



Tennessee Housing Development Agency

Andrew Jackson Building Third Floor
502 Deaderick St., Nashville, TN 37243

Bill Lee
Governor

Ralph M. Perrey
Executive Director

NOTICE

TO: All Interested Parties
FROM: Multifamily Programs Division
SUBJECT: Additional Clarification Regarding Satisfaction of the Requirements of Section 13.B.3 of the Low-Income Housing Credit 2023 Qualified Allocation Plan (the “QAP”)
DATE: April 5, 2023

On March 9, 2023, THDA issued a notice providing guidance related to the requirements in Section 13.B.3 of the QAP. The purpose of this notice is to further clarify those requirements.

The intent of QAP Section 13.B.3 is to demonstrate to THDA that, for purposes of the development proforma, applicants either 1) have secured a preliminary commitment for construction and permanent financing, or 2) have had substantive initial conversations with a lender or lenders leading to specific and credible projections regarding the amount, term, and rate for such construction and permanent financing. The requirements of the section will be satisfied for the purposes of the 2023 Competitive Cycle if THDA, in its sole discretion, determines that the Initial Application includes **either** of the following:

- A. Letters of Intent (the “LOIs”) including lender contact information, projected amount, projected term, and an estimated rate for construction and permanent financing **or**
- B. An estimated amount, term, and rate for construction and permanent financing, including lender contact information, is reflected in THOMAS, **and** Uses of Funds as reflected in THOMAS do not exceed Sources of Funds as reflected in THOMAS.

The LOIs referenced in A. are not a mandatory requirement provided THDA determines the information in B. has been provided in full. This guidance **does not apply** to Initial Applications seeking an allocation of **noncompetitive** Low-Income Housing Credit in conjunction with an allocation of THDA Multifamily Tax-Exempt Bond Authority. Should you have additional questions regarding this notice, please contact Eric Alexander, Director of Multifamily Programs at ealexander@thda.org or via phone at (615) 815-2160.



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