



Tennessee Housing Development Agency

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MEMORANDUM

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

FROM: Multifamily Development Division

SUBJECT: 2011 Competitive Low-Income Housing Tax Credit Scores and Preliminary Ranking
2012 Competitive Low-Income Housing Tax Credit Forward Commitment Ranking

DATE: September 30, 2011

The following list is the Preliminary Ranking for the 2011 competitive Low-Income Housing Tax Credit Program and the 2012 Competitive Low-Income Housing Tax Credit Forward Commitments. The review period has ended in accordance with the 2011 Qualified Allocation Plan, as amended (the "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 or Forward Commitment are shaded gray or orange.**

The preliminary scoring and ranking is divided horizontally by red or black bars into nine blocks:

- (1) 2011 non-profit set-aside ("2011 NP SA");
- (2) 2011 special housing needs set-aside ("2011 SN SA");
- (3) 2011 general pool;
- (4) 2011 qualified census tract/community revitalization plan set-aside ("2011 QCT+CRP SA");
- (5) 2012 non-profit set-aside ("2012 NP SA");
- (6) 2012 special housing needs set-aside ("2012 SN SA");
- (7) 2012 qualified census tract/community revitalization plan set-aside ("2012 QCT+CRP SA");
- (8) 2012 general pool; and
- (9) All other applications.

The set-aside blocks (1, 2, 4, 5, 6, and 7) include only the applications to which THDA anticipates issuing a Reservation Notice or Forward Commitment from that particular set-aside. The general pool blocks (3 and 8) include the applications to which THDA anticipates issuing a Reservation Notice or Forward Commitment from the general pool. All other applications are shown in the all other applications block. No partial reservations have been made except as indicated in the 2011 QAP.

Reservation Notices or Forward Commitments, as appropriate, will be issued as soon as possible in accordance with Part IX, Part XVIII, and Part XIX 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 or Forward Commitment may wish to consult Part IX of the 2011 QAP to begin the processes of obtaining the standard documentation which will be required.

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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THDA LIHTC PRELIMINARY SCORING & RANKING - 2011 PROGRAM (COMPETITIVE)
 UPDATED SEPTEMBER 28, 2011

2011 APPLICATIONS

	ID NUMBER	PROJECT NAME	NP	SPECIAL NEEDS	CRP + QCT	SELF SCORE	THDA SCORE	COUNTY	TIE BREAKER
2011 NP SA	TN11-073	GIBSON RIDGE APTS.	X	X		178	178	WASHINGTON	\$9,2166
	TN11-083	SMYRNA COMMONS	X			176	178	RUTHERFORD	\$10,1420
2011 SN SA	TN11-047	HILLSIDE TERRACE APTS.		X		178	178	MARSHALL	\$7,2560
	TN11-017	FOOTHILLS VILLAGE		X		178	178	BLOUNT	\$7,9420
2011 GENERAL POOL	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	MONTGOMERY	\$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	ZIRALI 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	
2011 QCT+CRP SA	TN11-052	MEMPHIS TRIANGLE FAMILY			X	175	175	SHELBY	\$11,6476
	TN11-016	HERITAGE HILLS		X	X	174	174	ROANE	\$10,2817
2012 NP SA	TN11-082	HIGHLAND RIDGE APTS.	X	X		177	177	SEVIER	\$9,8416
	TN11-084	TOWNHOMES OF NASHBORO	X			176	177	DAVIDSON	\$10,4685
2012 SN SA	TN11-008	MILLER VILLAGE		X		176	177	SULLIVAN	\$6,8077
2012 QCT+CRP SA	TN11-059	ALTON PLACE APTS.			X	177	174	HAMILTON	\$11,1631
	TN11-044	THE VILLAS OF SAVANNAH	X	X	X	174	174	HARDIN	\$13,7822
2012 GENERAL POOL	TN11-069	THE PARK AT RICHARDS ROAD				177	177	DAVIDSON	\$5,0490
	TN11-009	LEE MANOR				177	177	MCMINN	\$7,5649
	TN11-081	KNOB RIDGE APTS.		X		178	177	SEVIER	\$9,8472
	TN11-049	THE VININGS AT GREENCASTLE		X		176	177	MONTGOMERY	\$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	MONTGOMERY	\$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	
TN11-074	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	
TN11-064	CRESCENT RIDGE LANDING		X		178	174	HAMILTON	\$11,3731	
TN11-007	OAK GROVE SENIOR			X	173	174	HAMILTON	\$14,9334	
TN11-003	FAIRWAY MANOR	X	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		QCT ONLY	173	173	KNOX	\$11,3041	
TN11-054	LAKEVIEW ESTATES		X	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	\$12,8569	
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	X	178	173	MAURY	\$14,6005	
TN11-070	SUMMIT APTS.		X	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			X	173	172	SHELBY	\$3,1818	
TN11-055	HILLVIEW VILLAGE		X	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.			X	173	172	MAURY	\$10,8959	
TN11-077	WOODLAWN APTS.			X	171	172	HAMILTON	\$10,9368	
TN11-015	VERNON PLACE APTS.		X	X	171	172	HAMILTON	\$11,7770	
TN11-018	LONG HOLLOW VILLAGE APTS.		X	X	171	172	SUMNER	\$12,0382	
TN11-090	GARNET MEADOW			X	170	171	KNOX	\$10,8375	
TN11-004	GALLOWES POINT PLACE		X	X	171	171	BRADLEY	\$11,5078	
TN11-023	HUNTERS CROSSING APTS.		X		176	171	BLOUNT	\$12,9052	
TN11-029	WYNDMERE APTS.			X	171	171	COFFEE	\$13,9048	
TN11-056	DUTCH VALLEY SENIOR RESIDENCE		X		171	171	KNOX	\$15,8751	
TN11-053	HIGH POINT APTS.		X	X	173	170	DAVIDSON	\$4,6655	
TN11-057	GRACELAND FARM APTS.			X	160	170	SHELBY	\$7,4239	
TN11-085	WENDOVER PARK APTS.			X	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	
TN11-088	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!	
TN11-071	GREENTREE VILLAGE - WITHDRAWN				173	0	KNOX	#DIV/0!	