

The following is the Preliminary Ranking for the 2026 Competitive Low-Income Housing Credit Program. The period has ended in accordance with the 2026 Qualified Allocation Plan (the “2026 QAP”) and the National Housing Trust Fund 2026 Program Description (“2026 NHTF PD”). As indicated in the 2026 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 which THDA anticipates issuing a Reservation Notice. The Preliminary Ranking includes the following Set-Asides, General Priority Categories and/or Pools:

1. Permanent Supportive Housing
2. PHA General Priority
3. Existing General Priority
4. 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 2026 QAP to begin the processes of obtaining the standard documents which will be required.

We appreciate your interest and participation in the 2026 Competitive Low-Income Housing Credit program. If you have questions, please contact Eric Alexander Director of Multifamily Programs at ealexander@thda.org.

2026 Competitive LIHTC Awards

Per Section 11 of the 2026 LIHTC QAP

Permanent Supportive Housing for Homeless Set-Aside

\$1,000,000 Reserved

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-027	Minvilla Manor II	Knox	PSH; Existing; CCRP; Nonprofit	\$1,000,000	57	63.8935	\$17,544	Volunteer Ministry Center

Public Housing Authority General Priority Category

\$3,600,000 Reserved

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-018	Westside Phase 3A	Hamilton	Public Housing Authority; CNI Grant	\$1,800,000	50	80.000	\$36,000	New Affordable Housing Partners, LLC / Chattanooga Housing Authority
26-024	Western Heights Phase 3	Knox	Public Housing Authority; CNI Grant	\$1,800,000	46	72.0000	\$39,130	Knoxville Community Development Corporation

Existing Multifamily Housing General Priority Category

\$2,715,382 Reserved

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-049	Meadow Lane Apartments	Dyer	Existing; CCRP	\$760,477	50	85.0598	\$15,210	MACO Development Company, LLC
26-013	Fox Ridge Place Apartments	Jackson	Existing; CCRP	\$510,973	24	85.0485	\$21,291	Hallmark Development Services, LLC
26-015	Canterway Apartments	Bedford	Existing; CCRP	\$389,110	20	84.8123	\$19,456	Hallmark Development Services, LLC
26-012	Colonial House Apartments	Lake	Existing; CCRP	\$566,037	27	84.0740	\$20,216	Hallmark Development Services, LLC
26-051	Eaglewood III Apartments	McNairy	Existing; CCRP	\$488,785	32	83.2517	\$15,275	MACO Development Company, LLC

New Construction General Priority Category – West Tennessee

\$3,440,000 Reserved

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-047	Briarwood Park	Shelby	New Construction General Pool	\$1,720,000	96	94.0000	\$17,917	Park Development Group, LLC
26-048	Hanover Park	Shelby	New Construction General Pool	\$1,720,000	96	94.0000	\$17,917	Park Development Group, LLC

New Construction General Priority Category – Middle Tennessee**\$2,409,215 Reserved**

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-043	Disciples House	Davidson	New Construction General Pool; CCRP; Nonprofit	\$1,382,718	76	94.0000	\$18,194	Nelson Community Partners, LLC / Disciples Foundation, Inc.
26-044	Ramsey Court Addition	Sumner	New Construction General Pool; CCRP; Nonprofit	\$1,026,497	56	94.0000	\$18,330	Concord Gallatin, LLC

New Construction General Priority Category – Southeast Tennessee**\$1,506,600 Reserved**

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-009	Jackson Yard	Hamilton	New Construction General Pool; Nonprofit	\$1,506,600	72	94.0000	\$20,925	Woda Cooper Companies, Inc.

New Construction General Priority Category – East Tennessee**\$1,656,863 Reserved**

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-028	Foothills Flats LLC	Blount	New Construction General Pool	\$1,656,863	96	94.0000	\$17,259	Legends Development Partners LLC / Duke Sevierville LLC

New Construction General Priority Category – Northeast Tennessee

\$1,668,000 Reserved

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-033	1949 @ Cherokee Park	Hamblen	New Construction General Pool; Nonprofit	\$1,668,000	80	94.0000	\$20,850	Tennessee Valley Housing Services

New Construction General Priority Category – Rural / Balance of State

\$3,140,298 Reserved

THDA #	Development Name	County	Pool / Priority	LIHTC Reserved	LIHTC Units	Score	Tiebreaker	Development Group
26-031	Boyds Creek Commons	Sevier	New Construction General Pool	\$1,545,298	72	94.0000	\$21,462	One and Four, LLC / Knoxville Leadership Foundation
26-026	The Southern Grove	Putnam	New Construction General Pool; Nonprofit	\$1,595,000	74	94.0000	\$21,554	Southern Grove Developer, LLC / Volunteer Housing Partnership

***Corrected on June 22, 2026**

	Tax Credits Reserved	LIHTC Units Proposed
TOTAL	\$21,136,358	1,024

2026 National Housing Trust Fund Awards

THDA #	Development Name	County	NHTF Criteria	NHTF Reserved	Development Group
26-012	Colonial House Apartments	Lake	Rural County	\$950,000	Hallmark Development Services, LLC
26-018	Westside Phase 3A	Hamilton	Permanent Supportive Housing	\$1,471,742	New Affordable Housing Partners, LLC / Chattanooga Housing Authority
26-027	Minvilla Manor II	Knox	Permanent Supportive Housing	\$1,500,000	Volunteer Ministry Center

	NHTF Reserved
TOTAL	\$3,921,742