

2023 MTBA Round One Preliminary Ranking

Development Group	THDA #	Previous TN #	Development Name	City	County	Grand Division	Type of Construction	Group	Census	QCT-DDA	CCRP	Tiebreaker for New	Amt MTBA Requested	Amt 42M Requested	Rehab Hard Cost	Total Dev Costs	Deepest Rehab %	Conversion for Deepest	Developer Experience	Other Sources of Income	Other Sources	Conversion for	Final PD Score	Total Units	LHCT Units	MKT Units	Status
Tursky-Holloway	23-235	95-008	Bleebird Manor Apartments	Brownsville	Haywood	West	Acq-Rehab	A-1	9303.01	No	No	NA	\$2,800,000	\$193,155	\$1,879,024	\$5,258,129	35.7356%	3.5736	10	\$0.00	0.0000%	0	13.5736	36	36	0	Eligible
Tursky-Holloway	23-236		Clovington Village Apartments	Covington	Tipton	West	Acq-Rehab	A-1	406.02	No	No	NA	\$3,850,000	\$254,654	\$2,650,885	\$7,004,793	37.8439%	3.7844	10	\$0.00	0.0000%	0	13.7844	48	48	0	Eligible
Tursky-Holloway	23-237	88-010	Henning Village Apartments	Henning	Lauderdale	West	Acq-Rehab	A-1	50.92	No	No	NA	\$2,800,000	\$208,840	\$1,818,300	\$5,611,343	32.4040%	3.2404	10	\$0.00	0.0000%	0	13.2404	32	32	0	Eligible
Tursky-Holloway	23-238	03-005	Lake Street Apartments	Somerville	Fayette	West	Acq-Rehab	A-1	605.01	No	No	NA	\$2,000,000	\$145,587	\$1,310,934	\$3,944,917	33.2310%	3.2321	10	\$0.00	0.0000%	0	13.2321	23	23	0	Eligible
Tursky-Holloway	23-239	89-052	Oakland Apartments	Oakland	Fayette	West	Acq-Rehab	A-1	604.03	No	No	NA	\$1,250,000	\$103,710	\$841,743	\$2,374,161	35.4543%	3.5454	10	\$0.00	0.0000%	0	13.4544	16	16	0	Eligible
Tursky-Holloway	23-240	95-007	Stanton Village	Stanton	Haywood	West	Acq-Rehab	A-1	9305	No	No	NA	\$3,025,000	\$214,463	\$2,187,685	\$5,893,544	37.1200%	3.7120	10	\$0.00	0.0000%	0	13.7120	40	40	0	Eligible
Tursky-Holloway	23-241	89-031	Tipton Village Apartments	Covington	Tipton	West	Acq-Rehab	A-1	406.02	No	No	NA	\$3,700,000	\$254,576	\$2,635,133	\$7,185,321	36.6738%	3.6674	10	\$0.00	0.0000%	0	13.6674	48	48	0	Eligible
Tursky-Holloway	23-242		Trenton Holiday House	Trenton	Gibson	West	Acq-Rehab	A-1	9667.01	No	No	NA	\$3,775,000	\$247,570	\$2,840,410	\$6,857,094	41.4229%	4.1423	10	\$0.00	0.0000%	0	14.1423	52	52	0	Eligible
Alco	23-230	06-213	Greenbriar Apartments	Memphis	Shelby	West	Acq-Rehab	2	101.22	QCT	Yes	NA	\$15,750,000	\$1,265,704	\$10,040,600	\$29,473,952	34.0660%	3.4066	10	\$2,500,000.00	8.4821%	0.848207	14.2548	208	208	0	Eligible
Millenia	23-209		The Memphian Apartments (f.k.a. Serenity Towers)	Memphis	Shelby	West	Acq-Rehab	2	57	QCT	Yes	NA	\$23,000,000	\$2,046,068	\$1,580,539	\$45,878,362	3.4451%	0.3445	10	\$0.00	0.0000%	0	10.3445	134	134	0	Waiver Approved with Conditions
Memphis Housing and Penrose	23-203		Edgeview at Legends Park	Memphis	Shelby	West	New	3	24	QCT	Yes	91.25	\$13,800,000	\$1,270,075	\$0	\$27,642,599	0.0000%	0.0000	0	\$4,754,608.00	17.2003%	1.720029	1.7200	99	99	0	Waiver Approved with Conditions
Bluff City Development	23-233		Gardens of Forest Hill Irene	Memphis	Shelby	West	New	5	211.38	No	No	59.49	\$16,343,488	\$1,079,566	\$0	\$29,381,973	0.0000%	0.0000	10	\$0.00	0.0000%	0	10.0000	120	120	0	Ineligible
Tursky-Holloway	23-210	88-008	Dickson Village	Dickson	Dickson	Middle	Acq-Rehab	A-1	66.02	QCT	No	NA	\$3,500,000	\$ 286,396.00	\$ 2,621,011.00	\$ 6,715,551.00	39.0290%	3.9029	10	\$0.00	0.0000%	0	13.9029	48	48	0	Eligible
Tursky-Holloway	23-211	93-001	Pleasant Valley Village	Dickson	Dickson	Middle	Acq-Rehab	A-1	606.02	QCT	No	NA	\$3,500,000	\$ 288,363.00	\$ 2,621,101.00	\$ 6,745,837.00	38.8551%	3.8855	10	\$0.00	0.0000%	0	13.8855	48	48	0	Eligible
Tursky-Holloway	23-212		Holiday House of Springfield	Springfield	Robertson	Middle	Acq-Rehab	A-1	804.02	No	No	NA	\$3,500,000	\$ 236,238.00	\$ 3,276,185.00	\$ 6,859,641.00	47.7603%	4.7760	10	\$0.00	0.0000%	0	14.7760	60	60	0	Eligible
Tursky-Holloway	23-214	89-053	Spring Creek	Chapel Hill	Marshall	Middle	Acq-Rehab	A-1	9550.00	No	No	NA	\$1,850,000	\$ 153,437.00	\$ 1,310,604.00	\$ 3,545,020.00	36.9703%	3.6970	10	\$0.00	0.0000%	0	13.6970	24	24	0	Eligible
Elmington Capital	22-601		HV Land Co	Nashville	Davidson	Middle	New	Supplemental	NA	NA	NA	NA	\$6,000,000	NA	\$ -	\$ -	-	0.0000%	0.0000			0	0.0000				Eligible
Envolv	23-234		Nashville Christian Towers	Nashville	Davidson	Middle	Acq-Rehab	2	158.06	QCT	Yes	NA	\$26,000,000	\$ 2,080,332.00	\$ 9,217,336.00	\$ 56,221,104.00	16.3948%	1.6395	10	\$0.00	0.0000%	0	11.6395	177	176	1	Waiver Approved with Conditions
Related	23-228	07-206	Charter Village	Madison	Davidson	Middle	Acq-Rehab	2	104.03	QCT	Yes	NA	\$34,600,000	\$ 2,969,978.00	\$ 11,457,000.00	\$ 70,969,547.00	16.1435%	1.6144	10	\$0.00	0.0000%	0	11.6144	250	250	0	Eligible
SDG	23-207	06-212	Hickory Forest Apartments	Nashville	Davidson	Middle	Acq-Rehab	2	191.05	QCT	No	NA	\$16,707,300	\$ 1,469,469.00	\$ 3,600,000.00	\$ 37,561,980.00	9.5842%	0.9584	10	\$0.00	0.0000%	0	10.9584	90	90	0	Waiver Denied
MDHA	23-217		Park Point East	Nashville	Davidson	Middle	New	3	193.00	QCT	Yes	99.00	\$43,000,000	\$ 2,153,190.00	\$ -	\$ 82,591,201.00	0.0000%	0.0000	10	\$37,943,129.00	45.9409%	4.594089	14.5941	203	105	98	Waiver Approved with Conditions
LDG and Urban League of MT	23-246		Madison Station Phase 1	Madison	Davidson	Middle	New	5	107.01	No	Yes	95.35	\$43,000,000	\$ 2,987,354.00	\$ -	\$ 85,785,427.00	0.0000%	0.0000	10	\$3,000,000.00	3.4971%	0.34971	10.3497	240	240	0	Waiver Approved but Ineligible
Holiday Ventures and Urban League of MT	23-245		Joseph Ave Partners	Nashville	Davidson	Middle	New	5	126.00	No	No	97.04	\$25,000,000	\$ 1,982,856.00	\$ -	\$ 43,285,073.00	0.0000%	0.0000	10	\$0.00	0.0000%	0	10.0000	140	140	0	Waiver Approved
Sam Weldon	23-227		Sojourn Nolensville Apartments	Nashville	Davidson	Middle	New	8	190.04	Yes	No	85.25	\$33,176,000	\$ 2,564,508.00	\$ -	\$ 62,619,830.00	0.0000%	0.0000	10	\$2,000,000.00	3.1939%	0.319388	10.3194	170	170	0	Eligible
Mcpadden-Rosemark	23-208	87-047	Bicentennial Apartments	Union	Union	East	Acq-Rehab	A-1	402.01	No	NO	NA	\$1,430,000	\$ 70,496.00	\$960,000	\$2,574,800	37.2844%	3.7284	10	\$0.00	0.0000%	0	13.7284	24	24	0	Ineligible
Mcpadden-Rosemark	23-219	89-056	Blue Ridge Apts	Scott	Scott	East	Acq-Rehab	A-1	20.69	QCT	No	NA	\$1,187,976	\$ 106,294.00	\$960,000	\$1,187,976	31.5209%	3.1521	10	\$0.00	0.0000%	0	13.1521	24	24	0	Ineligible
Mcpadden-Rosemark	23-220	87-002	Clinch View Apts	Grainger	Grainger	East	Acq-Rehab	A-1	5003.01	No	No	NA	\$2,205,000	\$ 113,456.00	\$1,440,000	\$3,893,400	36.9857%	3.6986	10	\$0.00	0.0000%	0	13.6986	36	36	0	Ineligible
Mcpadden-Rosemark	23-221		Coopertown Apts	Scott	Scott	East	Acq-Rehab	A-1	9751.02	No	No	NA	\$3,095,851	\$ 181,315.00	\$2,000,000	\$5,407,500	36.9857%	3.6986	10	\$0.00	0.0000%	0	13.6986	50	50	0	Ineligible
Mcpadden-Rosemark	23-222		Grant Townhouses	Blount	Blount	East	Acq-Rehab	A-1	109	No	No	NA	\$3,274,000	\$ 187,436.00	\$2,080,000	\$5,499,000	37.8251%	3.7825	10	\$0.00	0.0000%	0	13.7825	52	52	0	Ineligible
Mcpadden-Rosemark	23-223	88-048	Mountain View Apts	Sevier	Sevier	East	Acq-Rehab	A-1	805	DDA	Yes	NA	\$2,900,000	\$ 179,459.00	\$1,930,000	\$5,191,200	36.9857%	3.6986	10	\$0.00	0.0000%	0	13.6986	48	48	0	Ineligible
Mcpadden-Rosemark	23-224		Oak Park Apts	Scott	Scott	East	Acq-Rehab	A-1	18.73	No	NA	NA	\$3,710,356	\$ 241,967.00	\$2,400,000	\$6,899,000	36.9857%	3.6986	10	\$0.00	0.0000%	0	13.6986	60	60	0	Ineligible
Mcpadden-Rosemark	23-225		Oak Park Addition	Scott	Scott	East	Acq-Rehab	A-1	9750	No	No	NA	\$2,248,160	\$ 138,608.00	\$1,600,000	\$4,326,000	36.9857%	3.6986	10	\$0.00	0.0000%	0	13.6986	40	40	0	Ineligible
Mcpadden-Rosemark	23-226		South Fork Apts	Scott	Scott	East	Acq-Rehab	A-1	9752	No	No	NA	\$1,829,887	\$ 107,621.00	\$1,200,000	\$3,244,500	36.9857%	3.6986	10	\$0.00	0.0000%	0	13.6986	30	30	0	Ineligible
Knoxville Leadership	22-603		Callahan Flats	Knox	Knox	East	New	Supplemental	NA	NA	NA	NA	\$3,000,000	NA	\$ -	\$ -	-	0.0000%	0.0000			0	0.0000				Eligible
Vitus Group	23-201		Tyler Apartments	Washington	Washington	East	Acq-Rehab	2	610	No	No	NA	\$11,775,000	\$731,103	\$6,049,485	\$21,828,735	27.7134%	2.7713	10	\$0.00	0.0000%	0	12.7713	101	100	1	Ineligible
Evergreen	23-218	08-211	Lynnwood Apartments	Carter	Knox	East	Acq-Rehab	2	704	QCT	Yes	NA	\$15,000,000	\$3,162,516	\$7,300,000	\$39,375,088	25.0233%	2.5021	10	\$0.00	0.0000%	0	12.5021	100	100	0	Waiver Approved
SDG	23-206	07-207	Ridgebrook Apartments	Knox	Knox	East	Acq-Rehab	2	70	QCT	Yes	NA	\$27,996,000	\$2,256,152	\$9,792,000	\$54,451,586	17.9829%	1.7983	10	\$0.00	0.0000%	0	11.7983	144	144	0	Waiver Approved
Vencino Group and Chattanooga Housing	23-229		Espero Chattanooga	Hamilton	Hamilton	East	New	3	14	NA	Yes	65.42	\$10,700,000	\$724,960	\$0	\$20,117,038	0.0000%	0.0000	10	\$5,700,000.00	28.3342%	2.833419	12.8334	60	60	0	Waiver Approved with Conditions
Domunium and KCDC	23-215		Choto Landing	Knox	Knox	East	New	3	58.15	DDA	No	0	\$12,000,000	\$1,059,345	\$0	\$24,987,790	0.0000%	0.0000	10	\$1,000,000.00	4.0020%	0.400195	10.4002	56	56	0	Eligible
Domunium and Chattanooga Housing	23-216		Shallowford Pointe	Hamilton	Hamilton	East	New	3	114.45	No	No	85.62	\$14,835,000	\$1,592,278	\$0	\$31,592,278	0.0000%	0.0000	10	\$0.00	0.0000%	0	10.0000	96	96	0	Eligible
Elmington and KCDC	23-243	06-010, 98-042	Sutherland 1	Knox	Knox	East	Acq-Rehab	6	26	QCT	Yes	NA	\$24,726,180	\$1,799,168	\$8,045,000	\$49,159,459	16.3651%	1.6365	10	\$0.00	0.0000%	0	11.6365	166	166	0	Eligible
Elmington and KCDC	23-244	04-033	Sutherland 2	Knox	Knox	East	Acq-Rehab	6	26	QCT	Yes	NA	\$19,000,000	\$1,394,207	\$5,838,000	\$38,060,050	15.3899%	1.5399	10	\$0.00	0.0000%	0	11.				