Staff proposes the following amendments to the 2019-2020 Low-Income Housing Credit Qualified Allocation Plan (the "2019-2020 QAP"). These preliminary proposed amendments may be accepted, rejected, or modified in any respect. Changes or modifications not currently reflected herein may also be made. By posting these preliminary proposed amendments, no representations are being made about any item that may be included, excluded, or modified in the preparation and approval of the amended 2019-2020 QAP.

Written comments regarding the preliminary proposed changes will be accepted through Tuesday, July 9, 2019. Please limit comments to a maximum of 6 single-sided pages, including attachments, appendices, exhibits, etc. Please email comments to TNAllocation@THDA.org.

1. Restructure the New Construction Regional Pool Allocations to reflect that all eligible Initial Applications will be ranked in descending order, regardless of pool. THDA will then proceed down the ranking to fulfill the specified number of developments in each pool.

2. Modify the Innovation Round to include a theme for 2020 and more specificity regarding what constitutes "innovation". Staff is currently considering a theme involving rural downtown adaptive reuse.

3. Specify that Innovation Round applications may exceed the applicable Total Development Cost Limits by up to 10.0%.

4. Clarify that the Total Development Cost Limits are a one-time snapshot test at Initial Application.

5. Provide additional clarity regarding cross-counting among set-asides.
   a. Non-Profit Set-Aside allocations count against Existing Multifamily Housing Allocations or New Construction Regional Pool Allocations, as applicable.
   b. CNI Grant Allocations count against Existing Multifamily Housing Allocations or New Construction Regional Pool Allocations, as applicable.

6. Update program dates in the 2019-2020 QAP for the 2020 program year.

7. Housekeeping changes including (without limitation) correction, clarification, rewording, reformatting, renumbering, relocating text within the document, and other non-substantive modifications.