



Tennessee Housing Development Agency

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MEMORANDUM

TO: Persons interested in the low-income housing tax credit program

FROM: Multifamily Development Division

DATE: January 8, 2009

SUBJECT: **AMENDED** 2008 Low-Income Housing Tax Credit Qualified Allocation Plan

The following document is the 2008 Qualified Allocation Plan for Low-Income Housing Tax Credits as amended by THDA's Board of Directors on November 20, 2008.

The amendment is reflected in Part XX: Additional Extraordinary Relief in Response to Equity Market Conditions.

TENNESSEE HOUSING DEVELOPMENT AGENCY

Low-Income Housing Tax Credit

2008 QAP

TENNESSEE HOUSING DEVELOPMENT AGENCY
LOW-INCOME HOUSING TAX CREDIT
QUALIFIED ALLOCATION PLAN
2008

Part I: Introduction

The Tennessee Housing Development Agency ("THDA") administers the Low-Income Housing Tax Credit program in Tennessee. The Low-Income Housing Tax Credit program was created by the Tax Reform Act of 1986 under Section 42 of the Internal Revenue Code of 1986, as amended ("Section 42"), to encourage the construction and rehabilitation of rental housing for low-income individuals and families. Under Section 42(m), THDA is required to develop a Qualified Allocation Plan ("QAP") to define the process by which it will allocate an annual amount of Low-Income Housing Tax Credits ("Tax Credits") in Tennessee.

This document is the QAP required by Section 42. This QAP incorporates all requirements of Section 42 unless more stringent requirements, as permitted under Section 42, are included. A public hearing was held to solicit comments. "**Exhibits**" are documents which accompany this QAP and which provide additional information. "**Attachments**" are forms or documents which must be submitted as part of the Initial Application. Exhibits, the Initial Application Form, and Attachments are all considered part of the QAP. The QAP has been approved by the THDA Board of Directors and adopted by the Governor of Tennessee.

Part II: Goals and Objectives

The goal of this QAP is to use the Tax Credits allocated to Tennessee for 2008 to the fullest extent possible to create, maintain, and preserve affordable rental housing for low-income households. Tax Credits are not intended to provide the primary or principal source of financing for a development, but are intended to provide financial incentives sufficient to fill "gaps" which would otherwise exist in developing affordable rental housing for low income households. Specific objectives of this QAP are to:

1. Make rental units affordable to households with as low an income as possible and for the longest time period possible;
2. Encourage the construction or rehabilitation of rental units in the areas of Tennessee with the greatest need for affordable housing;
3. Encourage development of appropriate housing units for persons with special needs, including the elderly and persons who are homeless or have disabilities;
4. Discourage allocation of Tax Credits to developments for which Tax Credits are not necessary to create, improve, or preserve rental housing for low-income persons;
5. Allocate only the minimum amount of Tax Credits necessary to make a development financially feasible and to ensure its viability as a qualified low-income development throughout the credit period;
6. Encourage Non-Profit entities to develop rental housing for low-income households;
7. Encourage energy efficient construction and rehabilitation;
8. Encourage fair distribution of Tax Credits among counties and developers or related parties;
9. Improve distribution among developments of varying sizes to ensure that developments with a smaller number of housing units receive fair consideration; and
10. Allocate Tax Credits fairly.

Part III: Tax Credits Available

A. Total Tax Credits

The total amount of Tax Credits available for allocation in Tennessee for 2008 is the total of the following:

1. \$1.95, plus the cost of living adjustment specified in Section 42(h)(3)(H) x Tennessee's population;
2. Any unallocated credits from previous year;
3. Any returned credit from previous years; and
4. Any amount allocated to Tennessee by the IRS from the National Pool.

For purposes of calculating the initial Non-Profit Set-Aside and any of the other Set-Asides, the amount against which the percentages will be applied will be the sum of items 1, 2, and 3 above.

B. Set-Asides

Each development will be identified as qualifying for an allocation of Tax Credits in one or more of the "Set-Aside" categories described below, if all of the eligibility requirements specified in Part VII-A-2 are met for the relevant Set-Aside. For example, a development may qualify for the Non-Profit Set-Aside, the Small Development Set-Aside, and the Rural Set-Aside. Many other combinations are also possible. The method by which these Set-Asides will be applied is described in Part VIII-E of this QAP.

1. Non-Profit Set-Aside

- a. Qualified Non-Profits (see Part VII-A-2-a of this QAP) will be considered for an allocation of Tax Credits from the Non-Profit Set-Aside.
- b. Ten percent (10%) of the total amount of Tax Credits available for allocation in Tennessee is reserved for qualified Non-Profit applicants as required by Section 42(h)(5).
- c. **THDA reserves the right to make additional allocations of Tax Credits from any available Set-Aside to qualified Non-Profit applicants to meet the requirements of Section 42(h)(5).**

2. Qualified Census Tract Set-Aside

- a. Up to twenty-eight percent (28%) of the sum of Part III-A-1, -2 and -3 will be set-aside for developments located completely and wholly within a Qualified Census Tract (see Part VII-A-2-b).
- b. No more than fifty percent (50%) of the of the total amount of Tax Credits available for allocation in Tennessee will be allocated to developments located completely and wholly within a Qualified Census Tract (see Part VII-A-2-b).
- c. Any amount of Tax Credits allocated to developments in the Qualified Census Tract Set-Aside will be deducted from the amount of Tax Credits set-aside for developments in the appropriate related category (Non-Profit, Rehabilitation, Public Housing Authority, Small Development, or Rural, as applicable).

3. Rehabilitation Set-Aside

- a. Up to ten percent (10%) of the sum of Part III-A-1, -2 and -3 will be set-aside for developments involving rehabilitation (see Part VII-A-2-c).

- b. Any amount of Tax Credits allocated to developments in the Rehabilitation Set-Aside will be deducted from the amount of Tax Credits set-aside for developments in the appropriate related category (Non-Profit, Qualified Census Tract, Public Housing Authority, Small Development, or Rural, as applicable).

4. Public Housing Authority Set-Aside

- a. Up to ten percent (10%) of the sum of Part III-A-1, -2 and -3 will be available for developments submitted by Public Housing Authorities and which qualify for this Set-Aside (see Part VII-A-2-d).
- b. Any amount of Tax Credits allocated to Public Housing Authority developments will be deducted from the amount of Tax Credits set-aside for developments in the appropriate related category (Non-Profit, Qualified Census Tract, Rehabilitation, Small Developments, or Rural as applicable).
- c. Only Initial Applications for the Public Housing Set-Aside that meet all the eligibility requirements specified in this QAP will be accepted. If these Initial Applications meet all the requirements of this QAP, the amount of the Public Housing Authority Set-Aside will be allocated on a competitive basis according to final scores assigned to each such Initial Application in descending order.

Tax Credits allocated to a development under this Part III-B-4 will not be counted against the limits by county or by developer specified in Part IV-A and -C.

5. Small Developments Set-Aside

- a. Up to ten percent (10%) of the sum of Part III-A-1, -2 and -3 will be set-aside for developments with 48 or fewer units on a single site (see Part VII-A-2-e).
- b. Any amount of Tax Credits allocated to developments in the Small Developments Set-Aside will be deducted from the amount of Tax Credits set-aside for developments in the appropriate related category (Non-Profit, Qualified Census Tract, Rehabilitation, Public Housing Authority, or Rural, as applicable).

6. Rural Set-Aside

- a. Up to twenty-eight (28%) of the sum of Part III A-1, -2 and -3 above after the Non-Profit Set-Aside is deducted will be set aside for developments located in Tennessee counties identified as rural on **Exhibit 1** to this QAP (see Part VII-A-2-f).

C. THDA reserves the right to revise the amount of Tax Credits available for each Set-Aside based on requirements imposed by Congress or the IRS, and consistent with the intent of the various Set-Asides.

Part IV: Limits on Amount of Tax Credits Available

A. By County

The maximum amount of Tax Credits that may be allocated to developments in any one **urban** county shall not exceed two million seven hundred and sixty thousand dollars (**\$2,760,000**). The maximum amount of Tax Credits that may be allocated to developments in any one **rural** county shall not exceed one million three hundred and twenty-five thousand dollars (**\$1,325,000**). **Exhibit 1** to this QAP identifies urban and rural counties.

Notwithstanding the foregoing, the first reservation made to an Initial Application qualified for the Public Housing Authority Set-Aside under Part VII-A-2-d(ii) in a particular county will NOT count against the limits by county specified in Part IV-A, regardless of the set-aside from which that first reservation is made. All subsequent reservations made to Initial Applications qualified for the Public Housing Authority Set-Aside under Part VII-A-2-d(ii) in

that particular county WILL count against the limits by county specified in Part IV-A, regardless of the set-aside from which those subsequent reservations are made.

B. By Development

The maximum amount of Tax Credits that may be allocated to a single development shall not exceed nine hundred and twenty thousand dollars (**\$920,000**). THDA reserves the right, in its sole discretion, to determine whether Initial Applications received reflect a single development or multiple developments for the purpose of applying this limitation. In making this determination, THDA will consider the physical location of developments; the relationships among owners, developers, management agents, and other development participants; the structure of financing; and any other information which might clarify whether Initial Applications reflect a single development or multiple developments.

C. By Developer or Related Parties

1. The maximum amount of Tax Credits that may be allocated to a single applicant, developer, owner, or related parties shall not exceed one million eight hundred and forty thousand dollars (**\$1,840,000**). THDA reserves the right, in its sole discretion, to determine whether related parties are involved for the purpose of applying this limitation.
2. An applicant, developer, owner, or related party may not submit more than one Initial Application or be involved in more than one development per county with respect to 2008 Tax Credits. THDA reserves the right, in its sole discretion, to determine whether related parties are involved for the purpose of applying this limitation.

Notwithstanding the foregoing, a Public Housing Authority may submit up to two initial applications so long as each initial application meets the requirements of Part VII-A-2-d-(ii) of this QAP and so long as the proposed developments are located in two separate and distinct HOPE VI applications or Revitalization Plans. Two initial applications that meet the requirements of Part VII-A-2-d-(ii) of this QAP but that propose developments that are within the same HOPE VI application or Revitalization Plan are not permitted.

3. The following list includes, without limitation, related parties, however, THDA reserves the right to determine, in its sole discretion, that other related parties are involved for the purpose of applying this limitation:
 - a. Any person or entity who has a right to (i) replace the developer, (ii) act as co-developer, (iii) replace any individuals or entities who comprise a developer or co-developer, or (iv) otherwise direct the activities of the developer will be considered a developer for purposes of applying this limit.
 - b. Any person or entity who has a right to (i) replace the general partner of the owner or applicant, (ii) act as co-general partner of the owner or applicant, (iii) replace any individuals or entities who comprise a general partner or co-general partner of the owner or applicant, or (iv) otherwise direct the activities of the general partner of the owner or applicant will be considered an owner or applicant, as the case may be, for purposes of applying this limit.
 - c. Any person or entity who has a right to (i) replace the controlling stockholder of the owner or applicant, (ii) act as controlling stockholder of owner or applicant, (iii) replace any individuals or entities who comprise a controlling stockholder of the owner or applicant, or (iv) otherwise direct the activities of the controlling stockholder of the owner or applicant will be considered an owner or applicant, as the case may be, for purposes of applying this limit.

- d. Any person or entity who has a right to (i) replace the managing member of the owner or applicant, (ii) act as co-managing member of the owner or applicant, (iii) replace any individuals or entities who comprise a managing member or co-managing member of the owner or applicant, or (iv) otherwise direct the activities of the managing member of the owner or applicant will be considered an owner or applicant, as the case may be, for purposes of applying this limit.
- e. Any person who is a signatory or guarantor of construction financing documents, permanent financing documents, and/or equity syndication documents.
- f. This limit will also apply to any person or entity that is related to any person or entity specified above.

D. By Low-Income Unit

1. Per Low-Income Unit Maximum (**noncompetitive** developments that are **NOT in a QCT or DDA**)

<u>Number of Low-Income Units</u>	<u>Maximum Tax Credits per Low-Income Unit</u>
1 – 48	\$4,900
49 – 72	\$4,700
73 or more	\$4,500

2. Per Low-Income Unit Maximum (**competitive** developments that are **NOT in a QCT or DDA**)

<u>Number of Low-Income Units</u>	<u>Maximum Tax Credits per Low-Income Unit</u>
1 – 48	\$9,200
49 – 72	\$8,500
73 or more	\$8,100

3. Per Low-Income Unit Maximum (**noncompetitive** developments that **ARE in a QCT or DDA**)

<u>Number of Low-Income Units</u>	<u>Maximum Tax Credits per Low-Income Unit</u>
1 – 48	\$6,400
49 – 72	\$6,100
73 or more	\$5,800

4. Per Low-Income Unit Maximum (**competitive** developments that **ARE in a QCT or DDA**)

<u>Number of Low-Income Units</u>	<u>Maximum Tax Credits per Low-Income Unit</u>
1 – 48	\$12,000
49 – 72	\$11,000
73 or more	\$10,600

5. No development is guaranteed the amount of Tax Credits reflected in 1 through 4 above. THDA will evaluate Initial Applications in accordance with the requirements of this QAP and Section 42 to determine the actual amount of Tax Credits appropriate for a particular development, which amount may be less than, but never more than, the amounts reflected in 1 and 2 above.

E. For Financial Feasibility

Section 42(m)(2) requires that THDA not allocate more Tax Credits than necessary for the financial feasibility of a development and its viability as a qualified low-income housing development. THDA reserves the right, in its sole discretion, to reject Initial

Applications for Tax Credits when THDA determines that the proposed development is not financially feasible or does not need Tax Credits. THDA also reserves the right, in its sole discretion, to reserve or allocate an amount of Tax Credits less than the amount requested in an Initial Application, in a Carryover Application or in a Placed in Service Application. THDA's determination under Section 42(m)(2) shall not be construed to be a representation or warranty by THDA as to the financial feasibility, viability, or lack thereof, of any development.

Tax Credits allocated pursuant to this QAP are not intended to provide the primary or principal source of financing for a development, but are intended to provide financial incentives sufficient to fill "gaps" which would otherwise exist in developing affordable rental housing for low and very-low income households. The maximum obtainable rents supported by the market study will be expected to support reasonable operating expenses and maximum mortgage debt service prior to Tax Credits filling any financial "gaps". When rents for Tax Credit units in an Initial Application, a Carryover Application or a Placed in Service Application are below the maximum rents supported by the required market study, such rents, reflected as a percentage of maximum rents permitted under Section 42, must be maintained throughout the Compliance Period.

Part V: Limits On Developer and Consultant Fees, and Contractor Profit, Overhead, and General Requirements

A. Limit on Developer Fees and Consultant Fees

1. The combined total of developer and consultant fees (Attachment 15: Development Costs; #10, columns B & C) which may be included in the determination of the amount of Tax Credits for a particular development cannot exceed fifteen percent (15%) of that portion of THDA determined eligible basis attributable to acquisition (before the addition of the developer and consultant fees), and cannot exceed fifteen percent (15%) of that portion of THDA determined eligible basis attributable to new construction or to rehabilitation (before the addition of the developer and consultant fees). Construction Advisory or Construction Supervision fees listed separately from the maximum allowed Contractor Fees will be considered as a Consultant and will be included in Consultant Fees.
2. If the developer and contractor are related persons as defined in Section 42(d)(2)(D)(iii), then the combined total of developer fees, consultant fees, and contractor profit, contractor overhead, and general requirements, which may be included in the determination of the amount of Tax Credits for a particular development, cannot exceed fifteen percent (15%) of THDA determined eligible basis of that portion of the development attributable to acquisition (before the addition of the fees), and cannot exceed twenty-five percent (25%) of that portion of THDA determined eligible basis attributable to new construction or to rehabilitation (before the addition of the fees).
3. THDA will determine, in its sole discretion, whether other fees will be considered consultant or developer fees for purposes of applying this limitation.

B. Limit on Contractor Fees, Profit, Overhead and General Requirements

1. The total contractor fees, including contractor profit, contractor overhead and general requirements shall be limited to fourteen percent (14%) of total THDA determined site work costs, plus accessory buildings plus either new building hard costs or rehabilitation hard costs. The structure of this fee is limited to the following:

Contractor profit:	may not exceed six percent (6%)
Contractor overhead:	may not exceed two percent (2%)
Contractor general requirements (includes	

payment and performance bonds):	may not exceed six percent (6%)
Total Contractor fees	may not exceed fourteen percent (14%)

2. If the developer and contractor are related persons as defined in Section 42(d)(2)(D)(iii), then the combined total for contractor profit, overhead, and general requirements, developer fees and consultant fees which may be included in the determination of the amount of Tax Credits for a particular development, cannot exceed fifteen percent (15%) of THDA determined eligible basis on that portion of the development attributable to acquisition (before the addition of the fees), and cannot exceed twenty-five percent (25%) of that portion of THDA determined eligible basis attributable to new construction or to rehabilitation (before the addition of the fees).
3. THDA will determine, in its sole discretion, whether other fees will be considered contractor or developer fees for purposes of applying this limitation.

Part VI: Initial Application Submission

A. Initial Application Requirements

A complete Initial Application must be submitted in accordance with Part VI-B by the Initial Application deadline specified in Part VI-C. To be considered complete, an Initial Application must meet **ALL** of the following requirements:

1. Have content, formatting and pagination identical to that of the attached Initial Application Form;
2. Be computer generated or typed (**hand written Initial Applications are prohibited**);
3. Bear original signature(s) as specified in Part VI-D;
4. Include all required Attachments and supporting documentation, with all such Attachments and supporting documentation containing correct, complete, and consistent information as required in this QAP and bearing original signatures to the extent specified in Part VI-D;
5. Have no missing information or any information that is erroneous, incomplete or inconsistent;
6. Include a complete original and four complete copies;
7. Be submitted by the Initial Application deadline specified in Part VI-C; and
8. Include a certified check in the amount of all fees required with the Initial Application as specified in Part XV-A.

B. Initial Application Delivery

An Initial Application must be identified as a "Tax Credit Application" and be delivered to:

Tennessee Housing Development Agency Suite 1114 404 James Robertson Parkway Nashville, TN 37243-0900

Initial Applications may be delivered to THDA by mail, in person, by courier, or by other means of physical delivery. (**Applications by express delivery services should be sent to the address above but at Zip Code 37219-1522.**) Telecopy, facsimile, or other transmission or delivery of "copies" or "representations" of the Initial Application or other documents **will not be accepted.**

THDA assumes no responsibility for late delivery or delivery to locations other than stated above. **Only those Initial Applications arriving at the location stated above by the Initial Application deadline specified in Part VI-C will be considered.**

C. Initial Application Deadline

No Initial Applications will be accepted after 1:00 PM Central Standard Time on Wednesday, March 19, 2008. No Initial Applications will be accepted at any location other than the location specified in Part VI-B.

- After the Initial Application deadline, no erroneous, missing, incomplete or inconsistent supporting documentation or Attachments, or clarifications to the Initial Application, supporting documentation, or Attachments, or any other materials required in the Initial Application or in support of the Initial Application will be accepted except as specified in Part VIII-B.

D. Original Signatures Required

All forms and documents provided by THDA to be completed as part of the Initial Application must bear **original** signatures where signatures are required. No photocopies, telecopies, or other reproductions of documents with signatures will be accepted on these forms and documents.

E. Local Government Notification

Following receipt of Initial Applications, THDA will notify the chief executive officer (or the equivalent) of the local government in whose jurisdiction a development proposed in an Initial Application is to be located. Such individual will have an opportunity to comment on the development proposed in the Initial Application to be located in the jurisdiction, as required by Section 42(m)(1)(A)(ii).

F. March 20, 2008 Amendments

1. 2008 Initial Applications (both competitive and noncompetitive) accepted by THDA on or before March 19, 2008 must submit, no later than 4:30 PM Central Daylight Time on Friday, May 30, 2008, written notice of modifications to the Initial Application that the applicant wishes to make in light of the March 20, 2008 amendments to Part IV-D, Part VII-B-2-a-(iv), and/or Part VII-B-5 of this QAP.
 - a. This information must include, without limitation, all pages of the initial Application and Attachments that will change as a result of the requested modifications. The pages of the initial Application and Attachments should be completed to reflect the modifications being requested.

Part VII: Initial Application Eligibility and Scoring

A. Eligibility Determination

THDA will evaluate each Initial Application that meets the requirements of Part VI to determine whether the following eligibility requirements are met:

1. Minimum Score Required

To be eligible, an Initial Application must obtain a **minimum score of 120 points** as determined by THDA in accordance with Part VII-B.

2. Special Set-Asides

- a. Non-Profit Set-Aside: To be eligible for Tax Credits from the Non-Profit Set-Aside, an Initial Application must contain information satisfactory to THDA demonstrating that the development proposed in the Initial Application involves a qualified non-profit organization. To be qualified, a non-profit organization must meet ALL of the following:
 - (i) The organization must be a *bona fide* non-profit organization, as evidenced by the following:
 - (A) The organization must be an IRS 501(c)(3) or 501(c)(4) entity;
 - (B) The organization must be organized and existing in the State of Tennessee or if organized and existing in another state, must be qualified to do business in Tennessee;
 - (C) The organization must: (i) not be formed by one or more individuals or for-profit entities for the principal purpose of being included in the Non-Profit Set-Aside; (ii) not be controlled by a for-profit organization; and (iii) not have any staff member, officer or member of the board of directors who will materially participate, directly or indirectly, in the proposed development as or through a for-profit entity; and
 - (D) The organization must be engaged in the business of developing and building low-income housing in Tennessee and must have been so engaged at all times since January 1, 2006.
 - (ii) The organization must, prior to the reservation of Tax Credits: (i) own all of the general partnership interests of the ownership entity of the development; or (ii) own, alone or with other non-profits who meet all of the requirements of this Part VII-A-2-a, one hundred percent (100%) of the stock of a corporate ownership entity of the development; or (iii) own, alone or with other non-profits who meet all of the requirements of this Part VII-A-2-a, one hundred percent (100%) of the stock or 100% of the partnership interests of an entity that is the sole general partner or sole managing member of the ownership entity of the development proposed in the Initial Application;
 - (iii) The organization must be materially participating (regular, continuous and substantial on-site involvement) in the development and operation of the development throughout the "compliance period" (as defined in Section 42(i)(1)).
 - (iv) To demonstrate eligibility under this Part VII-A-2-a, ALL of the following must be submitted as part of the Initial Application:
 - (A) A copy of the IRS determination letter clearly stating the organization's status as an IRS 501(c)(3) or 501(c)(4) entity; and
 - (B) A Certificate of Existence from the Tennessee Secretary of State's Office dated not more than thirty (30) days prior to the date of the Initial Application;
 - (C) An opinion in the form of **Attachment 17**; rendered by an independent third party attorney, and
 - (D) **Attachment 18**.
- b. Qualified Census Tract Set-Aside: The Initial Application must propose a development located completely and entirely in a Qualified Census Tract (identified on **Exhibit 4**, excluding Difficult to Develop Areas), the development of which contributes to an approved concerted community revitalization plan, as certified in

the form of **Attachment 23**, by the City Mayor, County Mayor, or head of the planning department for the jurisdiction within which the development is located

c. **Rehabilitation Set-Aside:** In order to qualify for the Rehabilitation Set-Aside, the development proposed in the Initial Application must satisfy the following requirements:

- (i) the proposed development must satisfy the requirements of Part VII-A-4-a-(v) of this 2008 QAP;
- (ii) the proposed development has not been placed in service since December 31, 1995 (for purposes of this Part VII-A-2-c, "placed in service" shall mean original completion of construction);
- (iii) the proposed development must not have an acquisition cost in excess of 60% of the total replacement costs;
- (iv) the proposed development must score a minimum of 25 points under Part VII-B-2-b of this 2008 QAP;
- (v) the Initial Application for the proposed development must include a detailed narrative of the work to be completed on or before the anticipated placed in service date (for purposes of IRS form(s) 8609) specifically addressing the points claimed under Part VII-B-2-b of this 2008 QAP; and
- (vi) to demonstrate eligibility under this Part VII-A-2-c, the Initial Application must include a certification in the form of **Attachment 29** and all applicable attachments to **Attachment 29**.

d. **Public Housing Authority Set-Aside:**

An Initial Application may qualify for the Public Housing Authority Set-Aside in one of two ways, either through a public housing authority ("PHA") without use of the HOPE VI Revitalization Program (the "HOPE VI Program") or through a PHA using the HOPE VI Program.

- (i) To qualify for the Public Housing Authority Set-Aside without use of the HOPE VI Program, an Initial Application must contain information satisfactory to THDA demonstrating that the development proposed in the Initial Application involves a qualified PHA. To be qualified, a PHA must meet ALL of the following:
 - (A) The PHA must, prior to the reservation of Tax Credits: (1) be the sole general partner or the sole managing member of the ownership entity of the development; or (2) own, alone or with qualified non-profits who meet all requirements of this QAP or other qualified PHAs who meet all the requirements of this QAP, one hundred percent (100%) of the stock of a corporate ownership entity of the development; or (3) own, alone or with qualified non-profits who meet all requirements of this QAP or other qualified PHAs who meet all the requirements of this QAP, one hundred percent (100%) of the stock or 100% of the partnership interests of an entity that is the sole general partner or sole managing member of the ownership entity of the development proposed in the Initial Application;
 - (B) The PHA must materially participate (regular, continuous and substantial on-site involvement) in the development and operation of the development throughout the "compliance period" (as defined in Section 42(i)(1));
 - (C) The PHA must be acting solely within the geographic area of its jurisdiction.

- (D) To demonstrate eligibility under this Part VII-A-2-d, an attorney's opinion letter, in the form of **Attachment 26**, rendered by an independent third party attorney, must be submitted as part of the Initial Application.
 - (ii) To qualify for the Public Housing Authority Set-Aside using the HOPE VI Program, the Initial Application must contain the following:
 - (A) A copy of the HOPE VI Revitalization Grant Assistance Award (form HUD-1044) which identifies the PHA receiving the HOPE VI grant and the amount of the grant;
 - (B) A letter from the Executive Director of the identified PHA in the form of **Attachment 27** certifying that: (1) the development proposed in the Initial Application is identified in the PHA's HUD approved HOPE VI application or Revitalization Plan; (2) the housing units are an essential element of that Plan; and (3) the Tax Credits for the development proposed in the Initial Application are an essential component of the financing plan for the PHA's HOPE VI Program; and
 - (C) A copy of the HUD approved Revitalization Plan.
 - (iii) An Initial Application may qualify for the Public Housing Set-Aside under Part VII-A-2-d-(i) or under Part VII-A-2-d-(ii), but not both.
 - e. Small Developments Set-Aside: The Initial Application must be for a development with forty-eight (48) or fewer total housing units on a single site.
 - f. Rural Set-Aside: To be eligible for consideration in the Rural Set-Aside, the development must be located in one of the rural counties of Tennessee shown on **Exhibit 1** to this QAP.
3. Non-compliance
- a. To be eligible, individuals involved (either directly or indirectly) with the developer or the ownership entity (whether formed or to be formed) identified in the Initial Application must not have any involvement (either directly or indirectly) with the developer or the ownership entity of any prior Tax Credit development which has an event of noncompliance under Section 42 or under the restrictive covenants recorded in connection with such development. Ineligibility due to noncompliance shall be in effect for the calendar year in which the non-compliance was identified and for the following calendar year. THDA will determine, in its sole discretion, whether an event of noncompliance exists which has not been cured.
 - b. **Attachment 19** must be submitted as part of the Initial Application to demonstrate eligibility under this Part VII-A-3.
4. Developments
- a. The Initial Application must propose an eligible development. To be eligible, a development proposed in the Initial Application must meet ALL of the following:
 - (i) The development must be a qualified low-income housing development as defined in Section 42(g), containing qualified low-income buildings as defined in Section 42(c)(2) and low-income units as defined in Section 42(i)(3). THDA, in its sole discretion, may require opinions from relevant counsel regarding transitional housing for the homeless, single room occupancy units, service provision or other matters in connection with a determination of eligibility;
 - (ii) One hundred percent (100%) of the "covered units" (as defined in the Fair Housing Act) in the development must be designed and built in accordance with the Fair Housing Act (including one of the eight safe harbors recognized by HUD

as shown on **Exhibit 7**) and all other areas in the development open to the public must be designed and built in accordance with the Americans With Disabilities Act. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609;

- (iii) Proposed developments that request acquisition Tax Credits must meet Section 42(d)(2) (10-year rule);
 - (iv) If the development proposed in the Initial Application is located on scattered sites, then the Initial Application must reflect that all sites are included under a common plan of financing and the scattered sites must be appraised as a single proposed development, using appraisal methodology appropriate for rental property as described in Part VII-A-9-a.
 - (v) If the development proposed in the Initial Application involves rehabilitation and does not involve tax-exempt financing, rehabilitation hard costs (number from line item "Rehabilitation Hard Costs" in section 3, column A of Attachment 15: Development Costs) must be at least twenty-five percent (25%) of total development costs (number from section 12, column A of Attachment 15: Development Costs). If the development proposed in the Initial Application involves rehabilitation and involves tax-exempt financing, rehabilitation hard costs must be the greater of (A) twenty percent (20%) of building acquisition costs or (B) an amount sufficient to satisfy the requirements of Section 42(e)(3)(A)(ii). Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609.
 - (vi) If the development proposed in the Initial Application will have vinyl siding on all or any part of the exterior, all such vinyl siding must meet a 15-year maintenance free standard. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609.
 - (vii) The development must meet all applicable local building codes or in the absence of such codes, the development must meet the following, as applicable: new construction of multi-family apartments of 3 or more units must meet the 2003 International Building Code; new construction or reconstruction of single-family units or duplexes must meet the 2003 International Residential Code for One- and Two-Family Dwellings; and rehabilitation of rental units must meet the 2003 International Property Maintenance Code. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609.
- b. A development which is part of a restructuring pursuant to the Multifamily Assisted Housing Reform and Affordability Act of 1997 under the supervision of the Office of Multifamily Housing Assistance Restructuring is eligible to apply for Tax Credits in an amount which would not produce syndication proceeds in excess of seventeen percent (17%) of rehabilitation costs required under that program.

- c. A proposed development located within a locally defined “downtown business district”, as certified in the form of **Attachment 24** by the City Mayor or head of the planning department for the jurisdiction within which the proposed development is located may be permitted, in THDA's sole discretion, to utilize the per low-income unit maximums reflected in Part IV-D-3 and Part IV-D-4 of this QAP. **The limitations in Part IV will apply.**
- d. The following types of developments are not eligible for Tax Credits:
 - (i) Developments presently having or proposed to have development-based subsidies under the Section 8 Moderate Rehabilitation program, unless the subsidies are tied to developments utilizing the Stewart B. McKinney Homeless Assistance Act;
 - (ii) Developments that have been part of “Bargain Sales” with a “step-up” in sales price paid to an intervening Non-Profit;
 - (iii) Developments containing units that are not for use by the general public, including, but not limited to, hospitals, nursing homes, sanitariums, life care facilities, trailer parks, or intermediate care facilities for persons with mental and physical disabilities;
 - (iv) Developments in which continual or frequent nursing, medical, or psychiatric services are provided. Examples include, but are not limited to, hospitals, nursing homes, sanitariums, life care facilities, or intermediate care facilities for persons with mental and physical disabilities; or
 - (v) Developments involving, either directly or indirectly, individuals (all as identified on relevant Attachments 4 and 5) who are also involved directly or indirectly in developments identified on **Attachment 19** that submitted a Final Application for Tax Credits prior to January 1, 2007 and, prior to April 1, 2008, have not satisfied all THDA requirements for the release of the Owner's copies of the IRS Form(s) 8609.
- e. An opinion in the form of **Attachment 20**, rendered by an independent third party attorney, must be submitted as part of all Initial Applications to demonstrate eligibility under this Part VII-A-4.
- f. An opinion in the form of **Attachment 21**, rendered by an independent third party attorney, must be submitted as part of any Initial Application that requests acquisition Tax Credits to demonstrate eligibility under Part VII-A-4-a-(iii).
- 5. Existing, Incremental, and New Developments
 - a. Developments which received reservations/allocations of Tax Credits under QAPs at any time during the prior fifteen (15) years and which are not proposing additional housing units will be considered “existing” developments. Developments which have received reservations/allocations of Tax Credits under the 2007 QAP, but which are proposing additional housing units will be considered “incremental” developments. All other developments, including developments that qualify for the Public Housing Authority Set-Aside under Part VII-A-2-d-(ii), will be considered “new” developments.
 - b. Initial Applications proposing “incremental” developments will be reviewed, evaluated and scored based solely on the costs, characteristics, and other elements of the development attributable to the housing units added pursuant to the Initial Application submitted for 2008 Tax Credits. None of the costs, characteristics, or other elements attributable to the existing development will be considered, evaluated, or scored. If Tax Credits are allocated to an “incremental” development, the limitations specified in Part IV, and the limitations specified in Part V will apply,

based on the cumulative amount of Tax Credits allocated to the entire development for 2007 and 2008 and the cumulative costs of the development as proposed in 2007 and 2008.

- c. If there are sufficient qualified Initial Applications for “new” developments and/or “incremental” developments, Initial Applications for “existing” developments will not be reviewed or scored, and the application fee will be returned.
- d. If Tax Credits are allocated to an “existing” development, the limitations specified in Part IV and the limitations specified in Part V will apply, based on the cumulative amount of Tax Credits reserved for the entire development in 2008 and allocated to the development at any time during the prior fifteen (15) years and the cumulative costs of the development as proposed in 2008 and for the prior fifteen (15) years.
- e. Developments which received a reservation or allocation of tax credits from the Small Developments Set-Aside cannot add units to the development under any circumstances.

6. Development Participants

- a. All development participants must be identified in Sections 3, 4, and 5 of the Initial Application and on **Attachment 6**, which must be submitted with the Initial Application.
- b. **Attachments 4A, 4B, or 4C** must be fully completed and submitted with the Initial Application for the Ownership Entity identified in Section 3 of the Initial Application. If the copies of Attachments 4A, 4B, or 4C included in the Initial Application do not contain enough pages to fully describe the Ownership Entity identified in Section 3 of the Initial Application, make additional copies of the relevant portions of **Attachments 4A, 4B, or 4C**, as needed, and complete all additional pages until no entities and only individuals are identified. Provide the required information for all entities and individuals at each layer of the organizational structure of the Ownership Entity. **TRACE THE PROPOSED OWNERSHIP ENTITY THROUGH ALL LAYERS OF ITS ORGANIZATIONAL STRUCTURE REGARDLESS OF THE TYPE OF ENTITY AT ANY PARTICULAR LAYER.** Applicants are encouraged, but not required, to submit an organizational chart when the proposed Ownership Entity is complex and contains multiple layers.
- c. **Attachments 5A, 5B, or 5C** must be fully completed and submitted with the Initial Application for the Developer Entity identified in Section 4 of the Initial Application. If the copies of Attachments 5A, 5B, or 5C included in the Initial Application do not contain enough pages to fully describe the Developer entity identified in Section 5 of the Initial Application, make additional copies of the relevant portions of **Attachments 5A, 5B, or 5C**, as needed, and complete all additional pages until no entities and only individuals are identified. Provide the required information for all entities and individuals at each layer of the organizational structure of the Developer Entity. **TRACE THE PROPOSED DEVELOPER ENTITY THROUGH ALL LAYERS OF ITS ORGANIZATIONAL STRUCTURE REGARDLESS OF THE TYPE OF ENTITY AT ANY PARTICULAR LAYER.** Applicants are encouraged, but not required, to submit an organizational chart when the proposed Developer Entity is complex and contains multiple layers.
- d. In the event any entity identified in Attachments 4A, 4B, or 4C, and/or Attachments 5A, 5B, or 5C is a corporation that is publicly traded on a nationally recognized stock exchange or similar entity, the information required in Attachments 4A, 4B, or 4C, and/or Attachments 5A, 5B, or 5C need not be provided for that entity. Complete information must be provided on Attachments 4A, 4B, or 4C, and/or Attachments 5A,

5B, or 5C for all other types of entities at each layer of the organizational structure until no entities and only individuals are identified. An opinion of counsel in the form of **Attachment 28** must be provided with the Initial Application for this exception to apply.

- e. In the event any entity identified in Attachments 4A, 4B, or 4C, and/or Attachments 5A, 5B, or 5C is a trust, information must be provided in the relevant Attachment about the trustee and beneficiary of each trust at each layer of organizational structure. Information about trustees and beneficiaries must be traced through all levels of organizational structure.
 - f. An **Attachment 22** (Disclosure Form) is required for each individual identified in **Attachments 4A, 4B, and 4C** for the Ownership Entity and for each individual identified in **Attachments 5A, 5B, and 5C** for the Developer Entity. Each Disclosure Form must include responses to each question and must bear the original signature of the individual, in their individual capacity. Provided, however, Attachment 22 is NOT required for individuals who are officers, directors or shareholders of a corporation that is publicly traded on a nationally recognized stock exchange or similar entity which is identified in Attachments 4A, 4B, or 4C, and/or Attachments 5A, 5B, or 5C. An opinion of counsel in the form of **Attachment 28** must be provided with the Initial Application for this exception to apply.
 - g. An Initial Application is ineligible if any of the following apply:
 - (i) **Attachment 4A, 4B, or 4C** is not fully completed and submitted as specified above.
 - (ii) **Attachment 5A, 5B, or 5C** is not fully completed and submitted as specified above.
 - (iii) **Attachment 6** is not fully completed and submitted.
 - (iv) **Attachment 22** is not fully completed as specified above, with an original signature, in an individual capacity, and submitted for each required individual as identified in **Attachment 4A, 4B, or 4C** and **Attachment 5A, 5B, and 5C**.
 - (v) **Attachment 22** for any required individual shows that any one of the following is true for that individual:
 - (A) A felony conviction of any type within the last ten (10) years;
 - (B) A fine, suspension or debarment involving financial or housing activities within the last five (5) years imposed by any federal agency;
 - (C) The individual currently in bankruptcy or a bankruptcy discharged within the last four (4) years or any organization or entity in which the individual had significant control currently is in bankruptcy or had a bankruptcy discharged within the last four (4) years; or
 - (D) Any suspensions of required state licenses (Tennessee or any other state) within the last ten (10) years.
 - (vi) An opinion of counsel in the form of **Attachment 28** is not submitted with the Initial Application if the exception in Part VII-A-6-d and Part VII-A-6-e is claimed.
7. Property Control
- a. To be eligible, an Initial Application must demonstrate control of the property on which the development proposed in the Initial Application is to be located (the "property"). **Acceptable documentation must be in full force and effect, fully executed and include a correct legal description for the property.** The person

executing the documentation on behalf of the Ownership Entity must be a person identified in Attachments 4A, 4B, or 4C. A copy of any one of items (i)-(iv) below must be part of the Initial Application:

- (i) Recorded instrument of conveyance (warranty deed, quitclaim deed, trustee deed, court order) evidencing title to the property vested in (A) the currently existing Ownership Entity identified in the Initial Application or (B) a person or entity identified in the Initial Application as the general partner or managing member of the Ownership Entity to be formed;
 - (ii) Acceptable evidence demonstrating the ability to acquire the property through the power of eminent domain by (A) the currently existing Ownership Entity identified in the Initial Application or (B) a person or entity identified in the Initial Application as the general partner or managing member of the Ownership Entity to be formed;
 - (iii) Contract for sale or a contract for a 50-year ground lease, which contract must show that the ground lease, when executed, will meet the requirements specified in Part VII-A-7-a(v), executed by (A) the owner of record of the property and (B) the currently existing Ownership Entity identified in the Initial Application or a person or entity identified in the Initial Application as the general partner or managing member of the Ownership Entity to be formed; or
 - (iv) An option to purchase or an option for a 50-year ground lease, which option must show that the ground lease, when executed, will meet the requirements specified in Part VII-A-7-a(v), executed by (A) the owner of record of the property and (B) the currently existing Ownership Entity identified in the Initial Application or a person or entity identified in the Initial Application as the general partner or managing member of the Ownership Entity to be formed.
 - (v) A ground lease for the property must have a minimum term of 50 years with no provisions for termination or reversion prior to the expiration of the extended use period as defined in Section 42(h)(6)(D).
- b. Documentation required as part of the Initial Application to demonstrate eligibility under this Part VII-A-7:
- (i) A copy of one of the items identified in Part VII-A-7-a above, **AND**
 - (ii) One of the following: (I) a commitment for title insurance evidencing that title to the property is vested in the person or entity who executed the document required in Part VII-A-7-a above as owner; or (II) an executed, unqualified attorney title opinion, rendered by an independent third party attorney, indicating title to the property is vested in the person or entity who executed the document required in Part VII-A-7-a above as owner.
- c. Copies of assignments of contracts or options without copies of the underlying contract or option that meets the requirements set forth above will not be accepted.
8. Physical Needs Assessment
- a. For Initial Applications proposing rehabilitation, the Initial Application must include a physical needs assessment. The physical needs assessment must be in a form and with content acceptable to THDA in its sole discretion, and must include a complete and detailed work plan showing all necessary and contemplated improvements and the projected cost. Physical needs assessments must be less than six months old at the time of submission in order to be acceptable.

9. Appraisal

- a. For Initial Applications requesting acquisition Tax Credits for five or more units, an “as is” market rate appraisal not including Tax Credit benefits. The appraisal must be performed by a Certified General Appraiser licensed in Tennessee. The appraisal cannot be based solely or largely on a “cost” approach to value, but must also consider market and income approaches to value. If the development is proposed for scattered sites, the scattered sites must be appraised as a single rental development, using appraisal methodology appropriate for rental property as described here. The acquisition cost for Tax Credit purposes shall not exceed the lesser of the purchase price or the appraised value. Appraisals must be less than six months old at the time of submission in order to be acceptable.

B. Scoring Initial Applications

Applicants, Initial Applications and developments that meet all eligibility requirements stated above will be evaluated according to the scoring criteria specified below based on the information provided in each Initial Application. **A minimum of 120 points of the 277 points available is required for an Initial Application to be eligible for further consideration** under this QAP.

THDA will award points only if an Initial Application is complete, contains all required documentation, no documentation is incomplete, erroneous, or inconsistent and is submitted by the application deadline, all as specified in Part VI of this QAP. If documentation is incomplete, erroneous, or there are inconsistencies between Attachments or other supporting documentation and the Initial Application form itself or any other type of inconsistency, THDA will not award points for the scoring category which was incomplete, in error, or inconsistent. Completion, correction, or clarification of such items will be subject to the requirements of Part VIII-B and -C.

1. Development Location and Housing Needs: Maximum 65 Points

- a. Developments located in counties with the greatest rental housing need (**Exhibit 2**): **Maximum 60 points**
- b. Developments located in Identified Areas of Affordable Housing Need: **Maximum 5 points**
 - (i) Developments located completely and entirely in a Qualified Census Tract (identified on **Exhibit 4**, excluding Difficult to Develop Areas), the development of which contributes to an approved concerted community revitalization plan, as certified in the form of **Attachment 23**, by the City Mayor, County Mayor, or head of the planning department for the jurisdiction within which the proposed development is located: **1 point (NOTE: the one (1) point referenced in this Part VII-B-1-b-(i) will, if awarded, not be included in the score for an Initial Application for consideration outside the Qualified Census Tract Set-Aside.)**
OR
 - (ii) Developments located completely and entirely within a census tract (other than a Qualified Census Tract) that is, itself, completely and entirely within an area covered by an approved community revitalization plan, as certified, in the form of **Attachment 23**, by the City Mayor, County Mayor, or head of the planning department for the jurisdiction within which the proposed development is located: **5 points**

Points may be claimed under Part VII-B-1-b-(i) OR Part VII-B-1-b-(ii), but not both.

2. Development Characteristics: Maximum 43 Points

a. New Construction Only

- (i). Developments not involving rehabilitation that include written documentation from the appropriate local governmental authority demonstrating that current zoning and other local land use regulations permit the development as proposed or that no such regulations currently apply to the proposed development: **5 points**
- (ii). Developments not involving rehabilitation designed and built to promote energy conservation by meeting the standards of the Council of American Building Officials Model Energy Code. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609: **10 points**
- (iii). Developments not involving rehabilitation designed and built using brick, stone, cement fiber siding, or vinyl to meet a 15-year maintenance-free exterior standard. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609: **10 points**
- (iv). Developments not involving rehabilitation designed and built with a **minimum of 65%** of the exterior wall surfaces below the plate line covered with brick, stone, or cement fiber siding. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609: **15 points**

b. Rehabilitation Only

- (i) Developments involving addition or replacement of one or more major building components as identified in the physical needs assessment. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609.

For purposes of this QAP, major building components are:

- roof structures;
- wall structures;
- floor structures;
- foundations;
- plumbing systems;
- central heating and air conditioning systems;
- electrical systems;
- doors **and** windows;
- kitchen cabinets **and** kitchen countertops **and** all existing kitchen appliances;
- parking lots;

- elevators; and
- fire/safety systems.

“Major” refers to the importance of the building component and the extent of replacement. The building component must be significant to the building and its use, normally expected to last the useful life of the structure, and not be minor or cosmetic (e.g. major – roof sheathing, rafters, framing members; minor – shingles, built-up roofing). Total replacement of a building component is not required, however a minimum of fifty percent (50%) of the building component must be replaced.

<u>Number of systems added or replaced</u>	<u>Points</u>
1	10 points
2	25 points
3 or more	35 points

- (ii) Developments involving rehabilitation hard costs expressed as a percentage of total development costs (for developments **not** involving tax-exempt financing) or building acquisition cost (for developments involving tax-exempt financing):

<u>Percentage</u>	<u>Points</u>
30% up to 40%	15 points
Greater than 40% up to 50%	25 points
Greater than 50%	35 points

- (iii) A development may receive points under Part VII-B-2-b-(i) above **OR** under Part VII-B-2-b-(ii) above, but not both.
- (iv) Developments involving the use of existing housing as part of a community revitalization plan as certified, in the form of **Attachment 23**, by the City Mayor, County Mayor, or head of the planning department for the jurisdiction within which the proposed development is located: **1 point**

c. Green Building

- (i) Developments utilizing ENERGY STAR compliant appliances **in all units** will be awarded **1 point per type of appliance, up to a maximum of 3 points**. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609.

Appliance types

- Dishwashers (in all units)
- HVAC units (in all buildings or units, as applicable)
- Refrigerators (in all units)

d. Combination of New Construction and Rehabilitation

- (i) For developments involving a combination of new construction and rehabilitation, points will be prorated based on the percentage of units in each category.

e. Adaptive Reuse/Conversion

- (i) Developments involving adaptive reuse/conversion will be treated as new construction. Adaptive reuse/conversion is defined as the change in use of a

major building to residential use. Without limitation, the reuse of hotels, motels, buildings formerly used for residential purposes, slabs, sheds, trailers/mobile homes, barns, garages or single-family homes are not considered to be adaptive reuse/conversion.

3. Sponsor Characteristics: Maximum 70 Points

- a. Points will be awarded as designated below if the described event has **NOT** occurred in Tennessee since March 19, 2007 with respect to individuals involved (either directly or indirectly) with the developer or the ownership entity (whether formed or to be formed) identified in the Initial Application: **maximum 50 points**
 - (i) A reservation of Tax Credits was issued and accepted for a development that the individuals identified above were involved with (either directly or indirectly) through the developer or owner, yet a Carryover Allocation was not obtained: **10 points**
 - (ii) A Carryover Allocation was made to a development that the individuals identified above were involved with (either directly or indirectly) through the developer or owner, yet an IRS Form 8609 will not be obtained: **15 points**
 - (iii) An allocation of Tax Credits was made to a development that the individuals identified above were involved with (either directly or indirectly) through developer or owner, but the development failed to meet the minimum set-aside for low-income tenants as specified in the land use restrictive covenants: **25 points**
- b. Development qualified for the Public Housing Authority Set-Aside using the HOPE VI Program with HOPE VI funds used as part of the financing for the development: **Only Initial Applications qualified for the Public Housing Authority Set-Aside using the HOPE VI Program as described in Part VII-A-2-d-(ii) are eligible for these points:**

HOPE VI Funds as a Percentage of Total Financing for this Development (including <u>tax credit syndication proceeds</u>)	<u>Points</u>
5%	5 points
10%	10 points
20%	20 points

4. Special Housing Needs: Maximum 15 Points

- a. Developments designed and built so that the greater of one unit or at least five percent (5%) of the total number of units in the development (which number shall be rounded up) are fully equipped for persons with disabilities in accordance with the Americans with Disabilities Act, as applicable, and the Fair Housing Act (including one of the eight safe harbors recognized by HUD as shown on **Exhibit 7**). Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609. These points may be claimed in conjunction with b. or c. or d. below to a maximum of 15 points: **10 points**

AND

- b. Developments with units designed and built for large families, (i.e., three or more bedrooms). Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of

the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609.

<u>Percent of Units</u>	<u>Points</u>
8%-10%	3 points
above 10%	5 points

OR

- c. Developments with at least fifty percent (50%) of the units designed and built for single room occupancy. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609: **5 points**

OR

- d. Developments with one hundred percent (100%) of the units designed, built and occupied by the elderly. All tenants must be age 62 or older or at least one person in each unit must be 55 or older and policies and procedures must be in place that demonstrate an intent to make units available to persons who are 55 or older. Certification from the design architect will be required on developments of 11 units or more, from contractor on 10 units or fewer, following the issuance of the Reservation Notice. Confirmation from the supervising architect or contractor, as appropriate, will be required prior to issuing the IRS Form 8609: **5 points**
- e. An Initial Application may meet the requirements for more than one of the preceding special needs categories, but **no more than 15 points will be awarded.**

5. Lowest Income Preference: Maximum 40 Points

- a. Election to set aside a minimum of ten percent (10%) of the units for households with incomes no higher than fifty percent (50%) of the area median income with rents maintained at or below 50% of area median income: **40 points**

6. Extended Use Preference or Tenant Ownership: Maximum 20 points

Choose only one below, a. OR b.

- a. Extended Use Preference: Maximum 20 Points

A binding commitment to defer the point in time at which the written request specified in Section 42(h)(6)(I) may be given:

<u>Number of Years</u>	<u>Points</u>
At least 5 years	20 points
At least 4 years, but less than 5 years	15 points
At least 3 years, but less than 4 years	10 points

OR

- b. Eventual Tenant Ownership: 5 points

A binding commitment to offer the tenant of a single family building at the end of the fifteen-year tax credit compliance period a right of first refusal to purchase the property. The owner must provide to THDA a detailed plan with the Initial Application, specifically including how the owner will set aside a portion of the rent beginning in year two (2) of the compliance period to provide sufficient funds to the tenant at the end of the compliance period for the down payment and the closing

costs to purchase the unit. The plan will be required to be updated and submitted to THDA again for approval in year 13 of the compliance period. The Restrictive Covenant Agreement will contain provisions ensuring enforcement of this provision.

7. Public Housing Priority: 10 Points

Marketing plans, lease-up plans, and operating policies and procedures which will give a priority to persons on current Public Housing waiting lists or to persons with Section 8 Housing Choice Vouchers in counties with high Section 8 voucher turnover. Initial Applications with proposed developments in areas reflected on **Exhibit 6** are eligible for these points.

8. Tennessee Growth Policy Act: 14 points

Initial Applications with proposed developments located completely and wholly in a county or municipality with a growth plan approved by the local government planning advisory committee as determined by the Tennessee Advisory Commission on Intergovernmental Relations and reflected on **Exhibit 3**. Initial Applications with proposed developments in counties not subject to the Tennessee Growth Policy Act, as shown on **Exhibit 3**, will receive these points.

Part VIII: Initial Application Eligibility and Scoring Review

A. Notice to Applicants

1. THDA will notify each applicant when the eligibility determination and scoring of their Initial Application is complete. All applicants will be so notified on or before May 7, 2008. THDA will send this notice to the contact person identified and the address specified in the Initial Application. Failure to receive any notice specified in this Part VIII will not extend deadlines or modify requirements in this Part VIII. All applicants shall immediately notify THDA, in writing, of changes in the name and/or address of the contact person specified in the Initial Application. Such notification by the applicant will not be deemed to be an amendment to the Initial Application.
2. If THDA determines that an Initial Application meets all of the eligibility requirements of this QAP and if the score assigned by THDA in each scoring category is the same as or higher than the score assigned by the applicant in the Initial Application, then no further action by the applicant or THDA will be taken. Applicants may not submit additional items for the purpose of increasing their scores in a particular scoring category if the THDA assigned score is the same as or higher than the score assigned by the applicant in the Initial Application. The provisions of Part VIII-B do not apply.
3. If THDA determines that an Initial Application does not meet one or more of the eligibility requirements of this QAP or if the score assigned by THDA in any scoring category is less than the score assigned by the applicant in the Initial Application, THDA will notify the applicant of items that were erroneous, missing, incomplete, or inconsistent. THDA will also notify applicants if THDA determines that (i) any two or more developments proposed in two or more Initial Applications constitute a single development for purposes of applying the development limit specified in Part IV-B or (ii) developers or related parties reflected in two or more Initial Applications constitute a single entity for purposes of applying the developer or related party limitation specified in Part IV-C. This notice to applicants from THDA is referred to herein as the "Cure Notice".
4. **No rankings or scoring summaries with respect to Initial Applications received by THDA will be available until all cure periods have expired and the review process is complete.**

B. Cure Period

1. Applicants receiving a Cure Notice may, in compliance with the requirements of this Part VIII-B, correct erroneous items, supply missing or incomplete items and/or may clarify any inconsistencies related to the specific items identified by THDA during a cure period which shall begin on the date of the Cure Notice and shall end at 4:00 p.m. Central Time, on the date specified in the Cure Notice, which date shall be five (5) business days from the date of the Cure Notice. The Cure Notice shall specify the means and methods by which erroneous items may be corrected, missing items supplied, incomplete items completed and inconsistencies clarified. Applicants may not submit additional items for the purpose of increasing their score in a particular scoring category where the THDA assigned score is the same as or higher than the score assigned by the applicant in the Initial Application.
2. If additional documentation to address items specified in the Cure Notice is not submitted in accordance with the requirements contained in the Cure Notice, then the determination as to eligibility and scoring made by THDA is determinative. The review process described in Part VIII-C is not available to applicants who do not submit additional documentation in accordance with the Cure Notice (including, without limitation, the time deadlines specified therein.).
3. The cure provisions of this Part VIII-B **do not apply** to Initial Applications that are not submitted in accordance with the requirements of Part VI-B and -C.
4. THDA will review all documentation submitted in accordance with the Cure Notice for each relevant Initial Application. If THDA determines that an Initial Application, taking into account documentation submitted in accordance with the Cure Notice, meets all of the eligibility requirements of this QAP and if the score assigned by THDA in each scoring category is the same as or higher than the score assigned by the applicant in the Initial Application, then no further action by the applicant or THDA will be taken. Applicants may not submit additional items for the purpose of increasing their score in a particular scoring category where the THDA assigned score is the same as or higher than the score assigned by the applicant in the Initial Application, taking into account documentation submitted in accordance with the Cure Notice. The provisions of Part VIII-C will not apply.
5. If THDA determines that an Initial Application, taking into account documentation submitted in accordance with the Cure Notice, still does not meet any one of the eligibility requirements of this QAP or if the score assigned by THDA in any scoring category is still less than the score assigned by the applicant in the Initial Application, THDA will notify the applicant of the determination (the "Review Notice"). The Review Notice will specify the time period within which a request for review may be made.

C. Review Process

1. Applicants who receive a Review Notice may submit, **in writing**, a request for review to the Executive Director of THDA. This request for review must be submitted in accordance with the Review Notice. A request for review will not be considered if no documentation was submitted or if documentation was not submitted in accordance with the Cure Notice (including, without limitation, the time deadlines therein). If no written request for review is submitted or if the written request submitted does not meet all requirements of the Review Notice or this QAP, no review will occur and the THDA determination prior to the issuance of the Review Notice will be final.
2. The request for review must identify the eligibility item or scoring category to be reviewed, **the information in the Initial Application OR the documentation submitted during the cure period relevant to the scoring category in question**, and

the reason the applicant thinks that the eligibility determination or scoring was in error. The request for review must contain no more than two 8 1/2 X 11 inch pages, with print on one side of each page, typed in 12 point font or larger (or legibly hand written). Requests not meeting this format will not be considered.

3. No additional documentation may be submitted in connection with this request for review. No information submitted after the expiration of the relevant cure period specified in the Cure Notice for an Initial Application will be considered. Applicants may not submit additional items for the purpose of increasing their score in a particular scoring category where the THDA assigned score is the same as or higher than the score assigned by the applicant in the Initial Application, taking into account documentation submitted in accordance with the Cure Notice. Requests for review that were not submitted in accordance with the Review Notice will not be considered. The provisions of Part VIII-C-4, -5, and -6 will not apply.
4. The Policy and Programs Committee of the Board of Directors of THDA (the "Policy and Programs Committee") will meet in special session in June, 2008, to evaluate the Initial Application, documentation submitted during the cure period, the Review Notice, the request for review and THDA staff analysis thereof (the "Review Meeting"). The Policy and Programs Committee will consider only documentation submitted in compliance with this Part VIII, regardless of whether the applicant or a representative thereof are present at the Review Meeting. The Policy and Programs Committee will consider whether documentation submitted as a result of the Cure Notice, taking into account the THDA staff analysis, is sufficient to meet the requirements of this QAP or is otherwise consistent with the spirit and intent of this QAP. **Any contact with THDA Executive Director, any member of the Policy and Programs Committee or any member of the THDA Board by any person or entity on behalf of any Initial Application between the date of the Review Notice and the date of the Review Meeting will be grounds for dismissal of the review request.**
5. Applicants or representatives thereof may contact THDA Multifamily and Special Programs staff regarding procedural matters only between the date of the Review Notice and the date of the Review Meeting, which contact, if limited as specified herein, will not constitute grounds for dismissal of a review request. Applicants or representatives thereof may, but are not required, to appear at the Review Meeting. Notice of the decision of the Policy and Programs Committee will be mailed to the applicant.
6. The final score for all Initial Applications will be determined after the Policy and Programs Committee meets. By adoption of this QAP, the THDA Board of Directors specifically delegates full authority to the Policy and Programs Committee to make the determinations specified in this Part VIII-C. The THDA Board of Directors will not consider requests to review decisions of the Policy and Programs Committee. All decisions of the Policy and Programs Committee are final. No matters with respect to eligibility under Part VII-A or with respect to scoring under Part VII-B will be considered after the date of the Policy and Programs Committee meeting.

D. Final scoring and ranking of Initial Applications

After the completion of the cure period and completion of the review process set forth above, the final score for each Initial Application will be determined. Each Initial Application will be listed in order of score and such rankings will be made available to all applicants. This ranking is not confirmation of a reservation of Tax Credits. Reservations will not be made until all set-asides have been applied and all limits have been applied.

E. Application of Various Limits/Final Ranking

Following the final scoring of each Initial Application, THDA will reserve the available amount of Tax Credits in the Non-Profit Set-Aside, in the QCT Set-Aside, in the Rehabilitation Set-Aside, in the Public Housing Authority Set-Aside, in the Small Developments Set-Aside, and in the Rural Set-Aside, based on the final scores assigned to each Initial Application and the amount of Tax Credits determined by THDA to be appropriate, according to the following procedures and provisions:

1. Non-Profit Set-Aside:

- a. Based on the final scoring of Initial Applications, THDA will list, in ranking order, all developments qualifying in the Non-Profit Set-Aside, and will reserve Tax Credits beginning with the highest ranking Initial Application in the initial Non-Profit Set-Aside and will proceed down the ranking until the point is reached where the last complete reservation can be made. **No partial reservations of Tax Credits will be made, except pursuant to Part VIII-E-7-c(ii).** (The limitations specified in Part IV will apply.) If there are not enough Tax Credits remaining in the initial Non-Profit Set-Aside to reserve the full amount requested for the next Non-Profit Initial Application in line, the difference between the balance remaining in the initial Non-Profit Set-Aside and the amount needed to make a full reservation will be added to the Non-Profit Set-Aside..
- b. After the initial Non-Profit Set-Aside is completely reserved, other qualified Non-Profit applications that did not receive a reservation will be included and considered, along with other applications, in the Qualified Census Tract Set-Aside, the Rehabilitation Set-Aside, the Public Housing Authority Set-Aside, the Small Development Set-Aside, or the Rural Set-Aside, as applicable.
- c. **Tax Credits remaining in the initial Non-Profit Set-Aside after all of these steps will not be reserved for other Initial Applications.**

2. Qualified Census Tract Set-Aside

- a. For Initial Applications in the Qualified Census Tract Set-Aside, THDA will list, in ranking order, qualified Initial Applications and will make reservations beginning with the highest ranking Initial Application and will proceed down the ranking until the point is reached when the last complete reservation has been made from the Set-Aside amount. **No partial reservations of Tax Credits will be made, except pursuant to Part VIII-E-7-c(ii).** (The limitations specified in Part IV will apply.) Reservations made to Initial Applications pursuant to this subsection will be deducted from the Rural Set-Aside, as appropriate, based on the county in which the development is located.
- b. After the Qualified Census Tract Set-Aside is completely reserved, other qualified applications for developments located in a Qualified Census Tract that have not received a reservation will be included and considered, along with other applications, in the Rehabilitation Set-Aside, the Public Housing Authority Set-Aside, the Small Development Set-Aside, or the Rural Set-Aside, as applicable. The point in Part VII-B-1-b(i), if given, will not be taken into account in the ranking under this section.

3. Rehabilitation Set-Aside

- a. For Initial Applications in the Rehabilitation Set-Aside, THDA will list, in ranking order, qualified Initial Applications and will make reservations beginning with the highest ranking Initial Application and will proceed down the ranking until the point is reached when the last complete reservation has been made from the Set-Aside amount. **No partial reservations of Tax Credits will be made, except pursuant**

to Part VIII-E-7-c-(ii). (The limitations specified in Part IV will apply.) Reservations made to Initial Applications pursuant to this subsection will be deducted from the Rural Set-Aside, as appropriate, based on the county in which the development is located.

- b. After the Rehabilitation Set-Aside is completely reserved, other qualified applications for developments proposing rehabilitation that have not received a reservation will be included and considered, along with other applications, in the Public Housing Authority Set-Aside, the Small Development Set-Aside, or the Rural Set-Aside, as applicable.

4. Public Housing Authority Set-Aside:

- a. For Initial Applications in the Public Housing Authority Set-Aside, THDA will list, in ranking order, qualified Initial Applications and will make reservations beginning with the highest ranking Initial Application and will proceed down the ranking until the point is reached when the last complete reservation has been made from the Set-Aside amount. **No partial reservations of Tax Credits will be made, except pursuant to Part VIII-E-7-c-(ii).** (The limitations specified in Part IV-B and -D will apply.) Reservations made to Initial Applications pursuant to this subsection will be deducted from the Rural Set-Aside, as appropriate, based on the county in which the development is located.
- b. After the Public Housing Set-Aside is completely reserved, other qualified applications for developments qualifying for the Public Housing Authority Set-Aside that have not received a reservation will be included and considered, along with other applications, for the Small Development Set-Aside, or the Rural Set-Aside, as applicable.

5. Small Developments Set-Aside:

- a. For Initial Applications in the Small Developments Set-Aside, THDA will list, in ranking order, qualified Initial Applications and will make reservations beginning with the highest ranking Initial Application and will proceed down the ranking until the point is reached when the last complete reservation has been made from the Set-Aside amount. **No partial reservations of Tax Credits will be made, except pursuant to Part VIII-E-7-c-(ii).** (The limitations specified in Part IV will apply.) Reservations made to Initial Applications pursuant to this subsection will be deducted from the Rural Set-Aside, as appropriate, based on the county in which the development is located.
- b. After the Small Developments Set-Aside is completely reserved, other qualified applications for developments qualifying for the Small Developments Set-Aside that have not received a reservation will be included and considered, along with other applications, in the Rural Set-Aside.

6. Rural Set-Aside:

For Initial Applications in the Rural Set-Aside, THDA will list, in ranking order, qualified Initial Applications and will make reservations beginning with the highest ranking Initial Application and will proceed down the ranking until the point is reached when the last complete reservation has been made from the Set-Aside amount. **No partial reservations of Tax Credits will be made, except pursuant to Part VIII-E-7-c-(ii).** (The limitations specified in Part IV will apply.)

7. Combining Remaining Tax Credits and Remaining Applications:

- a. Any Tax Credits remaining after steps 1 through 6 above are complete will be combined with any other Tax Credits that are unallocated for any reason (from Part III-A above).
- b. All remaining qualified Initial Applications will then be listed, in ranking order, in two final lists: Non-Profit and Other. **Throughout the remainder of the reservations, THDA will ensure that at least ten percent (10%) of Tax Credits have been reserved to Non-Profit Initial Applications, even if a lower ranking Non-Profit Initial Application must be reserved Tax Credits before a higher-ranking Other Initial Applications.** THDA will reserve any remaining Tax Credits to the remaining Initial Applications beginning with the highest ranking Initial Application, subject to the priority for Non-Profit Initial Applications and the Set-Asides described in this QAP, and continuing down the lists until the last complete reservation is made. **No partial reservations of Tax Credits will be made, except pursuant to Part VIII-E-7-c-(ii).** (The limitations specified in Part IV will apply.)
- c. (i) If the steps above leave THDA with insufficient Tax Credits to make a complete reservation to the next highest ranking Initial Application, THDA will hold the Tax Credits remaining until enough Tax Credits have been recaptured or returned for a complete reservation to be made. THDA will then make a complete reservation to the next highest ranking Initial Application (The limitations specified in Part IV will apply.)
(ii) If the Tax Credits remaining are likely to exceed one percent (1%) of the total Tax Credits available for reservation, thereby eliminating THDA from applying for Tax Credits from the National Pool in a subsequent year, then any remaining Tax Credits shall be offered as a partial reservation to the next highest ranking applicant, pursuant to this section, until the Tax Credits are accepted. (The limitations in Part IV will apply.) Acceptance of a partial reservation according to this provision would not classify a development as an “existing” application in subsequent years, but any limitation on Tax Credits per development in subsequent years would apply to any such partial reservation.

8. **Tax Credits remaining in the Non-Profit Set-Aside after all qualified Non-Profit Initial Applications have received reservations of Tax Credits cannot be reserved to other Initial Applications.**

9. Tie Breaker

In the event there is a tie between two or more Initial Applications at the cutoff for receipt of a Tax Credit reservation, the Initial Application requesting the least Tax Credits per square foot of heated, low-income, residential floor space will be given priority. If this first tie breaker still results in a tie, the Executive Director of THDA and the Chair of THDA, or his designee, will, in their sole discretion, determine which Initial Application will be given priority.

Part IX: Reservation of Tax Credits

A. Reservation Notice

THDA will notify, in writing, each successful applicant of an initial reservation of Tax Credits (the “Reservation Notice”). In determining the initial amount of Tax Credits to be reserved, THDA will use the costs, incomes and expenses submitted in the Initial Application, as determined by THDA to be reasonable. **The final amount of Tax Credits allocated to each successful applicant may be less than, but will not be more than, the amount**

requested in the Initial Application, the amount specified in the Reservation Notice or the amount reflected in a Carryover Allocation. Allocations will be determined in connection with a Carryover Allocation and in connection with an evaluation at the time the development is placed in service, in accordance with Section 42(m)(2) and this QAP.

B. Submission of Additional Information and Documentation

The Reservation Notice will specify what additional information and documentation is required and will specify a date by which such information and documentation must be submitted to THDA.

At a minimum, the applicant will be required to provide the following information and documentation, which information and documentation shall be in a form and with substance acceptable to THDA, **by the date(s) specified in the Reservation Notice:**

1. Firm commitment letters for construction financing and competitive state or Federal loans or grants (i.e.: AD-622 for USDA/RD [formerly FmHA]), executed as specified in the letter and otherwise in a form and with substance acceptable to THDA;
2. Most recent utility allowance documents (from USDA/RD [formerly FmHA], HUD, local PHA, or utility company) demonstrating the basis for calculations of utility costs for the size and type of units proposed;
3. Written documentation from each service provider that all necessary utilities (i.e.: electricity, gas (if proposed development utilizes gas), sewer, and water) are available at the site;
4. Written documentation from the appropriate local governmental authority demonstrating that current zoning and other local land use regulations permit the development as proposed or that no such regulations currently apply to the proposed development (as new construction, acquisition and rehabilitation, or rehabilitation only);
5. Detailed information about the syndication transaction including, without limitation, a firm commitment letter from the purchaser of the tax credits executed as specified in the Reservation Notice
6. For Initial Applications subject to Part VII-A-4-a-(ii), Part VII-A-4-a-(v), Part VII-A-4-a-(vi), Part VII-A-4-a-(vii), Part VII-B-2-a-(ii); Part VII-B-2-a-(iii); Part VII-B-2-a-(iv); Part VII-B-2-b-(i); Part VII-B-2-c; and/or Part VII-B-4, certification from the design architect or construction contractor, as applicable; and
7. Market Study:
 - a. A market study performed by an **independent third party** must be provided for all proposed developments within the time period specified in the Reservation Notice. This study, in a form and with content acceptable to THDA in its sole discretion, must support the need and demand for the type of housing proposed, taking into account all other subsidized developments in the market area and including data on comparable units being 90% rent occupied and the market feasibility of the proposed rent structure. **The market study must include all information identified in this Part IX-B-7.**
 - b. **Market studies must be less than six months old at the time of submission in order to be acceptable.**
 - c. **The market study must include, without limitation:**
 - (i) Name and telephone number of person performing the study, their qualifications to perform the market study, and a statement indicating the person and/or entity performing the study has no identity of interest with any person or entity involved in the Development, including, without limitation, the

ownership entity and any of its partners, any other member of the development team, or any individuals involved in any such entities;

- (ii) On site field study by person performing the market study;
- (iii) Data identifying and describing the market areas, neighborhood and site, including geographic and demographic information;
- (iv) Data identifying existing units and rent types including any existing LIHTC developments, any proposed developments which have a LIHTC Reservation Notice, and any proposed developments which have a LIHTC Carryover Allocation which will be built or renovated in the market area or neighborhood;
- (v) Data to support a proposed rent structure of 90% or less of the maximum allowable net LIHTC rents for the market area or neighborhood, if such a rent structure was proposed in the Initial Application;
- (vi) Data identifying vacancies of rental units in the market area and neighborhood;
- (vii) Data identifying income qualified households at or below the LIHTC income limits in the market area or neighborhood;
- (viii) Current and projected need based on market conditions supported by data from various market sources including waiting list information from all Section 8 and local public housing authorities serving the market area or neighborhood;
- (ix). Projected absorption time (rent up) of the proposed units by the market area or neighborhood;
- (x) Data identifying and supporting the need for rental housing for the elderly (55 years and older) and persons with disabilities, if such structure is proposed in the Initial Application;
- (xi) Land value analysis and information with regard to comparable land sales; and
- (xii) Color photographs of the proposed site and surrounding neighborhood.

e. Based on the information and analysis presented in the market study, and based on other information available to THDA, THDA may determine, in its sole discretion, that market demand is not sufficient to support the proposed development.

- 8. Other information or documentation as THDA may deem necessary to fully evaluate the proposed developments and the applicant's ability to proceed.
- 9. In the event a Reservation Notice is accepted and all fees, information, and documentation specified in Part IX –B and in the Reservation Notice are submitted to THDA by the dates specified in the Reservation Notice, except for documentation specified in Part IX-B-5, but the applicant is unable to proceed as a result of an inability to satisfy Part IX-B-5, the applicant will not be subject to point penalty for untimely return of Tax Credits under the Low-Income Housing Tax Credit Qualified Allocation Plan for 2009, if applicable, and the Reservation Fee may be refunded upon a formal return of the Tax Credits made available under the Reservation Notice.

C. Status Reports

All developments with a Reservation Notice shall provide status reports outlining progress toward completion by dates, in a form and with substance as specified by THDA in the Reservation Notice. Information requested will be development specific and may include such items as construction progress.

D. Recapture of Tax Credits During Reservation Period

1. THDA will cancel a Reservation Notice for failure to fully satisfy conditions imposed in connection with the Reservation Notice and for failure to provide satisfactory information or documentation required by the Reservation Notice by the deadlines specified in the Reservation Notice. This means that the Tax Credits referred to in the Reservation Notice are not available for the development specified in the Reservation Notice and will be made available to other qualified developments. Deadlines specified in the Reservation Notice are the dates upon which Tax Credits are deemed recaptured by THDA unless the conditions related to each deadline have been met on or before such deadline or unless an extension has been granted under Part XIV-C.
2. Tax credits made available through a Reservation Notice may be voluntarily returned. Any such return means Tax Credits are not available for the development referenced in the Reservation Notice.
3. Any Tax Credits recaptured either by cancellation of a Reservation Notice under Part IX-D-1 above or by voluntary return under Part IX-D-2 above will be reserved to the fullest extent practical to other qualified Initial Applications for Tax Credits as provided in this QAP.

Part X: Carryover Allocation

A. Qualifying for a Carryover Allocation

A development with a Reservation Notice but which will not be placed in service by December 31, 2008, may be eligible for a Carryover Allocation. In order to qualify for a Carryover Allocation, the ownership entity identified in the Initial Application must have ownership of the property on or before November 17, 2008, and must have spent a minimum of ten percent (10%) of the reasonably expected basis in the development on or before May 1, 2009.

B. Carryover Allocation Requirements

1. To file for a Carryover Allocation, the owner must, no later than November 17, 2008:
 - a. Complete a Carryover Allocation Application (**Form furnished by THDA**);
 - b. Submit a copy of the recorded warranty deed showing ownership by the ownership entity identified in the Initial Application or a fully executed 50-year ground lease showing the Ownership Entity as identified in the Initial Application as the lessee;
 - c. Submit any other development specific materials THDA may require; and
 - d. Make an irrevocable gross rent floor election (**Form furnished by THDA**).
2. The owner must execute a Carryover Allocation document (**Form furnished by THDA**) no later than December 31, 2008.
3. To meet the Carryover Allocation requirements, the owner must submit the Cost Certification (**Form furnished by THDA**) for the ten percent (10%) test no later than May 1, 2009.

C. Tax Credits Available

The amount of Tax Credits to be allocated by a Carryover Allocation will be determined by THDA in connection with an evaluation at the time a Carryover Allocation is requested and in accordance with Section 42(m)(2). **This amount may be less than, but will not be more than, the Tax Credit amount in the Reservation Notice.**

D. Status Reports

All developments with a Carryover Allocation shall provide status reports outlining progress toward completion by dates, in a form and with substance as specified by THDA in the Carryover Allocation. Information requested will be development specific and may include such items as construction progress.

E. Recapture of Tax Credits During Carryover Period

1. THDA will cancel a Carryover Allocation for failure to fully satisfy conditions imposed in connection with the Carryover Allocation. This means that the Tax Credits referred to in the Carryover Allocation are not available for the development specified in the Carryover Allocation and will be made available to other qualified developments. Deadlines specified in the Carryover Allocation are the dates upon which Tax Credits are deemed recaptured by THDA unless the conditions related to each deadline have been met on or before such deadline. Such Tax Credits are recaptured by THDA, without further notice, effective as of the deadline established in the Carryover Allocation which was not met.
2. Tax Credits allocated by a Carryover Allocation may be voluntarily returned. Any such return means that Tax Credits are not available for the development referenced in the Carryover Allocation.
3. Any Tax Credits recaptured either by cancellation of a Carryover Allocation under Part X-E-1 above or by voluntary return under Part X-E-2 above will be made available as follows:
 - a. Any Tax Credits returned before October 1, 2008, will be reserved to other qualified Initial Applications for Tax Credits as provided in this QAP;
 - b. Any Tax Credits returned on or after October 1, 2008, will be reserved pursuant to a QAP for 2009, if available.

Part XI: Placed In Service

A. Placed In Service Requirements

1. After all units in a development are placed in service, THDA will make a final allocation of Tax Credits and will issue IRS Form(s) 8609 only after receipt of the following, in a form and with substance satisfactory to THDA, in its sole discretion:
 - a. Final Application (Form furnished by THDA);
 - b. Applicant's Verification Form for each building in the development **(Form furnished by THDA)**;
 - c. Final Cost Certification of actual costs, incomes and expenses, including actual syndication proceeds, from an independent CPA licensed in Tennessee **(Form furnished by THDA)**;
 - d. Original Recorded Land Use Restrictive Covenants **(Form furnished by THDA)**;
 - e. Copy of the recorded warranty deed indicating ownership;
 - f. Certifications as may be required under Part VII-A and Part VII-B of this QAP;
 - g. Certificate of Occupancy for each building;
 - h. Required Compliance Monitoring Fee; and
 - i. Verification from THDA Program Compliance Division of THDA Owner's Compliance Training attendance in accordance with Part XIII-K of this QAP; and
 - j. Other documentation as THDA may reasonably require.

2. THDA must receive a copy of the promissory note and recorded deed of trust for permanent financing of the development within fifteen (15) business days of the date of recording of the deed of trust. Failure to provide such documentation shall be deemed an event of noncompliance hereunder. THDA reserves the right to issue revised IRS Form(s) 8609 following receipt of the copy of the promissory note and recorded deed of trust if the terms of the promissory note and/or deed of trust vary from the terms specified in the Final Application.

B. Tax Credits Available

The amount of Tax Credits allocated when a development is placed in service will be determined by THDA based on an evaluation of the above required information and documentation and in accordance with Section 42(m). **This amount may be less than, but will not be more than, the amount reserved in the Reservation Notice or allocated in the Carryover Allocation. THDA reserves the right to make adjustments in the amount of Tax Credits finally allocated based on the information submitted and Section 42 requirements.**

Part XII: Developments to be Financed With Tax Exempt Bonds

A development financed with tax-exempt bonds may be eligible for an allocation of Tax Credits outside the competitive process described in this QAP. The development must meet the following conditions:

- A. If fifty percent (50%) or more of the aggregate basis of a development is financed with tax-exempt bonds, the development is eligible to apply for Tax Credits outside the competitive allocation process described in this QAP. If less than fifty percent (50%) of the aggregate basis of a development is financed with tax-exempt bonds, the competitive allocation process described in this QAP applies. Either counsel or a Certified Public Accountant licensed in Tennessee must certify to THDA that this financing requirement is met.
- B. Developments which are not subject to the competitive allocation process must, nevertheless, make application for Tax Credits to THDA in accordance with the terms of the THDA tax-exempt bond Commitment Letter based on bonds issued as a result of an allocation of 2008 volume cap by THDA. All such developments must meet all eligibility requirements of this QAP. THDA will, in its sole discretion, determine the appropriate amount of Tax Credits to be allocated, and will issue a Reservation Notice. In determining the initial amount of Tax Credits to be reserved, THDA will use the costs, incomes and expenses submitted in the Initial Application, as determined by THDA to be reasonable. The final amount of Tax Credits allocated may be less than the amount specified in the Reservation Notice. Allocations will be determined in connection with an evaluation at the time the development is placed in service, in accordance with Section 42(m)(2) and this QAP. Any such allocation of Tax Credits will not count against the limits on Tax Credits by county or by developer specified in Part IV. All requirements of Section 42 and this QAP apply to such developments.**
- C. Initial Applications for developments pursuant to this Part XII will be subject to the eligibility requirements in Part VII-A and to the minimum scoring requirements in Part VII-B.
- D. Developments receiving Tax Credits pursuant to this Part XII will be subject to all fees and compliance requirements and procedures as described in this QAP.
- E. Initial Applications for developments pursuant to this Part XII may be submitted to THDA outside the initial application deadlines stated in this QAP.
- F. If a development or proposed development is the subject of a pending competitive Tax Credit Initial Application and becomes the subject of a Multifamily Tax Exempt Bond

Authority Application, the issuance of a bond Commitment Letter by THDA shall constitute the withdrawal of the competitive Tax Credit Initial Application.

- G. Initial Applications for noncompetitive Tax Credit for developments that have received an allocation of Multifamily Tax-Exempt Bond Authority in 1998 or later will not be considered prior to October 1, 2008.

Part XIII: Compliance Monitoring

Compliance monitoring procedures apply to all buildings placed in service in Tennessee which have received Tax Credits allocated under Section 42. The current compliance monitoring procedures and requirements are as follows:

- A. Owners must certify annually (Owner's Annual Certification of Compliance) under penalty of perjury that:
1. The development meets the minimum requirements of the appropriately selected test (i.e. 40/60 or 20/50) per Section 42(g)(1);
 2. There was no change in the applicable fraction (as defined in Section 42(c)(1)(B)) of any building in the development;
 3. The owner has received an annual income certification from each low-income resident and has documentation to certify that tenant income has not increased above 140% of the income limitation required under Section 42(g)(2)(D)(ii);
 4. Each low-income unit is rent restricted under Section 42(g)(2);
 5. All units in the project were for use by the general public, including the requirement that no finding of discrimination under the Fair Housing Act, 42 U.S.C. 3601-3619, occurred for the project.
 6. Each building in the development is suitable for occupancy, taking into account local health, safety, and building codes (or other habitability standards) and the state or local government unit responsible for making local, health, safety, or building code inspections did not issue a violation report for any building or low-income unit in the project;
 7. There has been no change in the eligible basis (as defined in Section 42(d)) of any building in the development;
 8. All resident facilities included in the eligible basis under Section 42(d) of any building in the development, such as a swimming pool, other recreational facilities, and parking areas, are provided on a comparable basis without charge to all residents of the development;
 9. If a low-income unit has been vacant during the year, reasonable efforts have been made to rent that unit to residents having a qualifying income and while the unit has been vacant no units of comparable or smaller size have been rented to residents not having a qualifying income;
 10. If the income of residents of a low-income unit in the development increased above the limit allowed in Section 42(g)(2)(D)(ii), the next available unit of a comparable or smaller size was rented to residents having a qualifying income;
 11. An extended low-income housing commitment, as described in Section 42(h)(6), was in effect, including the requirement under Section 42(h)(6)(B)(iv) that an owner cannot refuse to lease a unit in the project to an applicant because the applicants holds a voucher under Section 8 of the United States Housing Act of 1937, 42 U.S.C. 1437f;

12. All low-income units in the project were used on a non-transient basis (except for transitional housing for the homeless provided under Section 42 (i)(3)(B)(iii) or single-room occupant units rented on a month-by-month basis under Section 42(i)(3)(B)(iv)).
 13. If the owner received its credit allocation from the portion of the state ceiling set-aside for a project involving "qualified non-profit organizations" under Section 42(h)(5), that its non-profit entity materially participated in the on-going operation of the development within the meaning of Section 469(h);
 14. If the building is financed by USDA/RD (formerly FmHA) under the Section 515 program, the owner certifies that the building complies with the requirements for USDA/RD assistance.
- B. THDA will conduct yearly on-site inspections of no less than 33% of developments receiving Tax Credits. We will review at least 20% of the prior year's tenant files for adherence to Section 42 occupancy and rent restrictions. We will conduct physical inspections of 20% of the units at every development to evaluate the suitability of the development for occupancy, taking into account local, health, safety, and building codes (or other habitability standards).
 - C. As a part of the site inspection, a review will be conducted of the owner's marketing efforts to attract special needs populations and Section 8 applicants as outlined in the extended low-income housing commitment.
 - D. Developments which may be, but are not required to be, exempt from annual on-site file reviews and physical inspections are those developments financed by the USDA/RD Section 515 loan program.
 - E. THDA will charge fees to cover the administrative expenses of monitoring compliance and other expenses incurred in carrying out its duties as the Housing Credit Agency including but not limited to reasonable fees for legal and professional services.
 - F. Owners will be allowed a 90-day correction period to provide missing documentation or to correct noncompliance. This correction period begins the earlier of the date notification specifying the missing documentation or the noncompliance is mailed, or the date of the inspection at which the missing documentation or the noncompliance is noted. An extension of up to 90 days may be requested in writing and may be granted by THDA if it is determined that there are extreme circumstances beyond the control of the owner.
 - G. THDA will notify the Internal Revenue Service of an owner's noncompliance or failure to certify compliance no later than 45 days after the end of the time allowed for correction, whether or not the noncompliance or failure to certify compliance is corrected. THDA will notify the Internal Revenue Service by filing form 8823 Low-Income Housing Credit Agencies Report of Noncompliance.
 - H. THDA has the right to inspect any low-income development during the compliance period including but not limited to on-site inspections and review of all records relating to compliance with Section 42 requirements. THDA may require copies of the tenant certifications and supporting documentation to be forwarded to THDA.
 - I. Awareness of Section 42 provisions and compliance with requirements of Section 42 are the responsibility of the owner of the building for which the Tax Credits are allocated. THDA's monitoring of compliance with Section 42 does not make THDA or the State of Tennessee liable for an owner's noncompliance.
 - J. THDA shall be entitled to amend the compliance monitoring provisions of this QAP and its Tax Credit Program as required by applicable federal statutes or regulations as amended, from time-to-time. Such amendment is expressly permitted by this QAP, and the making of such amendment will not require further public hearings. THDA, in accordance with Section

42, may impose additional requirements at its discretion in order to fulfill the objectives of its housing initiatives.

- K. Owners or their representatives are required to attend Owner's compliance training sessions provided by THDA within the 12 months prior to the submission of the Final Application for a development. THDA may, under extraordinary circumstances, extend the deadline, but will not issue the final allocating document (IRS form 8609) until such training has been completed.
- L. Owners or their management staff shall attend Manager's compliance training sessions provided by THDA after the final allocation and during the compliance period if it is determined that noncompliance exists which could be corrected by a better understanding of the requirements.
- M. Owners shall maintain tenant records within Tennessee.
- N. Owners shall submit annual compliance monitoring reports via THDA's internet reporting application.

Part XIV: Amendments/Modifications/Deadlines

A. QAP Amendments

THDA may amend any part of this QAP following public notice and approval by the THDA Board of Directors.

B. Modifications

1. Eligibility for Tax Credits and reservations of Tax Credits are based solely on the information contained in the Initial Application, including without limitation, elections made or points claimed in the Initial Application.
2. Modifications to an Initial Application will not be considered or approved after the Initial Application Deadline but before the issuance and acceptance of a Reservation Notice, except for changes or modifications identified by THDA during the Initial Application Cure Period and Review Process, which changes or modifications may be made only in accordance with the requirements of Part VIII-B.
3. Subject to Part XIV-B-2 above, THDA will consider other changes or amendments, including, without limitation, site changes, ownership changes, developer changes or other changes, only after a Reservation Notice has been issued by THDA and executed by the proper party as identified in the Initial Application and only after the Initial Application Cure Period and Review Process is complete. In addition, THDA will not consider proposed changes or modifications unless all requirements contained in the Reservation Notice, including the payment of the Reservation Fee, are met to THDA's sole satisfaction and a Modification Fee as specified in Part XV-C is received by THDA.
4. Once a Carryover Allocation Agreement is issued by THDA, no further changes or modifications, including, without limitation, site changes, ownership changes, developer changes or other changes that would affect eligibility or scoring of the Initial Application are permitted until after all units in the development as proposed in the Initial Application are placed in service.
5. Modifications permitted under this Part XIV-B may be made only with the express written approval of THDA, which approval may be granted or withheld at THDA's sole discretion.

C. Deadlines/Extension of Deadlines

1. No extensions or changes to timetables stated in this QAP, in any Reservation Notice, in any Carryover Allocation, in any Placed in Service documentation, or in any other documentation distributed or sent by THDA may be made without the express written approval of THDA, which approval may be granted or withheld at THDA's sole discretion.
2. Due to the competitive nature of the Tax Credit reservation and allocation process, time is of the essence of this QAP.
3. Deadlines established in Section 42 cannot be waived or extended.
4. **Tax Credits will be recaptured if there is a failure to meet requirements by established deadlines.**
5. No person or entity shall be entitled to rely on any waiver or extension previously granted for the purpose of obtaining subsequent waivers or extensions.
6. Process for Requesting Extension of a Deadline

An extension of deadlines established in the Reservation Notice, the Carryover Allocation Agreement, or in any other THDA documentation may be requested, **in writing**, in a form and with substance satisfactory to THDA in its sole discretion. Any such deadline extension request shall be submitted to the Executive Director of THDA on or before the deadline for which an extension is requested, together with a fee in an amount as specified in Part XV-G. Deadline extension requests will not be considered if they are not received by THDA on or before on or before the deadline for which an extension is requested or if the appropriate fee is not included with such a request. In the sole discretion of the Executive Director, such requests may be granted if the applicant documents good cause for the request and demonstrates that new deadlines can be met, provided, however, requests for extension of the deadline to accept a Reservation Notice shall also be subject to Part XIV-C-7. Deadlines established in Section 42 cannot be waived or extended.

7. THDA may, in its sole discretion, grant a single extension of no more than ten (10) business days to the deadline to accept a Reservation Notice. No other extensions may be granted. The requirements of this Part XIV-C shall apply to an extension request and no such extension will be approved unless the Reservation Notice has been accepted and the reservation fee has been paid on or before the original deadline.

Part XV: PROGRAM FEES

A. Application Fee

<u>Number Of Units</u>	<u>Application Fee</u>
1-4	\$300
5-50	\$1,200
51-100	\$1,700
101 +	\$30 per unit

The Application Fee must be submitted with the Initial Application, and is **not refundable**, except as provided in Part VII-A-5-c.

B. Reservation Fee

1. A Reservation Fee equal to 5.0% of the total annual Tax Credit amount approved by THDA is due by the date specified in the Reservation Notice.
2. **The Reservation Fee is not refundable** except as provided in Part IX-B-5.

C. Modification Fee

1. A modification fee in an amount equal to the greater of \$500 or one half of one percent (0.5%) of the total amount of Tax Credits specified in the Reservation Notice must be received by THDA prior to any evaluation of proposed modifications or changes as specified in Part XIV-B.
2. Payment of this fee does not guarantee approval of proposed changes or modifications..
3. Only proposed changes or modifications that meet the requirements of Part XIV-B, as determined by THDA in its sole discretion, may be approved.
4. Subsidy Layering Review required or requested after submission of the Initial Application will be deemed a modification under this Part XV-C and under Part XIV-B.

D. Fee to Amend IRS Form(s) 8609

An amendment fee in an amount equal to \$50 per IRS Form(s) 8609 to be amended, with a minimum fee of \$250, must be received by THDA prior to the release of the Owner's copies of amended IRS Form(s) 8609, if amended IRS Form(s) 8609 are requested by the Owner and THDA, in its sole discretion, determines that the previously generated IRS Form(s) 8609 for the development were generated in accordance with information provided to THDA by the Owner.

E. Monitoring Fee

1. When the development is placed in service, a compliance Monitoring Fee is due to THDA, payable in the form of a certified check (this fee also applies to USDA/RD [formerly FmHA] developments). The Monitoring Fee must be delivered to THDA prior to the release of IRS form 8609 for the development. The Monitoring Fees for developments receiving Tax Credits according to this Plan are as follows: \$400 per unit
2. Owners seeking to correct non-compliance will be charged additional fees to cover additional costs which may be incurred by staff to correct the non-compliance issue.
 - a. Reinspection of a file: \$200
 - b. Reinspection of a property:
 - (i) Standard mileage rate in effect by the State of Tennessee at the time of the reinspection from Nashville to the property and back to Nashville;
 - (ii) applicable state allowed per-diem for one staff person;
 - (iii) Lodging expenses as allowed under State of Tennessee travel regulations; and
 - (iv) Any other expenses incurred by THDA relating to the property reinspection.
 - c. Fees will be due to THDA prior to issuance of reinspection findings.
3. **At any time following the fifth year of monitoring for each development, THDA will evaluate the need for an additional Monitoring Fee. THDA may, at its sole discretion, charge a single additional Monitoring Fee not greater than the initial Monitoring Fee stated above. THDA will charge this additional Monitoring Fee only if the costs of monitoring for Tax Credit compliance, in the aggregate, appear**

likely to exceed the aggregate amount of initial Monitoring Fees collected. A decision by THDA to charge any such additional fee shall not constitute an amendment to this Plan.

F. Late Fee for Failing to Submit Timely Compliance Certification Forms

Owners failing to submit the required Owner's Annual Certification of Compliance forms and supporting documentation by the date required by THDA will be charged a late fee of \$100 per month, for each month, or portion of a month, until the Certification and supporting documentation is received and considered satisfactory by THDA, or until an IRS Form 8823 is filed with the Internal Revenue Service. This fee will be due upon submission of the forms required. Receipt of Certification without the applicable late fee will be considered incomplete.

G. Deadline Extension Fee

Deadlines established in this QAP, in a Reservation Notice, in a Carryover Allocation Agreement, or in other documentation from THDA may be extended only as specified in Part XIV-C. and only with the prior written approval of THDA, which approval may be withheld in THDA's sole discretion. A deadline extension request must be submitted in accordance with Part XIV-C-6. and must be accompanied by a fee in the amount of \$500.00 for each such request. This deadline extension fee applies to the deadlines established for the following items:

- Acceptance of Reservation Notice deadline
- Carryover Application deadline
- Carryover 10% test certification
- Placed in Service Application deadline
- Other deadlines established in THDA documentation

PART XVI: MISCELLANEOUS PROVISIONS

A. Cost Certifications, Market Studies, and Appraisals

Cost certifications, market studies, and appraisals must be completed by independent and unrelated third parties with **no** interest in any application or development except for an agreement to be paid reasonable fees for preparing the cost certification, market study, physical needs assessment or appraisal. Persons or companies who serve or who have served as consultants or advisors to any parties identified in the Initial Application or related parties will not be considered to be independent. THDA will not accept cost certifications, market studies, physical needs assessments and appraisals prepared by parties THDA has determined, in its sole discretion, are not independent.

B. Document Review

1. THDA will review and evaluate only those materials submitted in compliance with the requirements of this QAP. THDA will not evaluate any materials submitted outside the deadlines established for submission of such materials and will assume no obligation to request additional information from applicants for any purpose. THDA may require additional information and /or documentation if THDA, in its sole discretion, determines that additional information and /or documentation is necessary for clarification and /or explanation. Review by THDA of documents submitted with Initial Applications or other documents submitted in connection with Tax Credits reserved or allocated under this QAP is for THDA's own purposes and is not for the purpose of advising, certifying, representing or warranting to others as to the feasibility or viability of any proposed development.

2. THDA makes no representations or warranties to applicants, developers, owners or anyone else as to compliance with Section 42, Treasury regulations, or any other laws or regulations applying to Tax Credits or Tax Credit developments or as to the feasibility or viability of any proposed Tax Credit development.

C. No THDA Liability

No member, officer, agent, or employee of THDA shall have any personal liability with respect to any matters arising out of, or in relation to, Tax Credits reserved or allocated under this QAP or the monitoring of properties which have received Tax Credits.

D. Enforcement

In the event THDA seeks enforcement of the representation and warranties made by virtue of the submission of an Initial Application for Tax Credits or any other matter connected with any reservation, allocation or monitoring of Tax Credits, THDA shall be entitled to recover all damages, costs, expenses and fees, including without limitation, court costs, attorneys fees and staff time, from the applicant or any other party connected with Tax Credits reserved or allocated under this QAP.

E. False Statements

1. Tennessee Code Annotated, Section 13-23-133, makes it a Class E felony for any person to knowingly make, utter, or publish a false statement of substance or aid or abet another person in making, uttering, or publishing a false statement of substance for the purpose of influencing THDA to allow participation in the Tax Credit Program. Any and all statements contained in any materials, including without limitation, an Initial Application and any other applications, documents, letters, opinions, or certifications, submitted to THDA in connection with Tax Credits reserved or allocated under this QAP or otherwise made by an applicant or other person connected in any way with Tax Credits reserved or allocated under this QAP are statements of substance made for the purpose of influencing THDA to allow participation in the Tax Credit Program.
2. By submitting any materials, including without limitation, an Initial Application and any other applications, documents, letters, opinions, or certifications, to THDA in an effort to obtain Tax Credits, the applicant and all parties connected with the development proposed in the Initial Application acknowledge and agree (1) they are entering into a contract with THDA; and (2) they intend for THDA to rely on and seek enforcement of these representations with respect to any reservation or allocation of Tax Credits by any and all means available, including specific performance of all such representations and warranties; and (3) they are knowingly making, uttering or publishing or aiding and abetting others in making, uttering or publishing statements of substance for the purpose of influencing THDA to allow participation in the Tax Credit program.

Part XVII: Adoption and Approval by the Governor

I, Phil Bredesen, the Governor of the State of Tennessee, do hereby signify my adoption and approval of this Qualified QAP for the distribution of Tax Credits in this State, in conformance with Section 42 of the Internal Revenue Code of 1986, as amended.

Phil Bredesen, Governor

Date

Part XVIII: Extraordinary Relief in Response to Equity Market Conditions

A. Applicability

1. This Part XVIII is intended to apply to certain developments that received an allocation of Tax Credits under the Low-Income Housing Tax Credit Qualified Allocation Plan for 2006 (the "2006 QAP" and, with respect to the development, the "qualified 2006 developments") and developments that received an allocation of Tax Credits under the Low-Income Housing Tax Credit Qualified Allocation Plan for 2007 (the "2007 QAP" and, with respect to the development, the "2007 developments"). The qualified 2006 developments and the 2007 developments are also referred to in this Part XVIII as the "qualified 2006 2006 developments and 2007 developments".
2. Qualified 2006 Developments are limited to those developments that satisfy all of the following criteria:
 - a. receipt of a competitive allocation of Tax Credits under the 2006 QAP;
 - b. receipt of an extension to the Placed In Service deadline under the provisions of Internal Revenue Service Revenue Procedure 2007-54 in conjunction with the Presidential declaration of a major disaster for the State of Tennessee (FEMA-1745-DR) dated February 7, 2008; and
 - c. construction financing closing had not yet occurred as of February 7, 2008.
3. 2007 developments are limited to those developments for which a current 2007 allocation is fully executed.

B. Qualified 2006 Developments Requesting Extraordinary Relief

1. Qualified 2006 developments may receive the same relief specified in Part XVIII-C-1 through Part XVIII-C-6 below.
2. Owners of qualified 2006 developments must submit, no later than 4:30 PM Central Daylight Time on Friday, May 30, 2008, written notice of modifications to the Initial Application that the owner wishes to make in light of the March 20, 2008 amendments to this QAP.
 - a. This information must include, without limitation, all pages of the Initial Application and Attachments that will change as a result of the requested modifications. The pages of the Initial Application and Attachments should be completed to reflect the modifications being requested.
3. Modifications made pursuant to this Part XVIII-C are subject to, without limitation, the provisions and requirements of Part XIV and Part XV of this QAP.

C. 2007 Developments Requesting Extraordinary Relief

1. The 2007 QAP is hereby amended to incorporate the per unit tax credit limits in Part IV-D of this QAP to 2007 developments.
2. The 2007 QAP is hereby amended to replace the provisions of Part VII-B-5 of the 2007 QAP with the provisions of Part VII-B-5-a of this QAP.
3. The 2007 developments may be permitted, in THDA's sole discretion, to alter the number of total units in the development and retain the amount of tax credit reflected in the development's 2007 allocation.
4. The 2007 developments receiving extraordinary relief pursuant to the provisions of this Part XVIII-B will not be permitted to receive an amount of tax credit above what is reflected in the development's 2007 allocation.

5. Owners of 2007 developments must submit, no later than 4:30 PM Central Daylight Time on Friday, May 30, 2008, written notice of modifications to the Initial Application that the owner/developer/applicant wishes to make in light of the March 20, 2008 amendments to this QAP.
 - a. This information must include, without limitation, all pages of the initial Application and Attachments that will change as a result of the requested modifications. The pages of the Initial Application and Attachments should be completed to reflect the modifications being requested.
6. Modifications made pursuant to this Part XVIII-C are subject to, without limitation, the provisions and requirements of Part XIV and Part XV of this QAP.
7. 2007 developments that formally return their allocation of 2007 Tax Credits to THDA on or before June 1, 2008 will not be subject to point penalty for untimely return of Tax Credits under the Low-Income Housing Tax Credit Qualified Allocation Plan for 2009, if applicable.

Part XIX: Amendment Pursuant to the Housing Assistance Tax Act of 2008

A. Applicability

1. This Part XIX is intended to apply to certain developments receiving an allocation of Tax Credits under the Low-Income Housing Tax Credit Qualified Allocation Plan for 2008 (the "2008 QAP").
2. Pursuant to the Housing Assistance Tax Act of 2008, THDA has an additional \$1,231,343 in 2008 competitive Tax Credits available for allocation (the "Additional 2008 Tax Credit").
3. All other provisions of the 2008 QAP not expressly modified by this Part XIX shall apply.

B. Qualified Rural/Small 2008 Developments Receiving Relief

1. Qualified Rural/Small 2008 Developments are limited to those developments that satisfy all of the following criteria:
 - a. indicated to receive a competitive allocation of Tax Credits according to the corrected 2008 competitive Low-Income Housing Tax Credit scores and preliminary ranking dated July 9, 2008;
 - b. not already eligible for an increase in eligible basis (e.g. as a result of being sited in a Qualified Census Tract or Difficult Development Area); and
 - c. qualified for the Small Development Set-Aside or qualified for the Rural Set-Aside.
2. Qualified Rural/Small 2008 Developments may submit, **no later than 1:00 PM CDT on September 30, 2008, updated Attachments 8 through 16 of the 2008 Initial Application.**
3. Qualified Rural/Small 2008 Developments may receive, in THDA's sole discretion, an increase in eligible basis of up to thirty percent (30.0%).
4. Qualified Rural/Small 2008 Developments will be permitted to use the applicable per low-income unit tax credit maximums in Part IV-D-4 of the 2008 QAP.
5. Qualified Rural/Small 2008 Developments may receive, in THDA's sole discretion, and subject to the 2008 QAP, Additional 2008 Tax Credit.
6. The aggregate excess amount of tax credit allocated under this Part XIX-B shall not exceed the Additional 2008 Tax Credit.

C. Qualified Other 2008 Developments Receiving Relief

1. Qualified Other 2008 Developments are limited to those developments that satisfy all of the following criteria:
 - a. indicated to receive a competitive allocation of Tax Credits according to the corrected 2008 competitive Low-Income Housing Tax Credit scores and preliminary ranking dated July 9, 2008; and
 - b. not a Qualified Rural/Small 2008 Development as defined in Part XIX-B-1 above.
2. Qualified Other 2008 Developments may submit, **no later than 1:00 PM CDT on September 30, 2008, updated Attachments 8 through 16 of the 2008 Initial Application.**
3. If Additional 2008 Tax Credit remains after the allocation made under Part XIX-B-5 above, Qualified Other 2008 Developments may receive, in THDA's sole discretion, Additional 2008 Tax Credit. Qualified Other 2008 Developments will be evaluated in ranking order according to the corrected 2008 competitive Low-Income Housing Tax Credit scores and preliminary ranking dated July 9, 2008 until the Additional 2008 Tax Credit is exhausted.
4. The aggregate excess amount of tax credit allocated under this Part XIX-C shall not exceed the amount of Additional 2008 Tax Credit available after all allocations under Part XIX-B above are made.

Part XX: Additional Extraordinary Relief in Response to Equity Market Conditions

A. Applicability

To address the continuing deterioration in the equity market, this Part XX is intended to apply to certain developments that received and accepted a reservation of Tax Credits under the 2008 QAP ("2008 Tax Credits"). THDA is making \$1,178,463 in 2008 Tax Credits available for allocation under this Part XX.

B. Requirements

1. Developments Eligible for an Additional Allocation of 2008 Tax Credits ("Eligible Developments")
 - a. The development must have executed a 2008 Reservation Notice and returned the original to THDA no later than 4:30 p.m. CST on Tuesday, November 25, 2008; and
 - b. The development must have paid the reservation fee stated in the 2008 Reservation Notice to THDA no later than 4:30 p.m. CST on Tuesday, November 25, 2008; and
 - c. The development must have requested additional Tax Credits and submitted updated documentation in the form of Attachments 8-16 no later than 4:30 p.m. CST on Tuesday, November 25, 2008;
2. Notwithstanding provisions of the 2008 QAP to the contrary and for the remainder of the 2008 competitive allocation process, the following shall apply:
 - a. 2008 QAP per unit, per development, per county and per developer/related party caps are suspended; and
 - b. 2008 QAP set-aside limits are suspended.
3. Eligible Developments that have not previously received an increase in eligible basis under Part XIX or as a result of location in a Qualified Census Tract or a Difficult to

Develop Area, may receive, in THDA's sole discretion, an increase in eligible basis of up to thirty percent (30%).

C. Reservation of \$1,178,463 in 2008 Tax Credits

1. Eligible Developments may receive, in THDA's sole discretion, additional 2008 Tax Credits, based on the documentation referenced in Part XX-B-1-c above and subject to the 2008 QAP, as amended only by this Part XX, in an amount that shall not exceed the lesser of:
 - a. the additional amount of 2008 Tax Credits requested; or
 - b. a percentage increase such that if all Eligible Developments receive the same percentage increase the \$1,178,463 in 2008 Tax Credits will be exhausted.
2. Notwithstanding the foregoing, the amount of additional 2008 Tax Credits made available to Eligible Developments shall not, collectively, exceed \$1,178,463 and shall not individually exceed an amount determined by THDA in its sole discretion in accordance with Section 42(m).

D. Deadlines

1. After Tuesday, November 25, 2008, THDA will evaluate the materials and documentation submitted by Eligible Developments and will prepare an Amended and Restated Reservation Notice which will specify the total amount of 2008 Tax Credits reserved for each Eligible Development, including the additional amount as a result of this Part XX. THDA anticipates sending Amended and Restated Reservation Notices no later than 4:30 p.m. CST on Friday, December 5, 2008.
2. No later than 4:30 p.m. CST on Thursday, December 4, 2008, carryover applications for all Eligible Developments shall be submitted to THDA.
3. Amended and Restated Reservation Notices must be fully executed and returned to THDA no later than 4:30 p.m. CST on Friday, December 12, 2008. The fee for the additional amount of 2008 Tax Credits and all documentation referenced in the Amended and Restated Reservation Notice shall also be submitted to THDA on or before 4:30 p.m. CST on Friday, December 12, 2008. The market study and the syndication letter will not be required by this deadline.
4. Market studies shall be submitted no later than 4:00 p.m. on Friday, December 19, 2008.
5. THDA will evaluate all submitted carryover applications and other required materials and documentation and will make carryover allocations of 2008 Tax Credits to Eligible Developments on or before December 29, 2008.
6. No later than 4:30 p.m. CST on Thursday, January 15, 2009, fully executed Carryover Allocation Agreements shall be submitted to THDA together with syndication letters that meet the requirements of the 2008 QAP.
7. The ten percent (10%) test and all documentation required to comply with the 2008 QAP shall be submitted to THDA no later than 4:30 p.m. CST on Monday, November 2, 2009.
8. The recorded deed vesting title to the property in the owner shall be submitted to THDA no later than 4:30 p.m. CST on Monday, November 2, 2009.
9. Notwithstanding any provisions of the 2008 QAP to the contrary, these deadlines and other deadlines specified in the Amended and Restated Reservation Notice, if any, shall not be extended.

E. Developments That Do Not Accept a 2008 Reservation Notice or a 2008 Amended and Restated Reservation Notice

1. Any development that did not accept a 2008 Reservation Notice as of 4:30 CST on Tuesday, November 25, 2008, as determined by THDA in its sole discretion, is deemed to have returned the 2008 Tax Credits reflected in the 2008 Reservation Notice no later than 4:30 CST on Tuesday, November 25, 2008.
2. Any development that accepts a 2008 Reservation Notice or that accepts a 2008 Reservation Notice and a 2008 Amended and Restated Reservation Notice, but does not proceed to carryover and placed in serv-ice will be deemed to have returned the 2008 Tax Credits and will be subject to the point penalty for untimely return of Tax Credits under the Low Income Housing Tax Credit Qualified Plan for 2009 or other similar provisions in Low Income Housing Tax Credit Qualified Plans for subsequent years.

F. 2008 Tax Credits Returned From Developments Described in E. Above

1. All 2008 Tax Credits deemed returned from Eligible Developments shall be available to 2008 competitive applicants, other than Eligible Developments, in the order they appear on the chart titled "Corrected THDA Preliminary Scoring and Ranking – 2008 Program (competitive), updated July 9, 2008", in accordance with the requirements of the 2008 QAP as amended by this Part XX, but not as amended by Parts XVII and XIX, and to the extent necessary to allow THDA to qualify for tax credit National Pool.
2. Once THDA has allocated a sufficient amount of 2008 Tax Credits to qualify for the tax credit National Pool or has allocated all 2008 Tax Credit that are feasible to allocate, as determined in THDA's sole discretion, any additional 2008 Tax Credits, returned or otherwise unallocated, shall be made available for allocation in 2009.
3. 2008 Tax Credits allocated to developments other than Eligible Developments shall be subject to the requirements of the 2008 QAP, as amended by this Part XX, provided, however, timetable shall be adjusted as determined by THDA in its sole discretion.

2008 LIHTC EXHIBIT 1

URBAN AND RURAL COUNTIES

Urban Counties

Anderson
Blount
Bradley
Cannon
Carter
Cheatham
Chester
Davidson
Dickson
Fayette
Grainger
Hamblen
Hamilton
Hawkins
Hickman
Jefferson
Knox
Loudon
Macon
Madison
Marion
Montgomery
Polk
Robertson
Rutherford
Sequatchie
Shelby
Smith
Stewart
Sullivan
Sumner
Tipton
Trousdale
Unicoi
Union
Washington
Williamson
Wilson

Counties in Rural Set-Aside

All other Tennessee Counties

2008 LIHTC EXHIBIT 2
COUNTIES WITH GREATEST RENTAL HOUSING NEED

COUNTY	POINTS	COUNTY	POINTS	COUNTY	POINTS
ANDERSON	58	HAMILTON	56	MORGAN	47
BEDFORD	53	HANCOCK	57	OBION	58
BENTON	57	HARDEMAN	60	OVERTON	56
BLEDSON	55	HARDIN	51	PERRY	57
BLOUNT	56	HAWKINS	54	PICKETT	52
BRADLEY	50	HAYWOOD	46	POLK	56
CAMPBELL	53	HENDERSON	59	PUTNAM	51
CANNON	57	HENRY	43	RHEA	50
CARROLL	60	HICKMAN	51	ROANE	50
CARTER	58	HOUSTON	59	ROBERTSON	49
CHEATHAM	49	HUMPHREYS	57	RUTHERFORD	56
CHESTER	52	JACKSON	55	SCOTT	56
CLAIBORNE	52	JEFFERSON	55	SEQUATCHIE	45
CLAY	48	JOHNSON	55	SEVIER	53
COCKE	49	KNOX	55	SHELBY	59
COFFEE	47	LAKE	57	SMITH	48
CROCKETT	49	LAUDERDALE	43	STEWART	57
CUMBERLAND	48	LAWRENCE	45	SULLIVAN	53
DAVIDSON	57	LEWIS	56	SUMNER	55
DECATUR	60	LINCOLN	59	TIPTON	48
DEKALB	45	LOUDON	58	TROUSDALE	58
DICKSON	48	MACON	56	UNICOI	52
DYER	57	MADISON	53	UNION	45
FAYETTE	56	MARION	57	VAN BUREN	54
FENTRESS	48	MARSHALL	47	WARREN	54
FRANKLIN	55	MAURY	49	WASHINGTON	53
GIBSON	58	MCMINN	51	WAYNE	54
GILES	48	MCNAIRY	60	WEAKLEY	52
GRAINGER	57	MEIGS	55	WHITE	58
GREENE	49	MONROE	57	WILLIAMSON	59
GRUNDY	40	MONTGOMERY	51	WILSON	33
HAMBLETON	48	MOORE	53		

2008 LIHTC EXHIBIT 3
TENNESSEE GROWTH POLICY ACT

This document is available online at the following address:

<http://www.state.tn.us/tacir>

2008 LIHTC EXHIBIT 4
QUALIFIED CENSUS TRACTS AND DIFFICULT DEVELOPMENT
AREAS

This document is available online at the following address:

<http://www.huduser.org/datasets/qct.html>

2008 LIHTC EXHIBIT 5 HUD INCOME LIMITS

This document is available online at the following address:

www.huduser.org/datasets/il.html

Please see the following page for instructions regarding the calculation of income and rent limits.

INCOME AND RENT INSTRUCTIONS

Developer must elect one of the following for the development:

- * At least 20% of the residential rental units to be rent restricted and occupied by individuals whose income is 50% or less of area median income; or
- * At least 40% of the residential rental units to be rent restricted and occupied by individuals whose income is 60% or less of area median income

TO CALCULATE INCOMES:

50% test: The income limits are shown as VERY LOW-INCOME on the HUD listing.

60% test: Multiply the VERY LOW-INCOME figure by 1.20 to get income level.

TO CALCULATE RENTS:

To calculate rent limits including tenant-paid utilities for both the 50% and 60% tests, use the following method:

- EFF: It is assumed that 1.0 person will live in the unit
Use income limit for one person
Divide by 12
Multiply by 0.30
Result is rent limit for efficiency unit
- 1 BR: It is assumed that 1.5 persons will live in the unit
Add income limits for one person and two persons
Divide by 2
Divide by 12
Multiply by 0.30
Result is rent limit for 1 bedroom unit
- 2 BR: It is assumed that 3.0 persons will live in the unit
Use income limit for three persons
Divide by 12
Multiply by 0.30
Result is rent limit for 2 bedroom unit
- 3 BR: It is assumed that 4.5 persons will live in the unit
Add income limits for four persons and five persons
Divide by 2
Divide by 12
Multiply by 0.30
Result is rent limit for 3 bedroom unit
- 4 BR: It is assumed that 6.0 persons will live in the unit
Use income limit for six persons
Divide by 12
Multiply by 0.30
Result is rent limit for 4 bedroom unit

2008 LIHTC EXHIBIT 6
COUNTIES WITH CURRENT PUBLIC HOUSING WAITLIST OR
HIGH SECTION 8 VOUCHER TURNOVER

Anderson	Lewis
Bedford	Lincoln
Bledsoe	Loudon
Blount	Macon
Bradley	Madison
Campbell	Marion
Cannon	Marshall
Carroll	Maury
Carter	McMinn
Cheatham	McNairy
Chester	Megis
Clay	Monroe
Cocke	Montgomery
Coffee	Morgan
Crockett	Obion
Cumberland	Overton
Davidson	Perry
Decatur	Pickett
DeKalb	Polk
Dickson	Putnam
Dyer	Rhea
Fayette	Roane
Fentress	Robertson
Gibson	Rutherford
Grainger	Scott
Greene	Sequatchie
Grundy	Sevier
Hamblen	Shelby
Hamilton	Smith
Hancock	Stewart
Hardin	Sullivan
Hawkins	Sumner
Haywood	Tipton
Henderson	Trousdale
Henry	Unicoi
Hickman	Union
Houston	Van Buren
Humphreys	Warren
Jackson	Washington
Jefferson	Wayne

Johnson
Knox
Lake
Lauderdale
Lawrence

Weakley
White
Williamson
Wilson

2008 LIHTC EXHIBIT 7 FAIR HOUSING ACT REQUIREMENTS

- See www.fairhousingfirst.org for complete information.
- The following are HUD recognized safe harbors identified at www.fairhousingfirst.org which, if met, indicate compliance with the Fair Housing Act's design and construction requirements:
 1. HUD Fair Housing Accessibility Guidelines published on March 6, 1991 and the Supplemental Notice to Fair Housing Accessibility Guidelines: Questions and Answers about the Guidelines, published on June 28, 1994.
 2. HUD Fair Housing Act Design Manual
 3. ANSI A117.1 (1986), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
 4. CABO/ANSI A117.1 (1992), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
 5. ICC/ANSI A117.1 (1998), used with the Fair Housing Act, HUD's regulations, and the Guidelines.
 6. Code Requirements for Housing Accessibility 2000 (CRHA).
 7. International Building Code 2000 as amended by the 2001 Supplement to the International Codes.
 8. International Building Code 2003, with one condition: effective February 28, 2005 HUD determined that the IBC 2003 is a safe harbor, conditioned upon ICC publishing and distributing a statement to jurisdictions and past and future purchasers of the 2003 IBC stating, "ICC interprets Section 1104.1, and specifically, the exception to Section 1104.1, to be read together with Section 1107.4, and that the Code requires an accessible pedestrian route from site arrival points to accessible building entrances, unless site impracticality applies. Exception 1 to Section 1107.4 is not applicable to site arrival points for any Type B dwelling units because site impracticality is addressed under Section 1107.7."

One of these eight must be referenced in the required certificates.

- Refer to www.fairhousingfirst.org for detailed information regarding the following seven basic design and construction requirements that must be met to ensure Fair Housing Act compliance:
 1. An accessible building entrance on an accessible route.
 2. Accessible common and public use areas.
 3. Usable doors (usable by a person in a wheelchair).
 4. Accessible route into and through the dwelling unit.
 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.
 6. Reinforced walls in bathrooms for later installation of grab bars.
 7. Usable kitchens and bathrooms.