2024 Multifamily Tax-Exempt Bond Authority Round One Preliminary Ranking

THDA #	Previous TN #	Development Name	County	New Constr	Acquisition Rehab	AmtMTBA Requested	Amt42m Requested	Grand Division	Category	QCT-DDA	CCRP	Census Tract	Tiebreaker	Hard Cost	Total Dev Costs	Deepest Rehab	Conversion for Deepest Rehab	Developer Experience Points	Other Sources of Income	Other Sources %	Conversion for Other Sources of Income	MTBA PD Score	Total Units	LIHTC Units	MKT Units	Contact Name	Contact Email	Status
24-202	08-217	The Pines Apartments	Knox		X	$28,000,000	$2,332,773	East	Group 1- Rehabilitation of Existing Income Restricted Housing	None		46.15	NA	$9,767,660	$56,814,711	17.1921%	1.7192	10.00	$510,000	0.8977%	0.08977	11.8090	152	152		Mike Rodgers	mrodgers@lhp.net	Eligible
24-204	08-202	Pershing Park Apartments	Shelby		X	$13,700,000	$1,061,071	West	Group 1- Rehabilitation of Existing Income Restricted Housing	QCT		100.02	NA	$7,365,000	$25,305,902	29.1039%	2.9104	10.00	$0	0.0000%	0.00000	12.9104	160	158		Robert Hyde	rhyde1@alcomgt.com	Eligible
24-205		Harpeth Hills Apartments	Williamson		X	$8,450,000	$527,673	Middle	Group 1- Rehabilitation of Existing Income Restricted Housing	None		509.04	NA	$2,705,000	$15,318,227	17.6587%	1.7659	10.00	$0	0.0000%	0.00000	11.7659	51	51		Robert Hyde	rhyde1@alcomgt.com	Eligible
24-215	07-200	Whispering Oaks	Davidson		X	$60,000,000	$4,861,342	Middle	Group 1- Rehabilitation of Existing Income Restricted Housing	QCT	Yes	190.08	NA	$23,254,389	$120,646,520	19.2748%	1.9275	10.00	$0	0.0000%	0.00000	11.9275	482	482		Ryan Kelly	rkelly@twgdev.com	Eligible
24-216		Oak Ridge Redevelopment	Anderson	X		$18,539,285	$1,535,327	East	Group 2- New Construction with a PHA	None	Yes	201, 202.01, 203, 204	89.86,62.35,41.34,69.8	$14,456,000	$36,635,570	0.0000%	0.0000	10.00	$231,065	0.6307%	0.06307	10.0631	162	162		Richelle E. G. Patton	richelle@collaborativehousingsolutions.com	Eligible
24-217		Westside Phase 1B	Hamilton	X		$35,000,000	$2,354,560	East	Twinning	QCT	Yes	16	94.16	$35,026,432	$67,896,970	0.0000%	0.0000	10.00	$3,000,000	4.4185%	0.44185	10.4418	166	118	48	Clara Trejos	ctrejos@columbiares.com	Eligible
24-218		Trinity Flats	Davidson	X		$43,000,000	$4,373,377	Middle	Group 6-New Construction in a QCT covered by CCRP	QCT	Yes	127.02	56.51	$39,008,920	$98,238,300	0.0000%	0.0000	10.00	$0	0.0000%	0.00000	10.0000	250	250		Hunter Nelson	hunter@elmingtoncapital.com	Eligible
24-219		North River 2	Davidson	X		$43,000,000	$4,230,330	Middle	Group 6-New Construction in a QCT covered by CCRP	QCT	Yes	128.01	78.99	$38,863,000	$88,246,407	0.0000%	0.0000	10.00	$0	0.0000%	0.00000	10.0000	232	232		Hunter Nelson/Tony Woodham	hunter@elmingtoncapital.com	Eligible
24-220		Beasley Drive	Dickson	X		$38,000,000	$3,446,392	Middle	Group 7 New Construction in a QCT not covered by CCRP	QCT		606.02	78.26	$29,936,000	$73,478,276	0.0000%	0.0000	10.00	$0	0.0000%	0.00000	10.0000	197	197		Hunter Nelson	hunter@elmingtoncapital.com	Ineligible-Developer Cap exceeded.
~~24-221~~		~~St. Mary Place~~	~~Davidson~~	~~X~~		~~$38,000,000~~	~~$3,308,448~~	~~Middle~~	~~Group 4-New Construction outside of a QCT~~	~~None~~		~~181.02~~	~~59.89~~	~~$35,000,000~~	~~$66,601,721~~	~~0.0000%~~	~~0.0000~~	~~10.00~~	~~$1,980,000~~	~~3.9729%~~	~~0.39729~~	~~10.3973~~	~~200~~	~~200~~		~~Richard Borofski~~	~~Richard.Borofski@MaryQueenOfAngels.com~~	~~Withdrawn~~
24-222		4th and Shelby	Davidson	X		$48,000,000	$4,827,884	Middle	Group 6-New Construction in a QCT covered	QCT	Yes	193	93.43	$50,832,616	$99,070,176	0.0000%	0.0000	10.00	$0	0.0000%	0.00000	10.0000	289	287		Evan Holladay	evan@holladayventures.com	Eligible
24-223	05-203	Burning Tree	Davidson		X	$35,000,000	$2,388,939	Middle	Group 1- Rehabilitation of Existing Income Restricted Housing	None		156.23	NA	$13,076,095	$68,600,411	19.0612%	1.9061	10.00	$0	0.0000%	0.00000	11.9061	280	278		Lisa Toler	lisa.toler@envisiellc.com	Eligible
24-224		The Cottages of BlueCreek	Madison	X		$8,000,000	$717,442	West	Twinning	QCT	Yes	8	51.17	$8,000,000	$14,736,756	0.0000%	0.0000	10.00	$0	0.0000%	0.00000	10.0000	58	58		Mark Reid	mreid@jacksonha.com	Eligible
24-225		Midtown Estates	Rutherford		X	$15,000,000	$1,278,127	Middle	Group 1- Rehabilitation of Existing Income Restricted Housing	QCT	Yes	418	NA	$6,803,400	$30,038,503	22.6489%	2.2649	10.00	0	0.0000%	0.00000	12.2649	88	87		Tyler Percell	tpercell@related.com	Special Conditions
24-226		Horizon Square	Bradley		X	$14,453,803	$951,587	East	Group 1- Rehabilitation of Existing Income Restricted Housing	None		106	NA	$4,612,300	$25,853,264	17.8403%	1.7840	10.00	0	0.0000%	0.00000	11.7840	92	91		Tyler Percell	tpercell@related.com	Special Conditions
24-950	88-008	Dickson Village	Dickson		X	$3,500,000	$288,812	Middle	Tursky-Holloway				NA	$2,639,891	$6,706,186	39.3650%	3.9365	10.00	0	0.0000%	0.00000	13.9365	48	48		Russell Holloway	rholloway@navigodev.com	Eligible
24-951	93-001	Pleasant Valley Village	Dickson		X	$3,500,000	$291,173	Middle	Tursky-Holloway				NA	$2,639,981	$6,800,123	38.8225%	3.8823	10.00	0	0.0000%	0.00000	13.8823	48	48		Russell Holloway	rholloway@navigodev.com	Eligible
24-952		Springfield Apartments	Robertson		X	$3,500,000	$313,515	Middle	Tursky-Holloway				NA	$3,408,726	$7,184,000	47.4489%	4.7449	10.00	0	0.0000%	0.00000	14.7449	60	60		Russell Holloway	rholloway@navigodev.com	Eligible
24-953	89-053	Spring Creek	Marshall		X	$1,850,000	$153,331	Middle	Tursky-Holloway				NA	$1,310,604	$3,604,490	36.3603%	3.6360	10.00	0	0.0000%	0.00000	13.6360	24	24		Russell Holloway	rholloway@navigodev.com	Eligible
24-954	95-008	Bluebird Manor Apartments	Haywood		X	$2,800,000	$190,886	West	Tursky-Holloway				NA	$1,879,024	$5,328,354	35.2646%	3.5265	10.00	0	0.0000%	0.00000	13.5265	36	36		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
24-955		Covington Village Apartments	Tipton		X	$3,750,000	$245,921	West	Tursky-Holloway				NA	$2,564,985	$6,759,493	37.9464%	3.7946	10.00	0	0.0000%	0.00000	13.7946	48	48		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
24-956	88-010	Henning Village Apartments	Lauderdale		X	$2,800,000	$253,043	West	Tursky-Holloway				NA	$1,818,300	$5,910,269	30.7651%	3.0765	10.00	0	0.0000%	0.00000	13.0765	32	32		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
24-957	01-005	Lake Street Apartments	Fayette		X	$2,100,000	$145,439	West	Tursky-Holloway				NA	$1,310,934	$4,016,475	32.6389%	3.2639	10.00	0	0.0000%	0.00000	13.2639	23	23		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
24-958	89-052	Oakland Apartments	Fayette		X	$1,250,000	$108,056	West	Tursky-Holloway				NA	$841,743	$2,485,739	33.8629%	3.3863	10.00	0	0.0000%	0.00000	13.3863	16	16		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
24-959	95-007	Stanton Village	Haywood		X	$3,025,000	$216,758	West	Tursky-Holloway				NA	$2,187,685	$6,051,843	36.1491%	3.6149	10.00	0	0.0000%	0.00000	13.6149	40	40		Tyler Tursky	TTursky@volunteermgmt.com	Eligible
24-960	89-031	Tipton Village Apartments	Tipton		X	$3,700,000	$249,897	West	Tursky-Holloway				NA	$2,553,783	$6,941,458	36.7903%	3.6790	10.00	0	0.0000%	0.00000	13.6790	48	48		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
24-961		Holiday House of Trenton	Gibson		X	$3,775,000	$252,862	West	Tursky-Holloway				NA	$2,840,410	$6,973,995	40.7286%	4.0729	10.00	0	0.0000%	0.00000	14.0729	52	52		Tyler Tursky	ttursky@volunteermgmt.com	Eligible
21-203		900 at Cleveland Park	Davidson			$3,500,000		Middle	Group 8-Supplemental																			
21-233		Ascent Apartments	Davidson			$3,500,000		Middle	Group 8-Supplemental																			
23-206		Ridgebrook	Knox			$3,000,000		East	Group 8-Supplemental																			
							$40,904,965																					

Ranking																												
		MTBA Round One Available	**$ 445,405,500.00**																									
						West	**Requests**	**Available**		**Middle**	**Requests**	**Available**			**East**	**Requests**	**Available**											
		West (22%)	**$ 97,989,210.00**					**$ 97,989,210.00**	USDA Bundle	24-950	$3,500,000	**$ 195,978,420.00**					**$ 151,437,870.00**											
		Middle (44%)	**$ 195,978,420.00**		USDA Bundle	24-954	$2,800,000		USDA Bundle	24-951	$3,500,000			Twinning	24-217	$35,000,000	$ 116,437,870.00											
		East (34%)	**$ 151,437,870.00**		USDA Bundle	24-955	$3,750,000		USDA Bundle	24-952	$3,500,000																	
			$ 445,405,500.00		USDA Bundle	24-956	$2,800,000		USDA Bundle	24-953	$1,850,000			Group 1	24-202	$28,000,000	$ 88,437,870.00											
					USDA Bundle	24-957	$2,100,000			Total	$ 12,350,000.00	$ 183,628,420.00		Group 1	24-226	$14,453,803	$ 73,984,067.00											
					USDA Bundle	24-958	$1,250,000																					
					USDA Bundle	24-959	$3,025,000							Group 2	24-216	$18,539,285	$ 55,444,782.00											
					USDA Bundle	24-960	$3,700,000		Group 1	24-225	$15,000,000	$ 168,628,420.00																
					USDA Bundle	24-961	$3,775,000		Group 1	24-215	$60,000,000	$ 108,628,420.00				**Remaining**	**$ 55,444,782.00**											
						Total	$23,200,000	$ 74,789,210.00	Group 1	24-223	$35,000,000	$ 73,628,420.00																
									Group 1	24-205	$8,450,000	$ 65,178,420.00																
					Twinning	24-224	$8,000,000	$ 66,789,210.00																				
									Group 4	24-221	$0	$ 65,178,420.00																
					Group 1	24-204	$13,700,000	$ 53,089,210.00																				
											Remaining	**$ 65,178,420.00**																
							Remaining	**$ 53,089,210.00**																				
		Statewide Remaining	**$ 173,712,412.00**																									
	TNID	Requests																										
Group 6	24-222	$48,000,000	$ 125,712,412.00																									
Group 6	24-219	$43,000,000	$ 82,712,412.00																									
Group 6	24-218	$43,000,000	$ 39,712,412.00																									
Group 7	24-220	$38,000,000		(exceeds cap)																								
Supp	21-203	$3,500,000	$ 36,212,412.00																									
Supp	21-233	$3,500,000	$ 32,712,412.00																									
Supp	23-206	$3,000,000	$ 29,712,412.00																									
		Remaining Carryforward	**$ 29,712,412.00**																									
*The grey shaded developments will be offered a Firm Commitment																												
**The list was updated as of 7/02/2024																												
			$ 415,693,088.00																									