



Tennessee Housing Development Agency

404 James Robertson Parkway, Suite 1200

Nashville, TN 37243-0900

(615) 815-2185

Ted R. Fellman

Executive Director

MEMORANDUM:

TO: THDA Multifamily Development Partners

FROM: Ted R. Fellman

DATE: July 10, 2009

SUBJECT: TCAP/1602 Applications

Okay, here we go

As we committed to you a couple of weeks ago, the application form for TCAP and 1602 relief will be available later today on THDA's web site. You will receive notification of the posting via e-mail. We have kept this application form very simple and focused only on scoring. We will deal with eligibility confirmation and other matters later because we have heard over and over from our partners that it was important to keep this process moving forward and to identify a dollar amount that each development might be eligible to receive. It will get a little more complex during the next steps!

The application will include a cover memo from Ed Yandell that contains instructions and dates that THDA staff are attempting to meet in this process. You will notice that our first goal is to issue conditional funding commitments for all the eligible deals within the next few weeks. Between now and the issuance of the conditional funding commitments, we will be working on determining the documents and materials that will have to be submitted before TCAP and/or Section 1602 funding can be closed.

Before close of business today some of you will get an individual e-mail from THDA staff that will indicate the amount of TCAP and/or Section 1602 funding your development may be eligible for under the TCAP Program Description and/or the Section 1602 Program Description, both of which were previously posted to the THDA website. The TCAP and/or Section 1602 funding amount is calculated based on information you have provided to THDA during the tax credit application process and in subsequent communications with THDA staff.

As we have said on many occasions, the TCAP/Section 1602 programs are different from the regular housing credit and bond programs. We are going to have to work together on a deal by deal basis to get transactions closed. This will require flexibility on our part and diligence on your part by providing required documentation

in a timely manner. Once again, we are committed to working through this as quickly as possible while still maintaining a healthy balance between customer service and compliance with the federal guidelines.

I know that all of this will be out on a Friday afternoon and staff will not be available to answer your questions until next week. This was not an attempt by us to do a “hit and run”! We are merely trying to meet the deadline we promised to meet. Our staff will be available next week to begin answering questions on individual deals.

Thanks again for your continued patience and cooperation during this unprecedented time.