



Tennessee Housing Development Agency

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Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM:

TO: All 2025 Competitive Low-Income Housing Credit and National Housing Trust Fund Applicants

FROM: Multifamily Programs Division

DATE: July 30, 2025

SUBJECT: 2025 Competitive Low-Income Housing Credit Preliminary Ranking

The following is the Preliminary Ranking for the 2025 Competitive Low-Income Housing Credit Program. The period has ended in accordance with the 2025 Qualified Allocation Plan (the "2025 QAP") and the National Housing Trust Fund 2025 Program Description ("2025 NHTF PD"). As indicated in the 2025 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, General Priority Categories and/or Pools

1. Non-Profit Set-Aside
2. Economic Development Area
3. Permanent Supportive Housing
4. PHA General Priority
5. Existing General Priority
6. New Construction General Priority

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.**

Applicants involved with the Initial Application to which THDA currently anticipates issuing a Reservation Notice may wish to consult Section 20- H of the 2025 QAP to begin the processes of obtaining the standard documents which will be required.

We appreciate your interest and participation in the 2025 Competitive Low-Income Housing Credit program. If you have questions, please contact Eric Alexander Director of Multifamily Programs at ealexander@thda.org.

2025 Competitive Low Income Housing Tax Credit Preliminary Ranking

Funded Under Priority	TUDA #	Previous TN #	Development Name	County	New Construction	Acquisition Rehab	Rehab	Adaptive Rouse	QCT	DDA	Applicant Score	HDA Score	Final LIHTC Request	Market Units	LIHTC Units	Total Units	Tubemaker	NHTE Requested	NHTE \$ Requested	NHTE Units	Nonprofit Setaside	PSH	EDA	CNI	PHA	RAD	Number of RAD Units	CCRP	Existing	New Construction Pool	Pool 1	Pool 2	Pool 3	Pool 4	General Pool	Contact Name	Contact Email		
Funded-Nonprofit	25-031		WCO Belmont	Hamilton	X								93.0000	93.0000		39	78	\$22,366.67																	Yes	Tony Woodham	twoodham@woodbinecommunity.org		
Funded-Nonprofit	25-009		Maplewood Village	Fayette		X							82.7138	82.7138		65	65	\$17,811.38										Yes	Yes	Yes	Yes				Yes	William Glisson	bgilsson@hallmarkco.com		
Funded -EDA	25-011		Westside Phase 2A	Hamilton	X				Yes				82.5770	82.5770	\$1,800,000	12	42	\$42,857.14	Yes	\$ 1,500,000.00	9			Yes	Yes											Clara I Trejos	citrejos@columbiare.com		
Funded -EDA	25-016		Western Heights Phase 4	Knox	X				Yes				84.9711	79.9711	\$1,800,000	10	36	\$50,000.00						Yes	Yes											Anna Libby	alibby@brinshore.com		
Funded-PSH	25-039		Trinity Community Commons	Davidson	X								92.0000	92.0000	\$974,610	0	22	\$44,300.45	Yes	\$ 1,139,877.00	5	Yes	Yes					Yes	Yes						Yes	Zach Lykins	zach@trinitycommunitycommons.org		
Funded PHA-RAD-CCRP	25-038		Fairview Apartments	Washington	X			Yes					73.0000	73.0000	\$1,800,000	0	96	\$16,750.00								Yes	Yes									Samuel Edwards	sedwards@chousing.org		
PHDA-RAD-CCRP	25-042		Inman Court	Wilson	X								73.0000	73.0000	\$1,799,940	0	78	\$23,076.15								Yes	Yes	3	Yes							Patrick Johnson	director@lbatn.org		
PHDA-RAD-CCRP	25-023		Magnolia Ridge	Pulnam	X			Yes	Yes				73.0000	73.0000	\$1,799,000	0	72	\$24,966.11						Yes	Yes	Yes	61	Yes								C. Dow Harris	charis@highlanders.com		
PHDA-RAD-CCRP	25-015		Eastview Pines	Henderson	X								62.0000	62.0000	\$1,800,000	0	60	\$30,000.00						Yes	Yes	Yes	3	Yes									Toyona Mayo	toyonahd@gmail.com	
Funded PHA-RAD-CCRP	25-005		Lincoln Homes 1	Montgomery			X	Yes					85.2113	77.6696	\$1,745,000	0	51	\$34,215.69							Yes	Yes	51	Yes								Dawn Sanders-Garrett	dsgarret@cha.tn.org		
Funded-Existing	25-017		Lexington Village	Henderson		X		Yes					85.3179	85.3179	\$754,401	0	50	\$15,088.02											Yes	Yes							Robert Hyde	rhyde1@alcomgt.com	
Funded-Existing	25-012		Brownsville Manor Apartments	Haywood		X		Yes					85.1733	85.1733	\$818,709	0	68	\$12,039.84										Yes	Yes	Yes							J Jason Maddox	jason@macocompanies.com	
Funded-Existing	25-006		Lincoln Homes 2	Montgomery			X	Yes					84.2128	84.3127	\$1,800,000	0	52	\$34,615.38										Yes	Yes								Dawn Sanders-Garrett	dsgarret@cha.tn.org	
Funded-Existing	25-007	87-023	Lynchburg Manor	Moore		X							83.9715	83.9715	\$412,632	0	24	\$17,193.00										Yes	Yes	Yes							William A Glisson	bgilsson@hallmarkco.com	
Funded-Existing	25-008	93-038	Loudonview Apartments	Loudon									83.6995	83.6995	\$437,553	0	24	\$18,231.38										Yes	Yes								William A Glisson	bgilsson@hallmarkco.com	
Existing	25-010	95-010	Country Place Apartments	Robertson		X		Yes					83.3523	83.3523	\$708,570	0	39	\$18,168.46										Yes	Yes								William A Glisson	bgilsson@hallmarkco.com	
Existing	25-041		Selmer Townhouse Apartments	McNairy		X							83.2996	83.2996	\$1,426,363	0	50	\$26,527.26										Yes	Yes								John Leuba	jleuba@cpp-housing.com	
Existing	25-009		Maplewood Village	Fayette		X							82.7138	82.7138	\$1,157,740	0	65	\$17,811.38										Yes	Yes								William Glisson	bgilsson@hallmarkco.com	
Existing	25-021		Heritage Towers	Chester		X		Yes					83.6960	81.6960	\$1,800,000	0	75	\$24,000.00			Yes	Yes						Yes	Yes								Mark J. Kemp	mkemp@rebuildamericainc.com	
Existing	25-014		Meadow Lane Apartments	Dyer		X		Yes					83.0599	83.0599	\$635,486	0	50	\$12,709.72										Yes									J Jason Maddox	jason@macocompanies.com	
Existing	25-013	92-045	Lake Point Apartments	Lake		X		Yes					84.0872	82.0872	\$589,691	0	48	\$12,285.23										Yes									J Jason Maddox	jason@macocompanies.com	
Existing	25-025		Colonial Village Apartments	Maury		X		Yes					65.9368	62.9050	\$557,344	0	44	\$12,666.91										Yes									Nathan Rosen	rosen@snrem.com	
Funded-Pool 1	25-052		The Preserve at Priest Lake	Davidson		X							93.0000	93.0000	\$1,770,000	0	38	\$46,578.95										Yes							Yes	Charles Ramsey	c Ramsey@waypointhousing.org		
Funded-General Pool	25-018		Barfield Creek	Rutherford		X							91.5357	91.5357	\$1,800,000	0	41	\$43,902.44																	Yes	Jeetan Patel	joe@ppholdings.com		
Pool 1	25-034		Berry Place Apartments	Rutherford		X		Yes					91.5357	91.5357	\$1,586,637	0	24	\$66,109.88													Yes	Yes					Yes	Kris Lord	klord@mha-tn.org
Pool 1	25-028		Mercury Court Phase 1	Davidson		X		Yes					91.0000	91.0000	\$1,489,702	0	58	\$25,684.52				Yes							Yes	Yes	Yes						Yes	Brent Elrod	brent@urbanhousingolutions.org
Pool 1	25-047		Fairview Meadows	Williamson		X							90.5498	90.5498	\$1,765,893	0	72	\$24,526.29										Yes	Yes	Yes	Yes					Yes	Sean Thompson	sean.thompson@king-thompson.com	
Pool 1	25-026		Legends Park South	Shelby		X		Yes					88.1463	88.1463	\$1,600,000	17	49	\$32,653.06										Yes	Yes	Yes	Yes					Yes	Emily Bernstein	emily.bernstein@mccomackbaron.com	
Pool 1	25-027		Melrose	Shelby		X		Yes					87.1463	87.1463	\$1,344,412	0	51	\$26,361.02											Yes	Yes	Yes					Yes	Saki Middleton	smiddleton@johnstanleyinc.com	
Pool 1	25-020		Washington Square Apartments	Shelby		X							82.1463	82.1463	\$1,800,000	0	144	\$12,500.00			Yes							Yes	Yes	Yes	Yes					Yes	Carl Mabry	carl.bluffcitycdc@gmail.com	
Funded-Pool 2	25-046		Thompson Landing	Knox		X		Yes					89.9711	89.9711	\$1,627,057	0	96	\$16,948.51											Yes				Yes			Yes	Sean Thompson	sean.thompson@king-thompson.com	
Funded General Pool	25-024		Golden Age Retirement Village II	Knox		X		Yes					89.9711	89.9711	\$1,799,000	0	90	\$19,988.89										Yes		Yes		Yes				Yes	Tallal Shakarchi	tsakarchi@lhp.net	
Pool 2	25-037		The Grove at Millertown Pike	Knox		X							89.9711	89.9711	\$1,721,916	0	84	\$20,499.00				Yes							Yes							Yes	Gary Hall	ghall@ealhousing.net	
Pool 2	25-033		Sterchi Ridge, Phase II	Knox		X							89.9711	89.9711	\$1,605,464	0	68	\$22,139.18											Yes		Yes	Yes					Yes	John Huff	jhh@hufmtg.com
Pool 2	25-003		The 1816	Knox		X							89.9711	89.9711	\$1,650,000	0	63	\$26,190.48											Yes							Yes	Travis Yates	tyates@beaconproperty.com	
Pool 2	25-053		Cornelia Manor	Knox		X		Yes					89.9711	89.9711	\$1,800,000	0	48	\$37,500.00	Yes	\$ 1,370,673.00	10	Yes						No		Yes	Yes	Yes				Yes	Tracey Williams	twilliams@vmc.org	
Pool 2	25-043		Walker Court, Phase 2	Maury		X							88.6297	88.6297	\$1,800,000	0	54	\$33,333.33											Yes				Yes			Yes	Paul Widman	pwidman@bluegrass.net	
Funded-Pool 3	25-030		Gateway at Lynchburg	Moore		X							86.1819	86.1819	\$1,153,998	0	42	\$27,476.14												Yes						Yes	Allan Rappuhn	arappuhn@gatewaymgt.com	
Pool 3	25-045		Greens of Leone	Trousdale		X							85.8883	85.8883	\$1,787,321	0	72	\$24,823.90											Yes						Yes	Phillip Welker	phlip@bna-re.com		
Pool 3	25-035		Magnolia Park	Trousdale		X							85.8883	85.8883	\$1,797,000	0	72	\$24,956.33											Yes						Yes	Byron Burkhalter	byron@theparkcompanies.com		
Pool 3	25-036		Little Goose Landing	Trousdale		X							85.8883	85.8883	\$1,800,000	0	50	\$36,000.00										Yes							Yes	Winton Yerby	wyerty@hollyhand.com		
Funded -Pool 4	25-050		Miller Crossing	Warren		X							85.2398	85.2398	\$1,725,000	0	72	\$23,958.33	Yes	\$ 850,000.00	4	Yes							Yes						Yes	Britton Jones	wnrauwdes@gmail.com		
Pool 4	25-044		Elmwood Park	Warren		X							85.2398	85.2398	\$1,797,000	0	72	\$24,958.33											Yes						Yes	Byron Burkhalter	byron@theparkcompanies.com		
Pool 4	25-002		Brooksvlew Greene	Warren		X							85.2398	85.2398	\$1,374,950	0	50	\$27,499.00											Yes						Yes	Joey Timothy DiCesare	jodiculare@wodagroup.com		
Pool 4	25-049		Willow Bend	Warren		X							85.2398	85.2398	\$1,500,000	0	54	\$27,777.78											Yes						Yes	Stewart Rutledge	rosemarkrealestate@gmail.com		
Pool 4	25-040		Collins Place	Warren		X		Yes					85.2398	85.2398	\$1,799,000	0	64	\$28,109.38	Yes	\$ 1,305,645.00	6	Yes							Yes						Yes	Brad Sharp	appalachianhomehealth@gmail.com		
Notes:																																							
1.25-019 Blue Hole Village, 25-032 Eagle Pointe, and 25-051 Mulberry Creek Landing have withdrawn.																																							
2. Existing Setaside have a preference for CCRP per 2025 QAP Section 16-B																																							
3. Nonprofit, EDA, and PSH are funded under the Housing Credit Ceiling per 2025 QAP Section 11-B																																							
4. PHA, Existing, and General Pool are funded under per 2025 QAP Section 11-C																																							
5. The Nonprofit Responsibility is based on exchanges from current and prior years along with the current year responsibility.																																							
6. The PHA General Priority is awarded under 2025 QAP Section 17-C-1 through 5.																																							