



Tennessee Housing Development Agency

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Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM:

TO: All 2024 Competitive Low-Income Housing Credit and National Housing Trust Fund Applicants

FROM: Multifamily Programs Division

DATE: July 24, 2024

SUBJECT: 2024 Competitive Low-Income Housing Credit Preliminary Ranking

The following is the Preliminary Ranking for the 2024 Competitive Low-Income Housing Credit Program. The period has ended in accordance with the 2024 Qualified Allocation Plan (the "2024 QAP") and the National Housing Trust Fund 2024 Program Description ("2024 NHTF PD"). As indicated in the 2024 QAP, there will be no further review of scoring or ranking of Initial Applications. Applicable tiebreakers and limits have been taken into consideration.

The list includes Initial Applications shaded in **grey** to which THDA anticipates issuing a Reservation Notice. The Preliminary Ranking includes the following Set-Asides and/or Pools

1. Non-Profit Set-Aside
2. CNI Grants Set-Aside
3. Economic Development Zone
4. Twinning
5. PHA Set-Aside
6. Existing Set-Aside
7. New Construction Regional Pools

Reservation Notices will be issued as soon as possible. We are working diligently to complete this process promptly. Underwriting is now underway. **THDA may be contacting applicants regarding issues which have the potential to affect the amount of Tax Credit allocated.**

Persons involved with the Initial Application to which THDA currently anticipates issuing a Reservation Notice may wish to consult Section 22- H of the 2024 QAP to begin the processes of obtaining the standard documents which will be required.

We appreciate your interest and participation in the 2024 Competitive Low-Income Housing Credit program. If you have questions, please contact Eric Alexander Director of Multifamily Programs at ealexander@thda.org.

2024 Competitive Low Income Housing Tax Credit Preliminary Ranking																																						
Entity Surface	Application Number	Project Name	County	Pool	Community Type	New Ctl. Existing	GCT Existing	GCT New	ADP Score DPA	TIDAP Score	Market Units	LITE Units	Total Units	RAD/NC RAD/NC	ADP Tax Credit Requested	NHTF Requested	NHTF Awarded	NHTF Units	Tabulate	Maycroft	CMI	Twining	FBIH	EDA	PHA	RAD	Existing	Pool One	Pool Two	Pool Three	Pool Four	CCRP	General Pool	Development Group	Contact Name	Contact Email		
Nonprofit	24-041	Boulevard Apartments	Rutherford	1	Urban	Yes			\$2,000	\$2,000	0	64	64	NA	\$1,799,820.00	No			\$28,122.19	X													Trent Development Group/Southeast Community Capital Corporation	Alex Trent	atrent@trentdevelopmentgroup.com			
Nonprofit	24-034	Northwoods	Wilson	1	Urban		Yes		\$2,0687	\$2,0687	0	80	80	NA	\$977,709.00	No			\$121,221.36	X								X					X	Appalachian Home and Health	Brad Sharp	appalachianhomehealth@gmail.com		
CNI	24-007	Western Heights Phase 2	Knox	2	Urban	Yes	Yes	Yes	72,4646	72,4646	11	41	52	NA	\$1,700,000.00	No			\$41,463.41		X						X						X	Knoxville Community Development Corporation	James Hatfield	jhatfield@kdcodc.org		
Twining	24-003	Westside Phase 1 - Phase 1A	Hamilton	2	Urban	Yes	Yes	Yes	73,2490	73,2490	10	64	64	NA	\$1,800,000.00	Yes	\$1,000,000.00	7	\$33,333.33			X												X	Chattanooga Housing Authority	Clara Trejos	ctrejos@columbares.com	
Twining	24-019	BlueCreek Apartments	Madison	2	Urban	Yes	Yes	Yes	74,4857	74,4857	0	64	64	NA	\$1,799,820.00	No			\$33,330.00			X												X	Jackson Housing Authority	Mark Reid	mreid@jacksonha.com	
EDA	24-042	The Reserves at Cobalt Circle	Haywood	4	Suburban	Yes			\$3,7342	\$3,7342	0	72	72	NA	\$1,795,000.00	No			\$24,930.66						X									X	Overland Property Group/Southeast Capital	Austin Kack	akack@overlandpg.com	
EDA	24-012	Heyward Park	Tipton	3	Suburban	Yes	Yes	Yes	\$6,0975	\$6,0975	0	48	48	NA	\$1,189,000.00	Yes	\$750,000.00	4	\$24,770.83																X	The Park Companies	Byron Burkhalter	byron@theparkcompanies.com
PHIA-RAD-CCRP	24-028	Oak Ridge Preservation	Anderson	2	Urban		Yes	Yes	\$5,1960	\$4,1960	0	70	70	100%	\$1,800,000.00	No			\$25,714.29						X									X	Oak Ridge Housing Authority	Maria Cahton	mcahton@gorha.net	
PHIA-RAD	24-032	Alban Senior Village	Hamilton	2	Urban	Yes			72,0000	72,0000	0	73	73	86% 80%	\$1,800,000.00	No			\$24,687.53						X	X								X	Chattanooga Housing Authority	Rachele E. G. Patton	rachel@collaborativehousingusingsolutions.co	
PHIA	24-043	Western Heights Phase 4	Knox	2	Urban	Yes	Yes	Yes	72,0000	72,0000	10	36	46	0%	\$1,800,000.00	No			\$60,000.00						X										X	Knoxville Community Development Corporation	James Hatfield	jhatfield@kdcodc.org
PHIA-RAD-CCRP	24-017	Ramsey Court	Buncombe	1	Urban	Yes	Yes	Yes	72,0000	72,0000	0	60	60	80% 100%	\$1,799,940.00	No			\$29,999.00						X										X	Gallatin Housing Authority	Michael Bates	mbates@gallatinha.com
PHIA-RAD-CCRP	24-005	Lincoln Homes Phase 1	Montgomery	3	Urban	Yes	Yes	Yes	72,0000	72,0000	0	64	64	100%	\$1,800,000.00	No			\$33,333.33						X	X									X	Clarksville Housing Authority	Dawn Sanders Garrett	dgarrett@cha-in.com
PHIA-RAD-CCRP	24-002	Magnolia Ridge	Putnam	3	Urban	Yes	Yes	Yes	72,0000	72,0000	0	77	77	81% 79%	\$1,786,888.00	No			\$23,362.18						X	X									X	Highlands Residential Services	C Dow Harris	charis@highlanders.com
Existing	24-023	Robinswood Apartments	Robertson	3	Suburban		Yes	Yes	\$4,1266	\$4,1266	0	48	48	NA	\$766,352.00	No			\$15,963.67								X							X	Halmak Company	William A. Glisson	wglisson@halmakco.com	
Existing	24-014	Indian Hills	Greene	4	Suburban		Yes	Yes	\$3,5998	\$3,5998	0	52	52	NA	\$1,201,288.00	No			\$33,161.27																			