

TENNESSEE HOUSING DEVELOPMENT AGENCY  
TAX CREDIT COMMITTEE  
May 21, 2019

Pursuant to the call of the Chairman, the Tax Credit Committee of the Tennessee Housing Development Agency Board of Directors met, in regular session, on Tuesday, May 21, 2019, at 10:53 a.m. Central Time at the William R. Snodgrass Tennessee Tower, Third Floor, Nashville Room, Nashville, Tennessee.

The following Committee members were present: Lynn Tully (Chair), Samantha Wilson (for Commissioner of Finance & Administration, Stuart McWhorter), Erin Merrick and Pieter van Vuuren. Treasurer David Lillard was absent. Other Board members attending were: Kim Grant Brown, Dorothy Cleaves, John Snodderly, Regina Hubbard, and Katie Armstrong (for Comptroller Justin Wilson).

Seeing a quorum present, Chair Tully called the meeting to order and called for consideration of the minutes from March 26, 2019. Upon motion by Ms. Brown, second by Ms. Merrick, the minutes were approved unanimously.

Chair Tully noted that Item #3 on the agenda the 2018 Allocation Cap Waiver Requests is deferred to the July 23, 2019, meeting.

Chair Tully recognized Ed Yandell, Senior Housing Credit Advisor, to present proposed amendments to the 2019-2020 Qualified Allocation Plan ("2019-2020 QAP") and the 2019 Multifamily Tax Bond Authority Program Description ("2019 PD") involving per developer and per development caps. Mr. Yandell referenced a memo from Don Watt, Acting Director of Multifamily Programs and Director of Community Programs dated May 21, 2019, for more detail and presented the following recommendations:

1. Increase the non-competitive low income housing credit per development limit from \$1.3 million to \$3 million. This increase will affect Section 20-B of the 2019-2020 QAP and Section 12-B of the 2019 PD; and,
2. Increase the bond authority per development limit from \$25 million to \$35 million. This increase will affect Section 5-A of the 2019 PD; and,
3. Maintain the bond authority per developer limit at \$60 million through June 30 of each year, then increase the limit to \$85 million beginning July 1 of each year. Postponing the increase until mid-year will accommodate high demand early in the year from proposed developments able to close the issuance and sale of bonds quickly. This increase will affect Section 5-B of the 2019 PD.

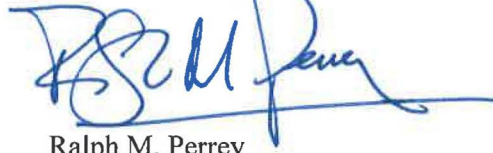
Upon motion by Ms. Merrick, second by Ms. Wilson, motion carried to recommend the referenced amendments and authority to THDA staff to make non-substantive conforming changes as necessary to the Board.

Chair Tully again recognized Mr. Yandell to present the activity update on the 2019 Multifamily Tax-Exempt Bond Authority. He referenced the chart titled 2019 Multifamily Tax-Exempt Bond Authority Availability as of May 14, 2019 and noted that subsequent activity has reduced the amount of bond authority available to approximately \$21.8 million.

Chair Tully again recognized Mr. Yandell for an update on new IRS Compliance Monitoring Requirements as described in a memo dated May 14, 2019, from Mr. Watt.

With no further business, meeting was adjourned.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ralph M. Perrey", with a long horizontal flourish extending to the right.

Ralph M. Perrey  
Executive Director

Approved this 24<sup>th</sup> day of September, 2019.