



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: Guidance Regarding Determination of Square Footage

DATE: January 15, 2021

For purposes of determining the Low-Income Housing Credit per square foot as specified in Section 14-F-1-a of the Low-Income Housing Credit 2021 Qualified Allocation Plan (“2021 QAP”), THDA will calculate the denominator as follows:

1. Square feet of heated, low-income, residential floor space, as measured “paint to paint” (**not including** common areas), as reflected in THOMAS in the PTP Sq. Ft. column of the Building Summary Breakdown grid from the Buildings & Units screen of the proposed application (“THOMAS Square Footage”).
2. THDA will rely on the THOMAS Square Footage as reflected in the Final Notice described in Section 2 of the 2021 QAP.