2026 TEB RANKING

ID	Development	Location	Developer	USDA Rural Eligibility	Set-Aside	Annual STC	TEB Ceiling Allocation	Total Units	Ranking					
									State Resources per Heated SF	State Resources per BR	Total Project Costs (Value)	State Resources per Potential Tenant (Public Benefit)	Total	Overall
52643	Shoally Creek Trace	Spartanburg	Taft-Mills Group, LLC	Y	NC	1,491,698.00	13,299,396.90	184	2	2	5	2	11	**1**
52623	Moore Duncan Apartments	Spartanburg	Moore Duncan Apartments Developer LLC	Y	NC	1,785,000.00	16,222,500.00	200	5	3	4	3	15	**2**
52607	Hawthorn Springs Apartment Homes	Lexington	Pedcor Development Associates, LLC	Y	NC	1,000,000.00	18,914,880.00	192	4	5	1	5	15	**2**
52611	Union at Laurel Bay	Beaufort	Union Development Holdings III, LLC	Y	NC	1,380,000.00	12,006,503.00	150	6	6	3	6	21	**4**
52644	Fox Ridge Trace	Aiken	Taft-Mills Group, LLC	N	NC	777,376.00	13,189,831.41	192	3	4	10	4	21	**4**
52617	Palmetto Place	Anderson	TWG Development, LLC	Y	NC	1,083,000.00	10,250,000.00	126	7	7	6	7	27	**6**
52618	The Grove at Ballentine	Richland	Connelly Development LLC	Y	NC	2,125,000.00	15,350,000.00	200	8	8	7	8	31	**7**
52613	Union at Lakeside Park	Greenville	Union Development Holdings III, LLC	N	NC	855,000.00	13,658,776.00	180	11	9	8	9	37	**8**
52619	The Apex	Spartanburg	TWG Development, LLC	Y	NC	902,500.00	7,750,000.00	98	9	10	9	10	38	**9**
52629	Sanctuary Pointe	Aiken	Sundy Ave Developer LP	N	NC	1,112,900.00	11,490,000.00	168	10	11	11	11	43	**10**
52640	Willowcreek at Wateree	Richland	Paces Preservation Partners, LLC	N	NC	1,155,000.00	16,000,000.00	112	12	12	13	12	49	**11**
52614	Edgewood School Apartments	Greenwood	DreamKey Partners, Inc.	Y	NC	300,000.00	0.00	75	13	13	12	13	51	**12**
52605	Vesta at South Pacific	York	GDA Development Partners	Y	NC	1,300,000.00	14,815,000.00	200	1	1	2	1	5	**DQ**

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52603	Belton Woods Apartments	Anderson	Vitus Development III, LLC	N	Acq. / Rehab	0.00	13,250,000.00	200	2	2	6	2	12	**1**
52621	Highland Square	Greenville	Highland Square Developer, LLC	N	Acq. / Rehab	0.00	13,810,000.00	152	4	4	4	4	16	**2**
52631	Lancaster Manor Apartments	Lancaster	American Community Developers, Inc.	Y	Acq. / Rehab	525,000.00	3,465,000.00	66	5	6	7	6	24	**3**
52632	Pageland Place Apartments	Chesterfield	American Community Developers, Inc.	Y	Acq. / Rehab	0.00	2,740,000.00	50						
52622	Fairwind Apartments	Charleston	Standard Acq Rehab LLC	N	Acq. / Rehab	0.00	19,285,000.00	168	8	7	5	7	27	**4**
52608	Palms on Ashley River	Dorchester	Palms on Ashley River Developer LLC	N	Acq. / Rehab	898,000.00	17,745,000.00	192	6	8	8	8	30	**5**
52609	Park North Apartments	Lexington	Vitus Development III, LLC	N	Acq. / Rehab	450,000.00	7,000,000.00	84	9	9	9	9	36	**6**
52625	Orangeburg Manor	Orangeburg	Orangeburg Manor Developer, LLC	Y	Acq. / Rehab	0.00	5,910,000.00	101	1	1	2	1	5	**DQ**
52637	Seneca Gardens	Oconee	Orbach Affordable Housing Solutions LLC	Y	Acq. / Rehab	0.00	8,029,332.72	76	3	3	1	3	10	**DQ**
52645	Anderson Village	Anderson	Orbach Affordable Housing Solutions LLC	N	Acq. / Rehab	0.00	10,298,281.00	97	7	5	3	5	20	**DQ**
52646	Mauldin Gardens	Greenville	Orbach Affordable Housing Solutions LLC	N	Acq. / Rehab	0.00	6,844,667.40	64						
52647	Phoenix Gardens	Greenwood	Orbach Affordable Housing Solutions LLC	N	Acq. / Rehab	0.00	9,806,937.90	100						

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52630	Sandalwood Terrace	Beaufort	Connelly Development LLC	N	PHA	0.00	9,800,000.00	118	1	1	1	1	4	**1**
52627	Marsh Pointe	Beaufort	Connelly Development LLC	Y	PHA	460,950.00	6,300,000.00	72						
52620	Greenwood Portfolio Preservation	Greenwood	Greenwood Portfolio Developer LLC	N	PHA	765,134.44	18,448,380.33	223	3	3	3	3	12	**2**
52635	Candleberry at Colonial Park	Richland	Lattimore Manor Developers, LLC	N	PHA	1,750,000.00	12,000,000.00	134	4	4	4	4	16	**3**
52639	Dizzy Gillespie Apartments	Chesterfield	Paces Preservation Partners, LLC	Y	PHA	1,100,000.00	10,700,000.00	124	2	2	2	2	8	**DQ**

Ranking is subject to change based on further underwriting.

10/9/2026