



# Tennessee Housing Development Agency

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Bill Lee  
Governor

Ralph M. Perrey  
Executive Director

## MEMORANDUM

TO: All Applicants for Competitive 2020 Low-Income Housing Credit

FROM: Multifamily Programs Division

SUBJECT: Competitive 2020 Low-Income Housing Credit Preliminary Ranking

DATE: July 2, 2020

The following document is the Preliminary Ranking for the competitive 2020 Low-Income Housing Credit Program (the "2020 Preliminary Ranking"). The cure period and review process have ended as described in Section 15-B and Section 15-C, respectively, of the 2019-2020 Low-Income Housing Credit Qualified Allocation Plan (the "2019-2020 QAP"). In accordance with Section 15-C-7 of the 2019-2020 QAP, there will be no further review of matters with respect to eligibility or scoring of competitive 2020 Low-Income Housing Credit Initial Applications. Applicable tiebreakers and limits have been taken into consideration. The 2020 Preliminary Ranking includes only competitive 2020 Low-Income Housing Credit Initial Applications to which THDA anticipates issuing a Reservation Notice.

The 2020 Preliminary Ranking includes the following Set-Asides and/or Pools, in the following order:

1. Non-Profit Set-Aside;
2. Choice Neighborhoods Initiative Set-Aside;
3. Innovation Set-Aside;
4. PHA Set-Aside;
5. Existing Multifamily Housing Set-Aside; and
6. New Construction Regional Pools.

Reservation Notices will be issued as soon as possible. THDA staff may contact applicants regarding issues which have the potential to affect the amount of Low-Income Housing Credit allocated to a proposed development. Persons involved with a competitive 2020 Low-Income Housing Credit Initial Application to which THDA anticipates issuing a Reservation Notice may wish to consult Section 15-H and Section 15-I of the 2019-2020 QAP for additional information.

We appreciate your interest and participation in the competitive 2020 Low-Income Housing Credit program. If you have questions, please email [TNAllocation@thda.org](mailto:TNAllocation@thda.org) and use "2020 RANKING QUESTION" as the subject of the message.

## 2020 Preliminary Competitive 9% Low Income Housing Credits Ranking

Application Number	Previous TN ID	Project Name	County	County Type	New	Acq./Rehab	Rehab	Adp. Reuse	LIHTC Units	Market Units	Total Units	Whole Dollar Reservation Amount	Nonprofit	CNI	Innovation	PHA	Existing	West	Middle	Cumberland	East	Upper East	General Pool	Special Assistance	Development Group
20-044		Millington Flats	Shelby	Urban	X				80	0	80	\$1,299,870.00	X												Elmington Capital Group
20-009		St. Mary Manor	Madison	Urban		X			150	0	150	\$1,000,000.00	X												Wesley Housing Corporation
20-031		Christiana Way	Rutherford	Urban	X				60	0	60	\$1,298,885.00	X												NonProfit Housing Corporation
20-029		Dover Way	Bedford	Suburban	X				48	0	48	\$1,100,000.00	X												NonProfit Housing Corporation
20-006		South City IV	Shelby	Urban	X				82	56	138	\$1,700,000.00		X											McCormack Baron/Memphis Housing
20-002		VMC Permanent Supportive Housing	Knox	Urban	X				48	0	48	\$956,930.00			X										Volunteer Ministry Center
20-014		Oakland Court II	Rutherford	Urban	X				74	0	74	\$1,300,000.00				X									Murfreesboro Housing Authority
20-004		Hickory Valley	Putnam	Urban	X				48	0	48	\$1,245,536.00				X									Highlands Residential Services
20-021		Cherokee Place	Williamson	Urban	X				100	0	100	\$1,300,000.00				X									Franklin Housing Authority
20-022		Boscobel IV	Davidson	Urban	X				72	92	164	\$400,000.00				X									Metropolitan Housing & Development Agency
20-010		Cedaridge Apartments	Perry	Rural		X			24	0	24	\$207,788.00					X							Yes	Hallmark
20-011		Colonial Manor Apartments	Claiborne	Rural		X			22	0	22	\$181,914.00					X							Yes	Hallmark
20-012	91-012	Tremount Apartments	Hancock	Rural		X			45	0	45	\$374,426.00					X							Yes	Hallmark
20-007		Riverwood Tower	Davidson	Urban		X			117	0	117	\$1,000,000.00					X								Alco
20-037		Hunter Hill Apartments	Hardin	Rural		X			60	0	60	\$546,000.00					X							Yes	CMS TN Communities, LLC
20-013	92-050	River Rest Apartments	Cocke	Rural		X			34	0	34	\$272,261.00					X							Yes	Hallmark
20-053		Northgate Apartments	Marshall	Rural		X			42	0	42	\$455,000.00					X								Paladin
20-008		Wesley Pine Ridge	Henry	Rural		X			66	0	66	\$349,800.00					X								Wesley Housing
20-039		Royal Oaks	DeKalb	Rural		X			24	0	24	\$393,986.00					X								Woda
20-041		Plainsview Greene	Monroe	Rural		X			24	0	24	\$450,315.00					X							Yes	Woda
20-047		The Historic Sanda Mills Lofts	Bradley	Urban				X	52	0	52	\$632,555.00								X					David Case
20-023		Purdy Place	McNairy	Rural	X				40	0	40	\$1,300,000.00						X						Yes	Appalachian Home and Health
20-018		Daugherty Lofts	Anderson	Urban				X	42	0	42	\$674,659.00									X				Clinton Affordable Housing Owners, LLC
20-052		Avonlea Greene	Hamblen	Urban	X				72	0	72	\$1,107,348.00										X			Hall Group
20-035		Bear Creek Place Apartments	Scott	Rural	X				64	0	64	\$1,293,997.00									X			Yes	Hayes and Associates
Totals					12	11	0	2	1490	148	1,638	\$20,841,270.00	4	1	1	4	10	1	0	1	2	1		8	