

Low Income Housing Credit Program (LIHC)

1. What document provides guidance for the LIHC program?
 - a. The Qualified Allocation Plan will provide guidance for the Low-Income Housing Credit program and is located under the Program Documents tab on the <https://thda.org/rental-housing-partners/multi-family-developers/lihc-program/lihc-allocations-qaps-and-statistics> page.
2. When are Competitive LIHC Awards announced?
 - a. THDA will expect to announce awards in late summer in 2022. The Preliminary Ranking Document will be posted to the <https://thda.org/rental-housing-partners/multi-family-developers/lihc-program> page.
3. Where are past Tax Credit Recipient and Qualified Allocation Plans located?
 - a. Both items can be found on the LIHC Allocations, QAPs & Statistics page at <https://thda.org/rental-housing-partners/multi-family-developers/lihc-program/lihc-allocations-qaps-and-statistics>
 - b. The Tax credit recipient listing will be available after all Carryover Allocation Agreements are executed.
4. Where will applicants find LIHC Updates, Announcements, and Program Guidance Memos?
 - a. The Low Income Housing Credit page at <https://thda.org/rental-housing-partners/multi-family-developers/lihc-program/lihc-allocations-qaps-and-statistics>

Multifamily Tax-Exempt Bond Authority Program (MTBA)

1. What document provides guidance for the MTBA Program?
 - a. The Program Description will provide guidance for the MTBA Program and is located under the Program Documents tab on the <https://thda.org/rental-housing-partners/multi-family-developers/multifamily-tax-exempt-bonds> page.

2. How much Bond Authority is Available?
 - a. The Program Description will provide this amount every year.
 - b. In 2022 the amount of available for Round one is \$450M for the East, Middle, and West regions of the state.

3. How much Bond Authority is closed?
 - a. THDA will publish the amount of MTBA Closings on the MTBA Page at THDA under the Bond Issues Closed as the issues closed on the <https://thda.org/rental-housing-partners/multi-family-developers/multifamily-tax-exempt-bonds>

4. Where will applicants find MTBA Updates, Announcements, and Program Guidance Memos?
 - a. The Multifamily Tax-Exempt Bond Authority page at <https://thda.org/rental-housing-partners/multi-family-developers/multifamily-tax-exempt-bonds>

5. Will applications be received on a first come first serve basis?
 - a. No, beginning in 2022 THDA will accept MTBA Firm applications in two rounds.
 - i. Round One-February 18,2022 through March 4,2022
 - ii. Round Two –July 6, 2022 through July 20, 2022

2022 Application Cycle Frequently Asked Questions

1. How do I submit an Initial Application for a Competitive LIHC or MTBA LIHC?
 - a. Both applications must be submitted through the Tennessee Housing Online Management Application System (THOMAS).
 - b. The User Manual may be found at <https://thda.org/rental-housing-partners/multi-family-developers/thomas-documents>
 - c. This manual may be updated from time to time.
2. Where are the THDA Templates and Guidance for all developments 2018 and beyond?
 - a. All THDA templates and guidance will be located on the THOMAS Documents page at <https://thda.org/rental-housing-partners/multi-family-developers/thomas-documents>
3. Does THDA have an approved Appraisal Listing?
 - a. No. Applicants can utilize any Tennessee licensed appraiser.
4. Does THDA have an approved Market Study Listing?
 - a. Yes. Applicants must utilize Market Study Vendors on the Approved Market Study Listing on the THOMAS Page.
5. How often in the Market Study Listing updated?
 - a. THDA utilizes an RFP to update the Market Study Vendor Listing.
 - b. The last RFP was issued in 2020.
6. Does THDA require Environmental Study with the initial application submission?
 - a. No an environmental study is not requirement.
 - b. In the event that an applicant has a Phase 2 study prepared, the THOMAS system will prompt the applicant to upload the document and a narrative detailing the remediation plan. The THDA Construction team will review the study and may provide comments during the application review process.
7. What is the process for receiving 8609's?
 - a. THDA will accept Final Application packages at any time during the year.
 - b. THDA will communicate the priority date for processing to the applicable applicant primary and alternate contacts listed in the application.
8. Where are the standard Accountant Templates for 10% Test and Final or PIS Application?
 - a. The 10% Template will be posted on the THOMAS page.
 - b. The Final Accountant Certification is on the THOMAS page.
 - i. The accountant must also finalize costs in the THOMAS application also. Instructions on that process are in the THOMAS user manual.

Multifamily Program Contacts

1. Who is my Allocation Coordinator?
 - a. The current listing is located on the THOMAS documents page under guidelines and notices.
 - b. This listing may be updated from time to time.
2. General Inquiries regarding LIHC or MTBA
 - a. Please send an email to TNAallocation@thda.org and a member of the Multifamily Programs leadership team will respond.
3. Technical difficulty with THOMAS during application cycles
 - a. Please send an email to THOMAS@thda.org and a member of the Multifamily Programs leadership team will respond.
4. General Inquiries regarding Compliance
 - a. Please send an email to TNCompliance@thda.org and a member of the Compliance team will respond.
5. General Inquiries regarding Construction
 - a. Please send an email to [Construction](mailto:Construction@thda.org) and a member of the Multifamily Programs leadership team will respond.