VOLUNTEER MINISTRY CENTER
VMC

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Volunteer Ministry Center
511 N Broadway, Knoxville, TN
Shalee Allen, Director of Development & Marketing
865-524-3926 ext. 258
sallen@vmcinc.org
www.vmcinc.org

THDA Awards $1,000,000 in 2026 Low-Income Housing Tax Credits to Minvilla Manor

Historic Knoxville property renovation to preserve permanent supportive housing for vulnerable citizens for decades to come

KNOXVILLE, Tenn. — September 14, 2026 — The Tennessee Housing Development Agency (THDA) has awarded $1,000,000 in annual 9% Low-Income Housing Tax Credits (LIHTC) to Minvilla Manor, a permanent supportive housing preservation project led by Volunteer Ministry Center (VMC). The award will support the renovation of the historic Minvilla Manor property and help ensure that this important Knoxville landmark continues serving some of the community's most vulnerable residents for generations to come.

According to THDA's 2026 competitive LIHTC rankings, Minvilla Manor received a $1,000,000 annual allocation through the Permanent Supportive Housing for Homeless Set-Aside, supporting 57 affordable housing units in Knox County.

"*Minvilla Manor represents what is possible when historic preservation, affordable housing and compassionate community services come together," said VMC CEO, Tracey Williams. "This investment allows us to preserve a significant piece of Knoxville's history while strengthening a proven resource for individuals who have experienced chronic homelessness. We are grateful to THDA for recognizing the importance of this project and investing in the future of Minvilla Manor and the people who call it home.*"

A Historic Knoxville Property with a New Purpose

Located at 447 N. Broadway, Minvilla Manor dates to 1913, when the property was developed as a collection of upscale brick row houses. Over the decades, the property underwent significant changes and eventually became known as the Fifth Avenue Motel. By the early 2000s, years of deterioration had left the property in severely compromised condition, and the City of Knoxville condemned the building in 2002.

Despite its condition, the property retained substantial architectural and historical significance. Its preservation became an important part of Knoxville's broader efforts to revitalize the Downtown North area. The City of Knoxville established a historic overlay to protect the buildings from demolition, and VMC ultimately acquired the property in 2006.

Over the following four years, VMC and its partners undertook an extensive rehabilitation, carefully restoring historic features while transforming the deteriorated property into 57 permanent supportive housing apartments. The rehabilitation was recognized nationally with the 2011 National Trust/HUD Secretary's Award for Excellence in Historic Preservation.

Minvilla Manor opened in 2010 and became a cornerstone of Knoxville's response to chronic homelessness. Today, VMC describes its permanent supportive housing program as serving individuals who have experienced chronic homelessness and whose housing needs are compounded by physical or mental disabilities.

VMC currently operates Minvilla Manor as part of its permanent supportive housing program, alongside Caswell Manor, which opened in 2023 with an additional 48 apartments. Together, the properties provide more than 100 permanent supportive housing units in Knoxville.

Continuing the Mission

The $1,000,000 THDA award provides an important foundation for the next chapter of Minvilla Manor. Expected to begin within the first quarter of 2027, the renovation project will preserve and improve 57 permanent supportive housing units while maintaining the property's role as a vital resource for people transitioning from chronic homelessness to stable housing. The renovation of Minvilla Manor represents more than an investment in a building. It is an investment in Knoxville's history, neighborhoods and its most vulnerable residents.

"Minvilla Manor has become much more than a historic property," said VMC Board Chairman, David Arning. "It is home. It represents security, dignity and opportunity for the men and women who live there. Secured with the help of Nelson Community Partners, the THDA award, along with support from other financial partners, gives us the opportunity to enhance and preserve what makes Minvilla so important while investing in its future." **END**

Notes to Editors

About Volunteer Ministry Center

Volunteer Ministry Center (VMC) has been helping people move from homelessness to housing in Knoxville since 1987. Located in the heart of the city, VMC provides compassionate, personalized support through programs like the Resource Center, Street Outreach, and the Bush Family Refuge. With housing as the goal, VMC's expert case managers connect neighbors with the resources, services, and solutions they need to achieve lasting stability. To date, VMC has helped more than 1,500 neighbors achieve housing. Learn more about VMC's life-changing work at vmcinc.org.

For Further Information

Please contact Shalee Allen, Volunteer Ministry Center Director of Development and Marketing, 865-524-3926 ext. 258 | sallen@vmcinc.org