



# 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

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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](mailto:ealexander@thda.org).

## 2024 Competitive Low Income Housing Tax Credit Preliminary Ranking

Ranked Setaside	Application Number	Project Name	County	Pool	County Type	New Out	Existing	QCT	DIA	Applicant Score	TMD/Score	Market Units	LIMIT Units	Total Units	RA/CLIC/Tierbase	Adult Tax Credit Requested	QCT Requested	NTF Awarded	NTF Units	Tierbase	Nonprofit	CNI	Twining	PSH	EDA	PHA	RA/AD	Existing	Pool One	Pool Two	Pool Three	Pool Four	CCIP	General Pool	Development Group	Contact Name	Contact Email
Nonprofit	24-041	Boulevard Apartments	Rutherford	1	Urban	Yes				92.0000	92.0000	3	64	64	NA	\$1,799,820.00	No			\$28,122.19													Trent Development Group/Southeast Community Capital Corporation	Alex Trent	atrent@trentdevelopmentgroup.com		
Nonprofit	24-034	Northwoods	Wilson	1	Urban		Yes			82.0687	82.0687	3	80	80	NA	\$977,709.00	No			\$12,221.36	X							X					Appalachian Home and Health	Brad Sharp	appalachianhomehealth@gmail.com		
CNI	24-007	Western Heights Phase 2	Knox	2	Urban	Yes	Yes			72.4646	72.4646	11	41	52	NA	\$1,700,000.00	No			\$41,463.41	X												Knoxville Community Development Corporation	James Hatfield	hatfield@kcdc.org		
Twining	24-003	Westside Phase 1 - Phase 1A	Hamilton	2	Urban	Yes	Yes			73.2490	73.2490	10	54	64	NA	\$1,800,000.00	Yes	\$1,000,000.00		\$33,333.33		X											Chattanooga Housing Authority	Clara Trejos	ctrejos@columbiare.com		
Twining	24-019	BlueCreek Apartments	Madison	2	Urban	Yes	Yes			74.4857	74.4857	3	54	54	NA	\$1,799,820.00	No			\$33,336.60		X											Jackson Housing Authority	Mark Reid	mreid@jacksonha.com		
EDA	24-042	The Reserves at Cobalt Circle	Haywood	4	Suburban	Yes				83.7342	83.7342	3	72	72	NA	\$1,795,000.00	No			\$24,936.56													Overland Property Group/Southeast Capital	Austin Kack	akack@overlandpg.com		
EDA	24-012	Heyward Park	Tipson	3	Suburban	Yes	Yes			86.0975	86.0975	3	48	48	NA	\$1,189,000.00	Yes	\$750,000.00		\$24,716.83					X									The Park Companies	Byron Burkhalter	byron@theparkcompanies.com	
PHA-RAD-CCRP	24-028	Oak Ridge Preservation	Anderson	2	Urban		Yes			85.1960	84.1960	3	70	70	100%	\$1,800,000.00	No			\$25,714.29														Oak Ridge Housing Authority	Maria Catron	mcatron@orha.net	
PHA-RAD	24-032	Alban Senior Village	Hamilton	2	Urban	Yes	Yes			72.0000	72.0000	3	73	73	66%	\$1,800,000.00	No			\$24,657.53			X										Chattanooga Housing Authority	Richelle E. G. Patton	richelle@collaborativehousingolutions.co		
PHA	24-043	Western Heights Phase 4	Knox	2	Urban	Yes	Yes			72.0000	72.0000	10	36	46	7%	\$1,800,000.00	No			\$40,000.00													Knoxville Community Development Corporation	James Hatfield	hatfield@kcdc.org		
PHA-RAD-CCRP	24-017	Ramsey Court	Sumner	1	Urban	Yes	Yes			72.0000	72.0000	3	60	60	100%	\$1,799,940.00	No			\$29,999.60														Gallatin Housing Authority	Michael Bates	mbates@gallatina.com	
PHA-RAD-CCRP	24-005	Lincoln Homes Phase 1	Montgomery	3	Urban	Yes	Yes			72.0000	72.0000	3	54	54	100%	\$1,800,000.00	No			\$33,333.33														Clarksville Housing Authority	Gawn Sanders Garrett	gsarrett@oha.tn.org	
PHA-RAD-CCRP	24-002	Magnolia Ridge	Putnam	3	Urban	Yes	Yes			72.0000	72.0000	3	77	77	61	79%	\$1,798,888.00	No			\$23,362.18													Highlands Residential Services	C. Dow Harris	charris@highlandrs.com	
Existing	24-023	Robinhood Apartments	Robertson	3	Suburban		Yes			84.1266	84.1266	3	48	48	NA	\$766,352.00	No			\$16,966.67														Hallmark Company	William A. Glisson	wglisson@hallmark.com	
Existing	24-014	Indian Hills	Greene	4	Suburban		Yes			83.5999	83.5999	3	52	52	NA	\$1,201,286.00	No			\$23,101.27														AAMCI Development LLC	Joseph A. Engle	joe.engele@aamci.com	
Existing	24-021	Pinecrest Village Apartments	Hickman	3	Rural		Yes			83.5364	83.5364	3	44	44	NA	\$637,846.00	No			\$14,498.77														Hallmark Company	William A. Glisson	wglisson@hallmark.com	
Existing	24-022	Highlander Pointe Apartments	Scott	4	Rural		Yes			82.7143	82.7143	3	20	20	NA	\$319,010.00	No			\$16,950.50														Hallmark Company	William A. Glisson	wglisson@hallmark.com	
Existing	24-001	Plaza Towers	Greene	4	Suburban	Yes	Yes			81.2509	81.2509	3	114	114	NA	\$1,800,000.00	No			\$16,789.47														Mansemar, Inc.	Alexandria G. Watson	awatson@mansemar.com	
Existing	24-010	Lake Point Apartments	Lake	4	Rural	Yes	Yes			83.6862	83.6862	3	48	48	NA	\$216,890.00	No			\$10,764.38														Maco Companies	J. Jason Maddox	jason@macocompanies.com	
Existing	24-018	Lexington Village Apartments	Henderson	3	Rural	Yes	Yes			83.0278	83.0278	3	50	50	NA	\$719,544.00	No			\$14,390.68														Alco Management	Berkeley Burbank	bburbank1@alcomgt.com	
Existing	24-009	Meadow Lane Apartments	Dyer	3	Suburban	Yes	Yes			82.6625	82.6625	3	50	50	NA	\$526,784.00	No			\$10,636.28														Maco Companies	J. Jason Maddox	jason@macocompanies.com	
Existing	24-008	Eaglewood V Apartments	Dyer	3	Suburban	Yes	Yes			82.6088	82.6088	3	48	48	NA	\$528,158.00	No			\$11,063.29														Maco Companies	J. Jason Maddox	jason@macocompanies.com	
Existing	24-020	East Ridge Apartments	Trousdale	3	Rural	Yes	Yes			81.3125	81.3125	3	32	32	NA	\$537,602.00	No			\$16,800.66														Hallmark Company	William A. Glisson	wglisson@hallmark.com	
Existing	24-033	Brookview Greene	DeKalb	3	Rural		Yes			81.2708	81.2708	3	40	40	NA	\$1,011,005.00	No			\$25,275.13														Woda Group	Thomas S. Simons	tsimons@wodagroup.com	
Pool 1	24-016	Hancock Apartments	Rutherford	1	Urban	Yes	Yes			92.0000	92.0000	3	29	29	NA	\$1,355,679.00	No			\$46,747.55														Stones River Development Group	Thomas Thomas Rowe	trowe@trha-tn.org	
General Pool	24-040	Autumn Lake Apartments	Davidson	1	Urban	Yes	Yes			91.0654	91.0654	3	68	68	NA	\$1,748,825.00	No			\$25,718.01		X												Trent Development Group	Alex Trent	atrent@trentdevelopmentgroup.com	
New Pool	24-039	Buena Vista	Davidson	1	Urban	Yes	Yes			91.0654	91.0654	3	60	60	NA	\$1,797,466.00	No			\$29,967.77		X												Woodbine Community Organization Inc.	Mick Nelson	micknelson.com	
New Pool	24-031	Short Court	Williamson	1	Urban	Yes	Yes			90.6126	90.6126	3	40	40	NA	\$1,800,000.00	No			\$46,006.00														Franklin Housing Collaborative	Susan Minor	smminor@franklinhousingauthority.com	
New Pool	24-011	Washington Square Apartments	Shelby	1	Urban	Yes	Yes			87.5222	87.5222	3	144	144	NA	\$1,799,820.00	No			\$12,488.75														Bluff City Development	Carl Bluff City	carl.bluffcitycdc@gmail.com	
Pool 2	24-006	Peaks of Knox	Knox	2	Urban	Yes	Yes			89.4646	89.4646	3	78	78	NA	\$1,837,922.00	No			\$26,999.80															Resource Housing Group, Inc./Hallmark Development Services	Sam Coats	scoats@rhgroup.org
New Pool	24-004	Golden Age Retirement Village	Knox	2	Urban	Yes	Yes			89.4646	89.4646	3	85	85	NA	\$1,798,888.00	No			\$21,163.39															LHP Capital	Talal Shakarchi	tsakarchi@lhp.net
New Pool	24-035	Millertown Grove Apartments	Knox	2	Urban	Yes	Yes			89.4646	89.4646	3	84	84	NA	\$1,799,500.00	No			\$21,422.62															Hall Housing	Gary Hall	ghall@hallhousing.net
New Pool	24-026	Terrace on Tazewell	Knox	2	Urban	Yes	Yes			89.4646	89.4646	3	72	72	NA	\$1,633,023.00	No			\$22,680.88															Lockwood Development Southeast, LLC	Michelle Davenport	mdavenport@lockwoodcompanies.com
New Pool	24-025	Stench Ridge Apartments, Phase II	Knox	2	Urban	Yes	Yes			89.4646	89.4646	3	68	68	NA	\$1,717,025.00	No			\$25,250.37															John Huff Consultants	John Huff	jh@huffmgt.com
Pool 3	24-013	Heritage Park	Tipson	3	Suburban	Yes	Yes			86.0975	86.0975	3	72	72	NA	\$1,729,000.00	Yes	\$750,000.00		\$24,013.89															The Park Companies	Byron Burkhalter	byron@theparkcompanies.com
New Pool	24-038	Brittany Woods 2024	Tipson	3	Suburban	Yes	Yes			86.0975	86.0975	3	44	44	NA	\$1,199,900.00	No			\$27,270.45															Rosemark Real Estate	Stewart Rutledge	stewart@rosemarkrealestate.com
New Pool	24-036	The Wills	Tipson	3	Suburban	Yes	Yes			86.0975	86.0975	3	40	40	NA	\$1,170,900.00	No			\$26,272.50															Winters Construction	Britton Jones	britton.jones@wintersconstruction.net
Pool 4	24-037	Odessa Commons	Macon	4	Rural	Yes	Yes			86.3412	86.3412	3	56	56	NA	\$1,639,900.00	No			\$29,263.50															Winters Construction	Britton Jones	britton.jones@wintersconstruction.net
New Pool	24-027	Colins Place Apartments	Warren	4	Suburban	Yes	Yes			85.1542	85.1542	3	56	56	NA	\$1,620,780.00	Yes	\$0.00		\$26,942.50															Appalachian Home and Health	Brad Sharp	appalachianhomehealth@gmail.com
New Pool	24-044	West Riverside Commons	Warren	4	Suburban	Yes	Yes			85.1542	85.1542	3	56	56	NA	\$1,800,000.00	No			\$32,142.86															Maco Companies	J. Jason Maddox	jason@macocompanies.com
New Pool	24-029	Olivia Vista Apartments	Haywood	4	Suburban	Yes				81.7342	81.7342	3	56	56	NA	\$1,800,000.00	No			\$32,142.86															ACRLVA Community Developers	Dr. Brian Anthony Dolar, DDD	bdolar@acrlvacom.com
Notes:																																					
1. 24-016 The Reserves at Lafayette is withdrawn											Total Available Credit for 2024	\$23,701,8																									