

2024 Low Income Housing Tax Credit Program: Final Rankings

| Development Name | Jurisdiction | Developer Contact | Owner Entity | Development Type | Target | Total Units | Tax Credit | Tax Credit Score | Credit Request | Preliminary Status |
|--|-----------------------|--------------------|-------------------------|------------------|--------------------|-------------|------------|------------------|---------------------------------------|--------------------------------|
| Non-Profit Pool | | | | | | | | | | |
| Pulaski Village II | Pulaski County | Bryan Phipps | People, Inc. | Rehabilitation | Elderly | 44 | 44 | 610.99 | \$ 369,461 | Funded |
| Norton Green II | Norton City | Bryan Phipps | People, Inc. | Rehabilitation | Elderly | 40 | 40 | 598.76 | \$ 319,109 | Funded |
| Abingdon Green II | Washington County | Bryan Phipps | People, Inc. | Rehabilitation | Elderly | 32 | 32 | 597.71 | \$ 276,272 | Funded |
| Manassas Veterans Housing and Post Center*** | Prince William County | Bryan Phipps | People, Inc. | New Construction | General | 12 | 12 | 583.68 | \$ 26,158 | Funded |
| North Fork Manor | Smyth County | Andrew Davenport | CHP | Rehabilitation | General | 56 | 56 | 536.97 | \$ 718,866 | Funded |
| Hunt Ridge Apartments | Rockbridge County | Andrew Davenport | CHP | Rehabilitation | General | 70 | 70 | 530.78 | \$ 911,500 | Moves to Balance of State Pool |
| Legacy Plaza*** | Northampton County | Ava Gabrielle-Wise | New Road Community Dev. | New Construction | General | 35 | 35 | 497.65 | \$ 73,800 | Moves to Balance of State Pool |
| | | | | | | | | | Available Credits | \$ 1,988,342 |
| | | | | | | | | | Funded | \$ 1,709,866 |
| | | | | | | | | | Left for At Large** | \$ 278,476 |
| Local Housing Authority Pool | | | | | | | | | | |
| Bluestone Town Center Senior I | Harrisonburg City | Michael Wong | Harrisonburg RHA | New Construction | Elderly | 62 | 62 | 560.90 | \$ 1,504,137 | Funded |
| Main Street Villas*** | Russell County | Keith Viers | Southwest Regional HDC | New Construction | Elderly | 21 | 21 | 518.42 | \$ 35,900 | Funded |
| | | | | | | | | | Available Credits | \$ 1,988,342 |
| | | | | | | | | | Funded | \$ 1,540,037 |
| | | | | | | | | | Left for At Large** | \$ 448,305 |
| New Construction | | | | | | | | | | |
| Residences at Government Center 2 - SE9 | Fairfax County | Nicholas Bracco | Lincoln Ave Capital | New Construction | General | 66 | 66 | 826.78 | \$ 2,000,000 | Funded |
| Old Arcola Elementary School Apartments 9% | Loudoun County | Benjamin Miller | Wellington | New Construction | General | 36 | 36 | 780.84 | \$ 948,334 | Funded |
| Goodwill-9 | Arlington County | David Brotman | AHC, Inc. | New Construction | General | 63 | 63 | 773.39 | \$ 1,950,000 | Moves to Northern VA Pool |
| CH3 South Nine | Arlington County | Carmen Romero | APAH | New Construction | General | 88 | 88 | 765.67 | \$ 3,000,000 | Moves to Northern VA Pool |
| Commonwealth Lofts 9 | Loudoun County | Stephen Wilson | SCG | New Construction | General | 47 | 47 | 757.78 | \$ 1,200,000 | Moves to Northern VA Pool |
| Wesley FCC | Fairfax County | Kamilah McAfee | Wesley Housing | New Construction | Elderly | 95 | 95 | 743.12 | \$ 1,900,537 | Moves to Northern VA Pool |
| Terraces at Arlington View West | Arlington County | Tyler Pearre | AHC, Inc. | New Construction | General | 78 | 78 | 703.98 | \$ 2,599,313 | Moves to Northern VA Pool |
| | | | | | | | | | Available Credits | \$ 3,791,329 |
| | | | | | | | | | Funded | \$ 2,948,334 |
| | | | | | | | | | Left for Northern VA Pool** | \$ 842,995 |
| Northern Virginia | | | | | | | | | | |
| Goodwill-9 | Arlington County | David Brotman | AHC, Inc. | New Construction | General | 63 | 63 | 773.39 | \$ 1,950,000 | Funded |
| CH3 South Nine | Arlington County | Carmen Romero | APAH | New Construction | General | 88 | 88 | 765.67 | \$ 3,000,000 | Moves to Tier I |
| Commonwealth Lofts 9 | Loudoun County | Stephen Wilson | SCG | New Construction | General | 47 | 47 | 757.78 | \$ 1,200,000 | Moves to Tier II |
| Wesley FCC | Fairfax County | Kamilah McAfee | Wesley Housing | New Construction | Elderly | 95 | 95 | 743.12 | \$ 1,900,537 | Moves to Tier II |
| Terraces at Arlington View West | Arlington County | Tyler Pearre | AHC, Inc. | New Construction | General | 78 | 78 | 703.98 | \$ 2,599,313 | Moves to Tier II |
| | | | | | | | | | Available Credits | \$ 2,388,662 |
| | | | | | | | | | Amount from New Construction** | \$ 842,995 |
| | | | | | | | | | Funded | \$ 1,950,000 |
| | | | | | | | | | Left for At Large** | \$ 1,281,657 |
| Tidewater MSA Pool | | | | | | | | | | |
| Eagle Landing Trace | Newport News City | Thomas Taft, Sr. | Taft-Mills Group | New Construction | Supportive Housing | 90 | 90 | 651.81 | \$ 2,175,108 | Funded |
| Ansell | Portsmouth City | Andrew Davenport | CHP | New Construction | General | 39 | 39 | 565.05 | \$ 1,012,000 | Moves to Tier I |
| | | | | | | | | | Available Credits | \$ 2,253,455 |
| | | | | | | | | | Funded | \$ 2,175,108 |
| | | | | | | | | | Left for At Large** | \$ 78,347 |

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|---|----------------------|---------------------|------------------------------|--------------------|--------------------|-------------|------------|----------------------------|----------------|--------------------|
| Northwest / North Central VA Pool | | | | | | | | | | |
| Pleasant View | Shenandoah County | Jen Surber | Surber Development | New Construction | Supportive Housing | 48 | 48 | 689.21 | \$ 1,177,117 | Funded |
| Lily Gardens II | Staunton City | Jen Surber | Surber Development | New Construction | Supportive Housing | 43 | 43 | 675.36 | \$ 1,093,810 | Moves to Tier I |
| | | | | | | | | Available Credits | \$ 1,219,517 | |
| | | | | | | | | Funded | \$ 1,177,117 | |
| | | | | | | | | Left for At Large** | \$ 42,400 | |
| Richmond MSA Pool | | | | | | | | | | |
| Carter Woods III*** | Henrico County | Mario Wells | BHC | New Construction | Supportive Housing | 53 | 53 | 766.85 | \$ 145,729 | Funded |
| Lynhaven Ridge | Richmond City | Jen Surber | Surber Development | New Construction | Supportive Housing | 50 | 50 | 721.29 | \$ 946,943 | Funded |
| Glade View Trace | Chesterfield County | Thomas Taft, Sr. | Taft-Mills Group | New Construction | Elderly | 50 | 50 | 658.85 | \$ 1,094,893 | Moves to Tier I |
| 18th Street Apartments | Richmond City | Tracy Doran | Humanities | New Construction | General | 80 | 80 | 633.14 | \$ 1,728,548 | Moves to Tier II |
| | | | | | | | | Available Credits | \$ 1,541,628 | |
| | | | | | | | | Funded | \$ 1,092,672 | |
| | | | | | | | | Left for At Large** | \$ 448,956 | |
| Balance of State Pool | | | | | | | | | | |
| Brookside Square Apartments | Southampton County | Adam Stockmaster | TM Associates | Acquisition/Rehab | General | 32 | 32 | 579.75 | \$ 285,000 | Funded |
| Miller's Rest Apartments III*** | Lynchburg City | Austin Pittman | Lawson | New Construction | General | 80 | 80 | 572.35 | \$ 134,499 | Funded |
| Northwood Village Apartments | Emporia City | PJ Hornik | Southport | Acquisition/Rehab | General | 72 | 72 | 570.99 | \$ 600,000 | Funded |
| Emporia Rail Depot Townhomes*** | Emporia City | Gerald Burr | Canterbury Enterprises | New Construction | General | 52 | 52 | 567.28 | \$ 78,790 | Funded |
| Legacy on Main*** | Montgomery County | Andrew Davenport | CHP | New Construction | General | 56 | 56 | 564.33 | \$ 100,349 | Funded |
| Reese Village | Emporia City | Adam Stockmaster | TM Associates | Acquisition/Rehab | General | 40 | 40 | 543.03 | \$ 360,000 | Funded |
| Dublin School Apartments | Pulaski County | Lisa Sari | Landmark | Mixed Construction | General | 71 | 71 | 542.37 | \$ 1,450,000 | Moves to Tier I |
| Hunt Ridge Apartments | Rockbridge County | Andrew Davenport | CHP | Rehabilitation | General | 70 | 70 | 530.78 | \$ 911,500 | Moves to Tier II |
| Lawrenceville Manor | Brunswick County | Adam Stockmaster | TM Associates | Acquisition/Rehab | General | 24 | 24 | 527.12 | \$ 230,000 | Moves to Tier II |
| DRPI | Lynchburg City | Darren Smith | Smith-Henzy | New Construction | General | 67 | 67 | 524.64 | \$ 1,378,470 | Moves to Tier II |
| Springtree Gardens | Roanoke City | Gary Ellis | GDE Holdings | New Construction | General | 60 | 60 | 521.36 | \$ 1,289,381 | Moves to Tier II |
| Legacy Plaza*** | Northampton County | Ava Gabrielle-Wise | New Road Community Dev. | New Construction | General | 35 | 35 | 497.65 | \$ 73,800 | Funded |
| | | | | | | | | Available Credits | \$ 1,875,670 | |
| | | | | | | | | Funded | \$ 1,632,438 | |
| | | | | | | | | Left for At Large** | \$ 243,232 | |
| Accessible Supportive Housing (ASH) Pool | | | | | | | | | | |
| 1030 Alston Court - 9% | Waynesboro City | Kathleen Kramer | Enterprise | New Construction | PWD | 48 | 48 | 778.59 | \$ 1,052,666 | Funded |
| 1203 East Brookland Park Blvd.*** | Richmond City | Kathleen Kramer | Enterprise | New Construction | Supportive Housing | 43 | 43 | 752.50 | \$ 96,533 | Funded |
| PSCC Apartments | Charlottesville City | Sunshine Mathon | Piedmont Housing Alliance | New Construction | PWD | 50 | 50 | 739.80 | \$ 1,289,465 | Funded |
| Rosenwald Pointe | Waynesboro City | Gregory Mustric | Woda Cooper | New Construction | Supportive Housing | 53 | 53 | 734.72 | \$ 2,225,400 | Moves to Tier I |
| Premier Circle PSH*** | Albemarle County | Julie Anderson | VSH | New Construction | Supportive Housing | 80 | 80 | 715.91 | \$ 135,669 | Funded |
| Gosnold II Apartments*** | Norfolk City | Allison Bogdanovic | VSH | Mixed Construction | Supportive Housing | 100 | 100 | 710.83 | \$ 113,696 | Funded |
| 501-A Cherry Avenue | Charlottesville City | Sunshine Mathon | Piedmont Housing Alliance | New Construction | PWD | 40 | 40 | 696.38 | \$ 1,235,150 | Moves to Tier II |
| BJS Harrisonburg Family I | Harrisonburg City | Philip Searles | Searles Foundation | New Construction | PWD | 80 | 80 | 692.38 | \$ 1,650,000 | Moves to Tier II |
| Rady Street Apartments | Richmond City | Allison Bogdanovic | VSH | New Construction | Supportive Housing | 82 | 82 | 677.12 | \$ 1,600,000 | Moves to Tier II |
| Northeast 11th Street Housing*** | Charlottesville City | Jennifer Fitzgerald | Community Service Hsg., Inc. | Rehabilitation | General | 40 | 40 | 656.30 | \$ 63,800 | Funded |
| Monroe North | Wythe County | Jordan Stidham | Hope, Inc. | New Construction | Supportive Housing | 32 | 32 | 618.45 | \$ 850,000 | Moves to Tier II |
| | | | | | | | | Funded | \$ 2,751,829 | |

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|---------------------------------|----------------------|--------------------|---------------------------|--------------------|--------------------|-------------|------------|------------------|----------------|---------------------|
| Tier One | | | | | | | | | | |
| CH3 South Nine | Arlington County | Carmen Romero | APAH | New Construction | General | 88 | 88 | 735.67 | \$ 3,000,000 | Funded |
| Rosenwald Pointe | Waynesboro City | Gregory Mustric | Woda Cooper | New Construction | Supportive Housing | 53 | 53 | 714.72 | \$ 2,225,400 | Funded |
| Lily Gardens II | Staunton City | Jen Surber | Surber Development | New Construction | Supportive Housing | 43 | 43 | 655.36 | \$ 1,093,810 | Funded |
| Glade View Trace | Chesterfield County | Thomas Taft, Sr. | Taft-Mills Group | New Construction | Elderly | 50 | 50 | 638.85 | \$ 1,094,893 | Funded |
| Dublin School Apartments | Pulaski County | Lisa Sari | Landmark | Mixed Construction | General | 71 | 71 | 542.37 | \$ 1,450,000 | Funded |
| Ansell | Portsmouth City | Andrew Davenport | CHP | New Construction | General | 39 | 39 | 535.05 | \$ 1,012,000 | Funded |
| | | | | | | | | | Funded | \$ 9,876,103 |
| Tier Two | | | | | | | | | | |
| Commonwealth Lofts 9 | Loudoun County | Stephen Wilson | SCG | New Construction | General | 47 | 47 | 737.78 | \$ 1,200,000 | Unfunded |
| Wesley FCC | Fairfax County | Kamilah McAfee | Wesley Housing | New Construction | Elderly | 95 | 95 | 713.12 | \$ 1,900,537 | Unfunded |
| 501-A Cherry Avenue | Charlottesville City | Sunshine Mathon | Piedmont Housing Alliance | New Construction | PWD | 40 | 40 | 676.38 | \$ 1,235,150 | Unfunded |
| Terraces at Arlington View West | Arlington County | Tyler Pearre | AHC, Inc. | New Construction | General | 78 | 78 | 673.98 | \$ 2,599,313 | Unfunded |
| BJS Harrisonburg Family I | Harrisonburg City | Philip Searles | Searles Foundation | New Construction | PWD | 80 | 80 | 672.38 | \$ 1,650,000 | Unfunded |
| Rady Street Apartments | Richmond City | Allison Bogdanovic | VSH | New Construction | Supportive Housing | 82 | 82 | 632.12 | \$ 1,600,000 | Unfunded |
| Monroe North | Wythe County | Jordan Stidham | Hope, Inc. | New Construction | Supportive Housing | 32 | 32 | 618.45 | \$ 850,000 | Unfunded |
| 18th Street Apartments | Richmond City | Tracy Doran | Humanities | New Construction | General | 80 | 80 | 613.14 | \$ 1,728,548 | Unfunded |
| Hunt Ridge Apartments | Rockbridge County | Andrew Davenport | CHP | Rehabilitation | General | 70 | 70 | 530.78 | \$ 911,500 | Unfunded |
| Lawrenceville Manor | Brunswick County | Adam Stockmaster | TM Associates | Acquisition/Rehab | General | 24 | 24 | 527.12 | \$ 230,000 | Unfunded |
| DRPI | Lynchburg City | Darren Smith | Smith-Henzy | New Construction | General | 67 | 67 | 524.64 | \$ 1,378,470 | Unfunded |
| Springtree Gardens | Roanoke City | Gary Ellis | GDE Holdings | New Construction | General | 60 | 60 | 521.36 | \$ 1,289,381 | Unfunded |
| Withdrawn | | | | | | | | | | |
| Ladrey Apartments - 9 | Alexandria City | Aimee McHale | Winn Companies | New Construction | Elderly | 116 | 116 | | | |

NOTES:

1 - Available Credits calculated at \$2.90.

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

** - 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)