



Tennessee Housing Development Agency

Andrew Jackson Building Third Floor
502 Deaderick St., Nashville, TN 37243
(615) 815-2200

Bill Lee
Governor

Ralph M. Perrey
Executive Director

MEMORANDUM:

TO: All 2021 Competitive Low-Income Housing Credit Applicants

FROM: Multifamily Programs Division

DATE: August 4, 2021

SUBJECT: 2021 Competitive Low-Income Housing Credit Preliminary Ranking

The following is the Preliminary Ranking for the 2021 Competitive Low-Income Housing Credit Program. The period has ended in accordance with the 2021 Qualified Allocation Plan (the "2021 QAP"). As indicated in the 2021 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 **only** Initial Applications 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. PHA Set-Aside
4. Existing Set-Aside
5. 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 14-H of the 2021 QAP to begin the processes of obtaining the standard documents which will be required.

We appreciate your interest and participation in the 2021 competitive Low-Income Housing Credit program. If you have questions, please contact Josie Kotsioris Director of Multifamily Programs at jkotsioris@thda.org.

2021 Low Income Housing Credit Program Ranking as of August 4, 2021

SA/Pool	TN ID	Project Name	County	County Type	QCT	DDA	Mkt Units	LIHC Units	Total Units	TC Requested	Development Group	Contact Name	Contact Email
NP	21-034	East Fork Way	Rutherford	Urban			0	60	60	\$1,300,000	Non Profit Housing	Nancy King	nonprofithousing@bellsouth.net
NP	21-033	West Way, Phase II	Williamson	Urban			0	80	80	\$1,300,000	Non Profit Housing	Nancy King	nonprofithousing@bellsouth.net
CNI	21-004	South City V	Shelby	Urban	X		0	120	120	\$1,700,000	McCormack Baron Salazar, Inc & Memphis Housing	Emily Bernstein	emily.bernstein@mccormackbaron.com
PHA	21-018	Parkside	Rutherford	Urban	X		0	46	46	\$1,300,000	Murfreesboro Housing Authority	Thomas Rowe	trowe@mha-tn.org
PHA	21-021	Shawnee Place	Williamson	Urban			0	50	50	\$1,300,000	Franklin Housing Authority	Susan Minor	sminor@franklinhousingauthority.com
PHA	21-019	Sumner Gardens Court	Sumner	Urban			0	48	48	\$1,240,000	Gallatin Housing Authority	Phyllis Vaughn	phyllis@vaughndevelopment.com
Existing	21-023	East Gate Village Apartments	Obion	Suburban	X		0	100	100	\$1,000,000	Eastgate Preservation Development, LLC	Ryan Songerath	rsongerath@padevelopment.com
Existing	21-007	Deer Run I & II	Jackson	Rural	X		0	40	40	\$427,174	The Hallmark Companies, Inc.	William Allen Glisson	bglisson@hallmarkco.com
Existing	21-010	Spring Forest Apartments	Lauderdale	Suburban	X		0	48	48	\$378,260	Maco Development	J. Jason Maddox	jason@macocompanies.com
Existing	21-012	Sun Valley Apartments	Lake	Rural	X		0	24	24	\$199,387	Maco Development	J. Jason Maddox	jason@macocompanies.com
Existing	21-016	McMinn Village Apartments	McMinn	Suburban	X		0	100	100	\$930,000	Trent Development	Alex Trent	atrent@trentdevelopmentgroup.com
Existing	21-005	Rolling Hills Apartments	Lauderdale	Suburban	X		0	48	48	\$508,858	The Hallmark Companies, Inc.	William Allen Glisson	bglisson@hallmarkco.com
Existing	21-011	Kensington Place	Decatur	Rural			0	32	32	\$252,066	Maco Development	J. Jason Maddox	jason@macocompanies.com
Existing	21-003	Creekview Irish Apartments	Humphreys	Rural			0	84	84	\$880,782	Alco Management	Berkeley Burbank	bburbank1@alcomgt.com
Existing	21-008	Reelfoot Village Apartments	Lake	Rural	X		0	20	20	\$241,733	The Hallmark Companies, Inc.	William Allen Glisson	bglisson@hallmarkco.com
Regional Pool-1	21-051	Sumner Pointe	Sumner	Urban			0	64	64	\$702,097	Hall Group	John David Chambless	jdchambless@pwigc.net
Regional Pool-3	21-031	Dickson Grove Apartments	Dickson	Rural			0	48	48	\$443,294	South East Capital LLC	David Varner	david@southeastcapitaltn.com
Regional Pool-3	21-026	Somerville Trace	Fayette	Rural			0	48	48	\$900,000	Olympia Management, Inc.	Butch Richardson	butch@olympiaconstruction.net
Regional Pool-2	21-044	Bluestone Terrace	Hamilton	Urban			0	80	80	\$1,300,000	Greer Investments	Lisa Ceci	lisa@greerllc.net
Regional Pool-4	21-032	Memorial Glen Apartments	Meigs	Rural			0	40	40	\$628,849	South East Capital LLC	David Varner	david@southeastcapitaltn.com
Regional Pool-4	21-035	Governor's Place Apartments	Overton	Rural			0	64	64	\$1,300,000	Appalachian Home and Health	Robert Sharp	appalachianhomehealth@gmail.com
Regional Pool-1	21-045	Jackson's Station	Rutherford	Urban			0	60	60	\$1,000,000	Woodbine Community Organization	Tony Woodham	twoodham@woodbinecommunity.org
								1304	1304	\$19,232,500			