

| | STATE: TENNESSEE |
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| Mandatory restrictions prohibiting increases in racial and economic concentration | • Yes. The compliance monitoring procedures states that all low-income units in the project were used on a non-transient basis. Tenn. 2008 QAP 33. |
| Scoring that discourages racial and economic concentration | • No. |
| Mandatory requirements encouraging sustainable development in high-opportunity areas | • No. |
| Scoring that discourages development in distressed neighborhoods | • No. Up to 28% of the tax credits will be set-aside for developments located completely and wholly within a Qualified Census Tract. No more than 50% of the tax credits will be allocated to developments located completely and wholly within a Qualified Census Tract. Tenn. 2008 QAP 2. • Up to 5 points may be awarded for developments located completely and entirely in a Qualified Census Tract, the development of which contributes to an approved concerted community revitalization plan. Tenn. 2008 QAP 17. |
| Scoring that encourages development in high opportunity areas | • No. |
| Local participation in site selection limited to statutory minimum | • Yes. Following receipt of the initial applications, the chief executive officer will be notified and will have the opportunity to comment on the development. Tenn. 2008 QAP 8. |
| Mandatory requirements ensuring affirmative marketing | • No. |
| Scoring that incentivizes affirmative marketing | • No. |
| Scoring that incentivizes language access and marketing to non-English speaking applicants | • No. |
| Scoring that promotes Section 8 voucher access in high-opportunity areas | • Yes. 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. Tenn. 2008 QAP 22. Further, as part of the site inspection, a review will be conducted of the owner's marketing efforts to attract Section 8 applicants. Tenn. 2008 QAP 34. • However, the QAP also notes that developments presently having or proposed to have development-based subsidies under the Section 8 Moderate Rehabilitation program are not eligible for Tax Credits. Tenn. 2008 QAP 13. |
| Requirements for monitoring Section 8 voucher access | • Yes. The compliance monitoring procedures states that an owner cannot refuse to lease a unit in the project to an applicant because the applicants holds a Section 8 voucher. Tenn. 2008 QAP 33. |
| Scoring that promotes units designed for persons with disabilities | • Up to 15 points may be awarded for developments that have the greater of one unit or at least 5% of the total number of units in the development are fully equipped for persons with disabilities in accordance with the ADA and FHA. Tenn. 2008 QAP 20. |
| Scoring that promotes marketing to disabled persons | • No. However, as part of the site inspection, a review will be conducted of the owner's marketing efforts to attract special needs applicants. Tenn. 2008 QAP 34. |
| Scoring that promotes family moves to low-poverty neighborhoods | • No. Up to 5 points may be awarded for developments with units designed and built for large families (three or more bedrooms). Tenn. 2008 QAP 20-21. |
| Scoring that promotes units for lowest-income households outside high-poverty neighborhoods | • Maybe. Up to 28% of the tax credits will be set-aside for developments located in Tennessee counties identified as "rural." Tenn. 2008 QAP 3. |
| Racial/demographic reporting requirements | • Yes. A market study must be performed describing the market area and neighborhood, including demographic information. Tenn. 2008 QAP 29. |

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| Other | • None. |
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