

## 2023 Low Income Housing Tax Credit Program: Preliminary Rankings\*

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>Non-Profit Pool</b>										
1025-A Park Street	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	30	30	647.58	\$ 950,000	Score high enough to receive credits
Tranquility at the Lakes II***	Virginia Beach City	Jessica Guglielmo	VBDCD	New Construction	Elderly	38	38	647.07	\$ 50,500	Score high enough to receive credits
Lightfoot Apartments***	Culpeper County	Bryan Phipps	People, Inc.	New Construction	General	60	60	633.17	\$ 87,904	Score high enough to receive credits
Parkside Apartment (ASH)***	Culpeper County	Tony Hooper	CCDC	New Construction	General	37	37	629.74	\$ 72,500	Score high enough to receive credits
Grayson Manor***	Grayson County	Samantha Brown	CHP	Rehabilitation	Elderly	32	32	625.81	\$ 20,780	Score high enough to receive credits
Wellesley***	Newport News City	Samantha Brown	CHP	Rehabilitation	Elderly	40	40	615.10	\$ 24,878	Score high enough to receive credits
Whites Mill Point II Apartments***	Washington County	Bryan Phipps	People, Inc.	Rehabilitation	General	32	32	606.39	\$ 31,281	Score high enough to receive credits
Ansell	Portsmouth City	Samantha Brown	CHP	New Construction	General	39	39	577.96	\$ 889,528	Score high enough to receive credits
Holly Court***	Lancaster County	Samantha Brown	CHP	Rehabilitation	Elderly	40	40	570.51	\$ 26,092	Score high enough to receive credits
Manassas Veterans Housing and Post Center	Prince William County	Bryan Phipps	People, Inc.	New Construction	General	12	12	565.98	\$ 261,589	Score high enough to receive credits
King Street Roanoke	Roanoke City	Samantha Brown	CHP	New Construction	General	46	46	519.44	\$ 950,000	Moves to Balance of State Pool
Legacy Plaza	Northampton County	Ava Gabrielle-Wise	New Road Comm. Dev. Group	New Construction	General	35	35	497.90	\$ 738,000	Moves to Balance of State Pool
									<b>Available Credits</b>	<b>\$ 2,661,781</b>
									<b>Funded</b>	<b>\$ 2,415,052</b>
									<b>Left for At Large**</b>	<b>\$ 246,729</b>
<b>Local Housing Authority Pool</b>										
Samuel Madden Homes - 9%	Alexandria City	Noah Hale	Fairstead/ARHA	New Construction	General	75	75	754.77	\$ 2,200,000	Score high enough to receive credits
Norfolk TWG B1 Apartments at Kindred	Norfolk City	Richard Sciortino	NRHA	New Construction	General	81	53	621.26	\$ 1,513,583	Unfunded
Choice Neighborhood V-Downtown	Newport News City	Karen Wilds	NNRHA	New Construction	General	73	44	621.06	\$ 1,000,000	Unfunded
Goodson Hills	Bristol City	James Musick	BRHA	New Construction	General	39	39	553.20	\$ 825,000	Unfunded
Creighton Phase B	Richmond City	Juan Powell	TCB/RRHA	New Construction	General	72	72	537.78	\$ 1,550,000	Unfunded
Pecan Acres Estates Phase II	Petersburg City	Nathaniel Pride	PRHA	New Construction	General	84	84	498.36	\$ 1,467,181	Unfunded
Fairfax Hall***	Waynesboro City	Kimberley Byrd	WRHA	Rehabilitation	Elderly	54	54	476.38	\$ 65,000	Unfunded
DRPI	Lynchburg City	Darren Smith	Smith Henzy/LRHA	New Construction	General	76	76	428.45	\$ 2,068,291	Unfunded
									<b>Available Credits</b>	<b>\$ 2,661,781</b>
									<b>Funded</b>	<b>\$ 2,200,000</b>
									<b>Left for At Large**</b>	<b>\$ 461,781</b>
<b>New Construction</b>										
Residences at Government Center 2 NE9	Fairfax County	Nicholas Bracco	Lincoln Avenue Capital	New Construction	General	70	70	776.04	\$ 2,350,000	Score high enough to receive credits
Witter Place Apartments	Alexandria City	Samantha Brown	CHP	New Construction	General	94	94	693.60	\$ 2,887,770	Moves to Northern Virginia Pool
Avonlea Nine	Loudoun County	Carmen Romero	APAH	New Construction	Elderly	65	65	693.45	\$ 1,800,000	Moves to Northern Virginia Pool
Somos Phase B-9	Fairfax County	Stephen Wilson	SCG	New Construction	General	102	102	650.69	\$ 3,137,500	Moves to Northern Virginia Pool
									<b>Available Credits</b>	<b>\$ 3,564,938</b>
									<b>Funded</b>	<b>\$ 2,350,000</b>
									<b>Left for Northern VA Pool**</b>	<b>\$ 1,214,938</b>
<b>Northern Virginia</b>										
Witter Place Apartments	Alexandria City	Samantha Brown	CHP	New Construction	General	94	94	693.60	\$ 2,887,770	Score high enough to receive credits
Avonlea Nine	Loudoun County	Carmen Romero	APAH	New Construction	Elderly	65	65	693.45	\$ 1,800,000	Moves to Tier I
Somos Phase B-9	Fairfax County	Stephen Wilson	SCG	New Construction	General	102	102	650.69	\$ 3,137,500	Moves to Tier II
									<b>Available Credits</b>	<b>\$ 3,197,686</b>
									<b>Amount from New Construction**</b>	<b>\$ 1,214,938</b>
									<b>Funded</b>	<b>\$ 2,887,770</b>
									<b>Left for At Large**</b>	<b>\$ 1,524,854</b>

## 2023 Low Income Housing Tax Credit Program: Preliminary Rankings\*

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>Northwest / North Central VA Pool</b>										
Friendship Court Phase 1***	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	106	106	680.87	\$ 156,156	Score high enough to receive credits
Lily Gardens	Staunton City	Thomas Taft, Sr.	Taft-Mills	New Construction	General	50	50	668.22	\$ 1,223,223	Score high enough to receive credits
Overlook Ridge	Augusta County	Jen Surber	Surber Development	New Construction	General	50	50	663.21	\$ 1,181,050	Moves to Tier I
Goose Creek Crossing	Augusta County	Charles Heritage	South Creek Dev.	New Construction	General	42	42	557.24	\$ 1,268,552	Moves to Tier II
									<b>Available Credits</b>	<b>\$ 1,632,559</b>
									<b>Funded</b>	<b>\$ 1,379,379</b>
									<b>Left for At Large**</b>	<b>\$ 253,180</b>
<b>Richmond MSA Pool</b>										
700 West 44***	Richmond City	Austin Pittman	Lawson	New Construction	General	72	72	717.04	\$ 93,499	Score high enough to receive credits
Bellevue Gardens	Richmond City	Jen Surber	Surber Development	New Construction	General	78	78	689.34	\$ 1,582,763	Score high enough to receive credits
Ashlake Trails***	Chesterfield County	David Koogler	Mark-Dana Corp.	New Construction	Elderly	67	67	685.52	\$ 90,591	Score high enough to receive credits
288 Lofts***	Chesterfield County	Richard Counselman	Nusbaum	New Construction	General	112	112	665.13	\$ 96,200	Score high enough to receive credits
Saint Elizabeth Apartments (ASH)***	Richmond City	Jason "Jay" Brown	CCC	New Construction	General	56	56	664.13	\$ 94,000	Score high enough to receive credits
									<b>Available Credits</b>	<b>\$ 2,063,767</b>
									<b>Funded</b>	<b>\$ 1,957,053</b>
									<b>Left for At Large**</b>	<b>\$ 106,714</b>
<b>Tidewater MSA Pool</b>										
Hillpoint Trace	Suffolk City	Thomas Taft, Sr.	Taft-Mills	New Construction	General	75	75	690.23	\$ 1,684,625	Score high enough to receive credits
Bains Pointe (ASH)	Portsmouth City	Gregory Mustric	Woda Cooper	New Construction	General	50	50	596.38	\$ 1,456,805	Moves to Tier I
									<b>Available Credits</b>	<b>\$ 3,016,685</b>
									<b>Funded</b>	<b>\$ 1,684,625</b>
									<b>Left for At Large**</b>	<b>\$ 1,332,060</b>
<b>Balance of State Pool</b>										
Deerfield Apartments	Nottoway County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	39	39	571.45	\$ 365,000	Score high enough to receive credits
Miller's Rest Apartments III	Lynchburg City	Austin Pittman	Lawson	New Construction	General	80	80	558.16	\$ 1,345,000	Score high enough to receive credits
Emporia Rail Depot Townhomes	Emporia City	Gerald Burr	Canterbury Enterprises	New Construction	General	52	52	555.69	\$ 787,900	Score high enough to receive credits
King Street Roanoke	Roanoke City	Samantha Brown	CHP	New Construction	General	46	46	519.44	\$ 950,000	Moves to Tier I
Rivermont School Apartments	Alleghany County	Lisa Sari	Landmark	Mixed Construction	General	49	49	508.79	\$ 1,075,000	Moves to Tier II
Legacy Plaza	Northampton County	Ava Gabrielle-Wise	New Road Comm. Dev. Group	New Construction	General	35	35	497.90	\$ 738,000	Moves to Tier II
									<b>Available Credits</b>	<b>\$ 2,510,946</b>
									<b>Funded</b>	<b>\$ 2,497,900</b>
									<b>Left for At Large**</b>	<b>\$ 13,046</b>
<b>Accessible Supportive Housing (ASH) Pool</b>										
1203 East Brookland Park Blvd.	Richmond City	Kathleen Kramer	ECD	New Construction	General	43	43	692.35	\$ 975,077	Recommended for funding
Carter Woods III	Henrico County	Lee Alford	BHC	New Construction	General	53	53	687.79	\$ 1,457,296	Recommended for funding
Premier Circle PSH	Albemarle County	Allison Bogdanovic	VSH	New Construction	General	80	80	655.05	\$ 1,099,892	Recommended for funding
Wesley Lamb PSH	Fairfax City	Kamilah McAfee	Wesley	New Construction	General	54	54	644.91	\$ 1,260,000	Recommended for funding
Northeast 11th Street Housing	Charlottesville City	Jennifer Fitzgerald	Community Services Housing	Rehabilitation	General	40	40	583.69	\$ 638,000	Recommended for funding
Madison Road Apartments	Orange County	Jim LaGraffe	RRCS	New Construction	General	21	21	475.92	\$ 750,000	Recommended for funding
									<b>Funded</b>	<b>\$ 6,180,265</b>

## 2023 Low Income Housing Tax Credit Program: Preliminary Rankings\*

	Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>Tier One</b>											
	Avonlea Nine	Loudoun County	Carmen Romero	APAH	New Construction	Elderly	65	65	663.45	\$ 1,800,000	Score high enough to receive credits
	Overlook Ridge	Augusta County	Jen Surber	Surber Development	New Construction	General	50	50	643.21	\$ 1,181,050	Score high enough to receive credits
	Bains Pointe (ASH)	Portsmouth City	Gregory Mustric	Woda Cooper	New Construction	General	50	50	576.38	\$ 1,456,805	Unfunded
	King Street Roanoke	Roanoke City	Samantha Brown	CHP	New Construction	General	46	46	519.44	\$ 950,000	Unfunded
									<b>Available Credits</b>	<b>\$ 3,938,364</b>	
									<b>Funded</b>	<b>\$ 2,981,050</b>	
									<b>Remaining</b>	<b>\$ 957,314</b>	
<b>Tier Two</b>											
	Somos Phase B-9	Fairfax County	Stephen Wilson	SCG	New Construction	General	102	102	620.69	\$ 3,137,500	Unfunded
	Goose Creek Crossing	Augusta County	Charles Heritage	South Creek Dev.	New Construction	General	42	42	537.24	\$ 1,268,552	Unfunded
	Rivermont School Apartments	Alleghany County	Lisa Sari	Landmark	Mixed Construction	General	49	49	508.79	\$ 1,075,000	Unfunded
	Legacy Plaza	Northampton County	Ava Gabrielle-Wise	New Road Comm. Dev. Group	New Construction	General	35	35	497.90	\$ 738,000	Unfunded

### NOTES:

1- Available Credits calculated at \$2.75.

2 - Developments highlighted in blue in each pool have a score high enough to receive credits.

3 - Developments competing in the Nonprofit and New Construction pools that do not score high enough for full credits in their respective pools then compete in the geographic pools.

4 - Local Housing Authority Developments only compete in the LHA pool and do not compete in the geographic or At-Large pools.

5 - Developments indicated as such qualify as Tier One At-Large developments. All other developments below the Tier One eligible developments compete in Tier Two.

6 - New rental space points are removed in the At-Large pool

7 - Proximity to public transportation 20-points are reduced to 10-points in the At-Large pool

8 - Accessible Supportive Housing (ASH) pool is not funded as a result of deal scoring rank. These deals may compete in the geographic pools.

\* - Final rankings and credit amounts are subject to Virginia Housing Board approval.

\*\* - 2023 QAP, Sec. K.5: The executive director [m]ay move the proposed development and the credits available to another pool if the amount of credits available in any pool is determined by the executive director to be insufficient for the financial feasibility of the proposed development to which such available credits are to be reserved.

\*\*\* - Denote developments seeking additional credits (prior year credit allocation subtracted)