalid the previous preliminary scoring and ranking for the 2009 competitive Low-Income Housing Tax Credit Program posted briefly beginning August 7, 2009. The review period has ended in accordance with the 2009 Qualified Allocation Plan ("2009 QAP"). As indicated in the 2009 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 into eight 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; permanent supportive housing for the homeless set-aside, and all other applications. The first seven 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 2009 QAP.

Reservation Notices will be issued as soon as possible in accordance with Part IX of the 2009 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 2009 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 10 business days to (A) return the executed Reservation Notice, (B) pay the Reservation Fee in full, and (C) produce a firm, executed, commitment letter from the purchaser of the tax credits as required in Part IX-B-5 of the 2009 QAP. You will have approximately 10 additional business days to produce the remaining required documentation.

We appreciate your interest and participation in the 2009 competitive Low-Income Housing Tax Credit program.

THDA LIHTC PRELIMINARY SCORING & RANKING - 2009 PROGRAM (COMPETITIVE)
 UPDATED AUGUST 19, 2009

2009 APPLICATIONS

ID NUMBER	PROJECT NAME	NP	QCT	REHAB	HOPE VI PHA	SMALL DEVEL.	RURAL	PSH	SELF SCORE	THDA SCORE	COUNTY	TIE BREAKER
TN09-052	STONERIDGE ESTATES	X				X	X		248	248	WHITE	\$11.1341
TN09-058	JEFFREY MEADOWS	X				X	X		248	248	HENDERSON	\$12.7157
TN09-056	MOUNTAIN HOLLOW	X				X			246	246	CARTER	\$12.8997
TN09-004	LEGENDS PARK WEST		X		X				251	251	SHELBY	\$10.4174
TN09-027	GALLAWAY MANOR APARTMENTS			X		X			241	241	FAYETTE	\$7.8473
TN09-028	LEXINGTON CIVIC APARTMENTS			X		X	X		238	238	HENDERSON	\$7.6810
TN09-025	EASTPORT ELDERLY COMPLEX		X		X				238	237	KNOX	\$16.4286
TN09-068	CROSSING WAY APARTMENTS					X	X		249	249	CARROLL	\$10.6195
TN09-020	ROSEWOOD PLACE APARTMENTS						X		249	249	MCNAIRY	\$11.2087
TN09-060	FLENNIKEN HOUSING	X	X			X		X	233	232	KNOX	\$23.8071
TN09-016	HUNTER RIDGE APARTMENTS					X	X		249	249	CARROLL	\$13.4724
TN09-073	AIRWAY RIDGE APARTMENTS								248	248	BLOUNT	\$9.5279
TN09-054	LEXINGTON PARK APARTMENTS					X	X		248	248	HENDERSON	\$10.2174
TN09-077	SURREY WAY APARTMENTS					X	X		248	248	LINCOLN	\$10.2881
TN09-024	THE PRESERVE AT HAMILTON PARK								248	248	BLOUNT	\$10.7630
TN09-045	FOOTHILLS VIEW								248	248	BLOUNT	\$10.9785
TN09-030	SPARTA CROSSING					X	X		248	248	WHITE	\$11.5205
TN09-031	STERLING GREENE					X	X		248	248	HENDERSON	\$11.5205
TN09-039	MOUNTAIN SIDE APARTMENTS								248	248	BLOUNT	\$11.6949
TN09-065	THE RESERVE AT CANTERBURY					X	X		248	248	LINCOLN	\$13.3857
TN09-015	DEER RIDGE					X			248	248	BLOUNT	\$13.5316
TN09-053	DEER PARK VILLAGE					X	X		247	247	GIBSON	\$10.7676
TN09-044	MOUNTAIN VIEW VILLAGE								247	247	MONROE	\$10.9774
TN09-036	MONROE CROSSING APARTMENTS					X	X		247	247	MONROE	\$12.9325
TN09-071	ROCKY TOP RIDGE APARTMENTS								246	246	CARTER	\$9.8815
TN09-059	CYPRESSWOOD APARTMENTS	X							245	245	SHELBY	\$7.9117
TN09-032	DELTA VILLAGE								265	245	SHELBY	\$7.9561
TN09-042	VOB VIRGINIA APARTMENTS								245	245	SHELBY	\$9.5612
TN09-040	THE VIEW SENIOR DEVELOPMENT					X			245	245	SHELBY	\$20.1570
TN09-069	HALLMARK STATION								244	244	DAVIDSON	\$8.2143
TN09-075	THE MANOR AT FOUR CORNERS	X							244	244	DAVIDSON	\$9.4608
TN09-070	PARK PRESERVE APARTMENTS								244	244	DAVIDSON	\$9.9948
TN09-055	SKYLINE APARTMENTS					X			244	244	DAVIDSON	\$10.5817
TN09-017	FOREST BEND TOWNHOMES					X			264	244	DAVIDSON	\$10.8098
TN09-063	CLARAMONT L.P.					X	X		243	243	HENDERSON	\$3.7969
TN09-047	CLOVER CROSSING					X	X		243	243	OBION	\$10.5932
TN09-049	ROCKY RIDGE ESTATES					X	X		243	243	LINCOLN	\$10.5932
TN09-051	HIGHLAND RIDGE ESTATES	X				X	X		243	243	LINCOLN	\$11.1321
TN09-062	CLARKSBURG VILLA L.P.					X	X		243	243	CARROLL	\$14.8370
TN09-003	THE RESERVE AT CHATTANOOGA								242	242	HAMILTON	\$6.5231
TN09-018	WYNN ESTATES								242	242	HAMILTON	\$9.3539
TN09-037	HIGHPOINT GARDEN APARTMENTS								242	242	KNOX	\$11.6949
TN09-034	REGENCY APARTMENTS								242	242	KNOX	\$12.7776
TN09-057	SUNCREST ESTATES II	X							242	242	KNOX	\$14.6756
TN09-029	ROSSVILLE MANOR			X		X			241	241	FAYETTE	\$7.9986
TN09-043	MITCHELL RIDGE		X						241	240	SHELBY	\$8.6792
TN09-021	LAKESIDE PLACE APARTMENTS					X	X		245	240	FRANKLIN	\$11.4026
TN09-066	THE OAKS AT FAIRFORD					X	X		240	240	FRANKLIN	\$13.6604
TN09-072	HUME STREET PLACE		X						240	239	DAVIDSON	\$8.4681
TN09-001	RETREAT AT DRY CREEK								239	239	DAVIDSON	\$9.3511
TN09-035	FAIRGROUND GROUNDS		X						240	239	SUMNER	\$10.4082
TN09-023	GALLATIN PARK APARTMENTS		X						240	239	SUMNER	\$10.8160
TN09-064	THE VILLAGE AT ANDOVER		X						240	239	SUMNER	\$12.0891
TN09-074	TULIP TREE APARTMENTS		X			X			226	239	SUMNER	\$16.1285
TN09-076	MCKENZIE KAREDAY APARTMENTS	X		X					238	238	ANDERSON	\$9.1913
TN09-019	SULLIVAN VILLAGE APARTMENTS								237	237	SULLIVAN	\$9.2967
TN09-022	ALTON PLACE APARTMENTS		X						238	237	HAMILTON	\$10.8376
TN09-038	VERNON PLACE APARTMENTS		X						238	237	HAMILTON	\$11.7342
TN09-026	COUNTRY SQUARE APARTMENTS			X		X	X		235	235	COFFEE	\$7.5512
TN09-046	HERITAGE HILLS		X				X		236	235	ROANE	\$10.9785
TN09-007	PRESIDENTS VILLAGES	X	X		X				239	234	MADISON	\$13.2413
TN09-011	UNION CITY APARTMENTS			X		X	X		232	232	OBION	\$7.4518
TN09-012	LAKE RIDGE			X		X	X		231	231	LAKE	\$7.8429
TN09-079	VILLAS ON BLUE MOUNTAIN		X				X		245	231	GREENE	\$9.3393
TN09-008	THEVILLAGE AT KINGSPRINGS		X			X			231	230	WASHINGTON	\$16.5809
TN09-013	DEER RUN APARTMENTS		X	X		X	X		230	229	JACKSON	\$8.5378
TN09-002	CALLAWAY VILLAGE/CARRIAGE HILLS			X			X		226	0	ANDERSON	N/A
TN09-005	THE HIGHLANDS II		X						238	0	HAMILTON	N/A
TN09-006	PARKLAND APARTMENTS		X						238	0	KNOX	N/A
TN09-009	BRIDGE WAY APARTMENTS								248	0	BLOUNT	N/A
TN09-010	GOLD CREST APARTMENTS		X				X		231	0	MAURY	N/A
TN09-033	MADISON TERRACE APARTMENTS					X	X		247	0	MONROE	N/A
TN09-041	MOUNTAIN VIEW VILLAGE								244	0	DAVIDSON	N/A
TN09-048	MOUNTIAN VIEW APARTMENTS								244	0	DAVIDSON	N/A
TN09-061	MADISON SQUARE SOUTH L.P.					X			238	0	MADISON	N/A
TN09-078	HICKORY TOP APARTMENTS								245	0	DAVIDSON	N/A
TN09-014	IRIS HILL APARTMENTS		X			X			224	WITHDRAWN	KNOX	N/A
TN09-050	SHORT MOUNTAIN VILLAGE PHASE II						X		226	WITHDRAWN	DEKALB	N/A
TN09-067	KIRBY PLACE APARTMENTS					X			230	WITHDRAWN	SHELBY	N/A