

**2024 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>										
Pulaski Village II	Pulaski County	Bryan Phipps	People, Inc.	Rehabilitation	Elderly	44	44	610.99	\$ 369,461	Score high enough to receive credits
Norton Green II	Norton City	Bryan Phipps	People, Inc.	Rehabilitation	Elderly	40	40	598.76	\$ 319,109	Score high enough to receive credits
Abingdon Green II	Washington County	Bryan Phipps	People, Inc.	Rehabilitation	Elderly	32	32	597.71	\$ 276,272	Score high enough to receive credits
Manassas Veterans Housing and Post Center***	Prince William County	Bryan Phipps	People, Inc.	New Construction	General	12	12	583.68	\$ 26,158	Score high enough to receive credits
North Fork Manor	Smyth County	Andrew Davenport	CHP	Rehabilitation	General	56	56	536.97	\$ 718,866	Score high enough to receive credits
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
									<b>Available Credits</b>	<b>\$ 1,988,342</b>
									<b>Funded</b>	<b>\$ 1,709,866</b>
									<b>Left for At Large**</b>	<b>\$ 278,476</b>
<b>Local Housing Authority Pool</b>										
Bluestone Town Center Senior I	Harrisonburg City	Michael Wong	Harrisonburg RHA	New Construction	Elderly	62	62	565.90	\$ 1,504,137	Score high enough to receive credits
Main Street Villas***	Russell County	Keith Viers	Southwest Regional HDC	New Construction	Elderly	21	21	518.42	\$ 35,900	Score high enough to receive credits
									<b>Available Credits</b>	<b>\$ 1,988,342</b>
									<b>Funded</b>	<b>\$ 1,540,037</b>
									<b>Left for At Large**</b>	<b>\$ 448,305</b>
<b>New Construction</b>										
Residences at Government Center 2 - SE9	Fairfax County	Nicholas Bracco	Lincoln Ave Capital	New Construction	General	66	66	826.78	\$ 2,000,000	Score high enough to receive credits
Old Arcola Elementary School Apartments 9%	Loudoun County	Benjamin Miller	Wellington	New Construction	General	36	36	780.84	\$ 948,334	Score high enough to receive credits
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	770.67	\$ 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
									<b>Available Credits</b>	<b>\$ 3,791,329</b>
									<b>Funded</b>	<b>\$ 2,948,334</b>
									<b>Left for Northern VA Pool**</b>	<b>\$ 842,995</b>
<b>Northern Virginia</b>										
Goodwill-9	Arlington County	David Brotman	AHC, Inc.	New Construction	General	63	63	773.39	\$ 1,950,000	Score high enough to receive credits
CH3 South Nine	Arlington County	Carmen Romero	APAH	New Construction	General	88	88	770.67	\$ 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
									<b>Available Credits</b>	<b>\$ 2,388,662</b>
									<b>Amount from New Construction**</b>	<b>\$ 842,995</b>
									<b>Funded</b>	<b>\$ 1,950,000</b>
									<b>Left for At Large**</b>	<b>\$ 1,281,657</b>
<b>Tidewater MSA Pool</b>										
Eagle Landing Trace	Newport News City	Thomas Taft, Sr.	Taft-Mills Group	New Construction	Supportive Housing	90	90	651.81	\$ 2,175,108	Score high enough to receive credits
Ansell	Portsmouth City	Andrew Davenport	CHP	New Construction	General	39	39	565.05	\$ 1,012,000	Moves to Tier I
									<b>Available Credits</b>	<b>\$ 2,253,455</b>
									<b>Funded</b>	<b>\$ 2,175,108</b>
									<b>Left for At Large**</b>	<b>\$ 78,347</b>

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>										
Pleasant View	Shenandoah County	Jen Surber	Surber Development	New Construction	Supportive Housing	48	48	689.21	\$ 1,177,117	Score high enough to receive credits
Lily Gardens II	Staunton City	Jen Surber	Surber Development	New Construction	Supportive Housing	43	43	675.36	\$ 1,093,810	Moves to Tier I
									<b>Available Credits Funded</b>	<b>\$ 1,219,517</b>
									<b>Left for At Large**</b>	<b>\$ 42,400</b>
<b>Richmond MSA Pool</b>										
Carter Woods III***	Henrico County	Mario Wells	BHC	New Construction	Supportive Housing	53	53	766.85	\$ 145,729	Score high enough to receive credits
Lynhaven Ridge	Richmond City	Jen Surber	Surber Development	New Construction	Supportive Housing	50	50	721.29	\$ 946,943	Score high enough to receive credits
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
									<b>Available Credits Funded</b>	<b>\$ 1,541,628</b>
									<b>Left for At Large**</b>	<b>\$ 448,956</b>
<b>Balance of State Pool</b>										
Brookside Square Apartments	Southampton County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	32	32	579.75	\$ 285,000	Score high enough to receive credits
Miller's Rest Apartments III***	Lynchburg City	Austin Pittman	Lawson	New Construction	General	80	80	572.35	\$ 134,499	Score high enough to receive credits
Northwood Village Apartments	Emporia City	PJ Hornik	Southport	Acquisition/Rehab	General	72	72	570.99	\$ 600,000	Score high enough to receive credits
Emporia Rail Depot Townhomes***	Emporia City	Gerald Burr	Canterbury Enterprises	New Construction	General	52	52	567.28	\$ 78,790	Score high enough to receive credits
Legacy on Main***	Montgomery County	Andrew Davenport	CHP	New Construction	General	56	56	564.33	\$ 100,349	Score high enough to receive credits
Reese Village	Emporia City	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	40	40	543.03	\$ 360,000	Score high enough to receive credits
Dublin School Apartments	Pulaski County	Lisa Sari	Landmark	Mixed Construction	General	71	71	537.37	\$ 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	Moves to Tier II
									<b>Available Credits Funded</b>	<b>\$ 1,875,670</b>
									<b>Left for At Large**</b>	<b>\$ 1,558,638</b>
									<b>Left for At Large**</b>	<b>\$ 317,032</b>
<b>Accessible Supportive Housing (ASH) Pool</b>										
1030 Alston Court - 9%	Waynesboro City	Kathleen Kramer	Enterprise	New Construction	PWD	48	48	778.59	\$ 1,052,666	Recommended for funding
1203 East Brookland Park Blvd.***	Richmond City	Kathleen Kramer	Enterprise	New Construction	Supportive Housing	43	43	752.50	\$ 96,533	Recommended for funding
PSCC Apartments	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	PWD	50	50	734.80	\$ 1,289,465	Recommended for funding
Rosenwald Pointe	Waynesboro City	Gregory Mustric	Woda Cooper	New Construction	Supportive Housing	53	53	734.72	\$ 2,225,400	Moves to Tier II
BJs Harrisonburg Family I	Harrisonburg City	Philip Searles	Searles Foundation	New Construction	PWD	80	80	722.38	\$ 1,650,000	Moves to Tier II
Premier Circle PSH***	Albemarle County	Julie Anderson	VSH	New Construction	Supportive Housing	80	80	715.91	\$ 135,669	Moves to Tier II
Gosnold II Apartments***	Norfolk City	Allison Bogdanovic	VSH	Mixed Construction	Supportive Housing	100	100	710.83	\$ 113,696	Moves to Tier II
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
Northeast 11th Street Housing***	Charlottesville City	Jennifer Fitzgerald	Community Service Hsg., Inc.	Rehabilitation	General	40	40	656.30	\$ 63,800	Moves to Tier II
Rady Street Apartments	Richmond City	Allison Bogdanovic	VSH	New Construction	Supportive Housing	82	82	652.12	\$ 1,600,000	Moves to Tier II
Monroe North	Wythe County	Jordan Stidham	Hope, Inc.	New Construction	Supportive Housing	32	32	618.45	\$ 850,000	Moves to Tier II
									<b>Funded</b>	<b>\$ 2,438,664</b>

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>										
CH3 South Nine	Arlington County	Carmen Romero	APAH	New Construction	General	88	88	740.67	\$ 3,000,000	Unfunded
Lily Gardens II	Staunton City	Jen Surber	Surber Development	New Construction	Supportive Housing	43	43	655.36	\$ 1,093,810	Unfunded
Glade View Trace	Chesterfield County	Thomas Taft, Sr.	Taft-Mills Group	New Construction	Elderly	50	50	638.85	\$ 1,094,893	Unfunded
Dublin School Apartments	Pulaski County	Lisa Sari	Landmark	Mixed Construction	General	71	71	537.37	\$ 1,450,000	Unfunded
Ansell	Portsmouth City	Andrew Davenport	CHP	New Construction	General	39	39	535.05	\$ 1,012,000	Unfunded
									<b>Available Credits</b>	<b>\$ 2,895,173</b>
									<b>Funded</b>	<b>\$ -</b>
									<b>Remaining</b>	<b>\$ 2,895,173</b>
<b>Tier Two</b>										
Commonwealth Lofts 9	Loudoun County	Stephen Wilson	SCG	New Construction	General	47	47	737.78	\$ 1,200,000	Unfunded
Rosenwald Pointe	Waynesboro City	Gregory Mustric	Woda Cooper	New Construction	Supportive Housing	53	53	714.72	\$ 2,225,400	Unfunded
Wesley FCC	Fairfax County	Kamilah McAfee	Wesley Housing	New Construction	Elderly	95	95	713.12	\$ 1,900,537	Unfunded
BJS Harrisonburg Family I	Harrisonburg City	Philip Searles	Searles Foundation	New Construction	PWD	80	80	702.38	\$ 1,650,000	Unfunded
Premier Circle PSH***	Albemarle County	Julie Anderson	VSH	New Construction	Supportive Housing	80	80	695.91	\$ 135,669	Unfunded
Gosnold II Apartments***	Norfolk City	Allison Bogdanovic	VSH	Mixed Construction	Supportive Housing	100	100	690.83	\$ 113,696	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
Northeast 11th Street Housing***	Charlottesville City	Jennifer Fitzgerald	Community Service Hsg., Inc.	Rehabilitation	General	40	40	656.30	\$ 63,800	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
Legacy Plaza***	Northampton County	Ava Gabrielle-Wise	New Road Community Dev.	New Construction	General	35	35	497.65	\$ 73,800	Unfunded
<b>Withdrawn</b>										
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

\* - 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)