

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)