

2025 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
Non-Profit Pool										
1903 Semmes	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Elderly	20	20	454.48	\$ 431,500	Score high enough to receive credits
Hunt Ridge Apartments	Rockbridge County	Andrew Davenport	CHP	Acquisition/Rehab	General	70	70	429.68	\$ 860,623	Score high enough to receive credits
Yorktown Square I	York County	Andrew Davenport	CHP	Acquisition/Rehab	General	56	56	427.29	\$ 601,326	Score high enough to receive credits
Pulaski Village II***	Pulaski County	Bryan Phipps	People, Inc.	Rehabilitation	Elderly	44	44	406.43	\$ 36,946	Score high enough to receive credits
Norton Green II***	Norton City	Bryan Phipps	People, Inc.	Rehabilitation	Elderly	40	40	406.28	\$ 32,000	Score high enough to receive credits
Abingdon Green II***	Washington County	Bryan Phipps	People, Inc.	Rehabilitation	Elderly	32	32	403.23	\$ 27,627	Score high enough to receive credits
CH6 Nine^	Arlington County	Carmen Romero	True Ground	New Construction	Elderly	36	36	536.54	\$ 1,200,000	Moves to New Construction Pool
Available Credits Funded									\$ 2,222,295	
Left for At Large**									\$ 1,990,022	
Preservation Pool										
Friendship Court Phase 3A	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	55	55	496.97	\$ 2,200,167	Score high enough to receive credits
Birch Island I Apartments	Sussex County	Donald Nuzzio	TM Associates	Acquisition/Rehab	General	48	48	346.53	\$ 630,000	Moves to Richmond MSA Pool
Powhatan Apartments	James City County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	317.16	\$ 835,000	Moves to Tidewater Pool
Available Credits Funded									\$ 2,614,710	
Left for At Large**									\$ 2,200,167	
Local Housing Authority Pool										
DRPI	Lynchburg City	Timothy Henzy	Smith Henzy/Lynchburg RHA	New Construction	General	67	67	473.37	\$ 1,844,308	Score high enough to receive credits
Norfolk TWG B3 Apartments at Kindred	Norfolk City	Richard Sciortino	Brinshore/Norfolk RHA	New Construction	General	62	49	449.79	\$ 1,850,000	Moves to Tier I
New Gilpin Court Offsite Phase I	Richmond City	Alan Leonhard, Jr.	HRI Consultants/Richmond RHA	New Construction	General	56	56	440.96	\$ 1,359,934	Moves to Tier II
Choice Neighborhood V-Downtown***	Newport News City	Lysandra Shaw	Pennrose/ Newport News RHA	New Construction	General	73	44	399.43	\$ 100,000	Moves to Tier II
Old Spanish Trail	Roanoke City	David Bustamante	Roanoke RHA	New Construction	Homeless	86	86	358.99	\$ 2,100,000	Moves to Tier II
Available Credits Funded									\$ 2,222,295	
Left for At Large**									\$ 1,844,308	
Northern Virginia New Construction										
Agape Chantilly House Phase 1 - 9%	Fairfax County	Benjamin Miller	Wellington Development	New Construction	Elderly	50	50	624.02	\$ 1,375,000	Score high enough to receive credits
Wesley Melwood - 9	Arlington County	Kamilah McAfee	Wesley Housing	New Construction	General	53	53	610.34	\$ 1,750,000	Score high enough to receive credits
Avonlea Family (Avonlea Phase 2 Nine LP)	Loudoun County	Carmen Romero	True Ground	New Construction	General	70	70	581.00	\$ 2,650,000	Moves to Northern Virginia Pool
Barcroft New Construction Phase I	Arlington County	Harrison Barton	Jair Lynch Real Estate Partners	New Construction	General	47	47	579.24	\$ 1,301,876	Moves to Northern Virginia Pool
Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72	568.08	\$ 1,600,000	Moves to Northern Virginia Pool
CH6 Nine^	Arlington County	Carmen Romero	True Ground	New Construction	Elderly	36	36	536.54	\$ 1,200,000	Moves to Northern Virginia Pool
Terraces at Arlington View West	Arlington County	Tyler Pearre	AHC, Inc.	New Construction	General	80	80	480.99	\$ 2,599,740	Moves to Northern Virginia Pool
Witter Place Apartments***	Alexandria City	Andrew Davenport	CHP	New Construction	General	94	94	468.63	\$ 240,963	Moves to Northern Virginia Pool
Available Credits Funded									\$ 3,922,064	
Left for Northern VA Pool**									\$ 3,125,000	
Northern Virginia										
Avonlea Family (Avonlea Phase 2 Nine LP)	Loudoun County	Carmen Romero	True Ground	New Construction	General	70	70	581.00	\$ 2,650,000	Score high enough to receive credits
Barcroft New Construction Phase I	Arlington County	Harrison Barton	Jair Lynch Real Estate Partners	New Construction	General	47	47	579.24	\$ 1,301,876	Moves to Tier I
Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72	568.08	\$ 1,600,000	Moves to Tier II
CH6 Nine^	Arlington County	Carmen Romero	True Ground	New Construction	Elderly	36	36	536.54	\$ 1,200,000	Moves to Tier II
Terraces at Arlington View West	Arlington County	Tyler Pearre	AHC, Inc.	New Construction	General	80	80	480.99	\$ 2,599,740	Moves to Tier II
Witter Place Apartments***	Alexandria City	Andrew Davenport	CHP	New Construction	General	94	94	468.63	\$ 240,963	Moves to Tier II
Crestview Family	Prince William County	Andrew Davenport	CHP	New Construction	General	60	60	458.80	\$ 1,150,000	Moves to Tier II
Available Credits									\$ 2,669,717	
Amount from New Construction**									\$ 797,064	
Funded									\$ 2,650,000	
Left for At Large**									\$ 816,781	

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
Tidewater MSA Pool										
Eagle Landing Trace II	Newport News City	CJ Tyree	Taft-Mills	New Construction	General	60	60	545.08	\$ 1,676,120	Score high enough to receive credits
Eagle Landing Trace***	Newport News City	CJ Tyree	Taft-Mills	New Construction	General	90	90	526.48	\$ 217,510	Score high enough to receive credits
Ansell***	Portsmouth City	Andrew Davenport	CHP	New Construction	General	39	39	471.27	\$ 101,200	Score high enough to receive credits
Grand Lake	Virginia Beach City	James Noel III	The Franklin Group	New Construction	Elderly	172	172	425.17	\$ 2,500,000	Moves to Tier I
Powhatan Apartments	James City County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	317.16	\$ 835,000	Moves to Tier II
Available Credits Funded									\$ 2,518,601	
Left for At Large**									\$ 1,994,830	
									\$ 523,771	
Northwest / North Central VA Pool										
Cline Manor	Frederick County	Jen Surber	Surber Development	New Construction	General	48	48	576.00	\$ 1,363,006	Score high enough to receive credits
Harwood Place	Warren County	Jen Surber	Surber Development	New Construction	General	45	45	547.68	\$ 1,363,005	Moves to Tier I
Wertland & 10th - 9%	Charlottesville City	James Engelhardt	NHT	New Construction	General	39	39	524.17	\$ 1,350,408	Moves to Tier II
Hero's Bridge Village	Fauquier County	Andrew Davenport	CHP	New Construction	Elderly	44	44	393.03	\$ 1,184,285	Moves to Tier II
Available Credits Funded									\$ 1,363,007	
Left for At Large**									\$ 1,363,006	
									\$ 1	
Richmond MSA Pool										
Glade View Trace***	Chesterfield County	CJ Tyree	Taft-Mills	New Construction	Elderly	50	50	549.42	\$ 109,489	Score high enough to receive credits
Malone Trace	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	52	52	531.87	\$ 1,723,018	Moves to Tier I
Diamond District Phase 1 (9%)	Richmond City	Patrick Stewart	Pennrose	New Construction	General	50	50	506.68	\$ 1,383,302	Moves to Tier II
Marquez Plaza	Richmond City	Wallace Ward	Wallace Ward	New Construction	Elderly	96	96	417.58	\$ 1,533,427	Moves to Tier II
Birch Island I Apartments	Sussex County	Donald Nuzzio	TM Associates	Acquisition/Rehab	General	48	48	346.53	\$ 630,000	Moves to Tier II
Available Credits Funded									\$ 1,723,019	
Left for At Large**									\$ 109,489	
									\$ 1,613,530	
Balance of State Pool										
8091 Williamson Apartments	Roanoke County	Austin Pittman	Lawson Companies	New Construction	General	80	80	435.15	\$ 1,870,000	Score high enough to receive credits
Roanoke Gateway	Roanoke City	Denise Fazio	Homes for America	New Construction	General	70	70	398.01	\$ 1,900,000	Moves to Tier I
Northwood Village Apartments***	Emporia City	PJ Hornik	Southport Development, Inc.	Acquisition/Rehab	General	72	72	376.25	\$ 60,000	Moves to Tier II
The Place at Glade	Washington County	Bryan Phipps	People, Inc.	New Construction	General	48	48	369.09	\$ 1,450,000	Moves to Tier II
Carolyn's Place	Lynchburg City	George Rowe	RUSH Homes	New Construction	PWD	48	48	366.67	\$ 1,782,000	Moves to Tier II
Surry Village I Apartments	Surry County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	352.31	\$ 450,000	Moves to Tier II
Available Credits Funded									\$ 2,096,365	
Left for At Large**									\$ 1,870,000	
									\$ 226,365	
Accessible Supportive Housing (ASH) Pool										
Wells Pointe	Hopewell City	Gregory Mustric	Woda Cooper Companies	New Construction	Homeless	42	42	569.06	\$ 1,723,019	Recommended for Funding
501-A Cherry Avenue	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	PWD	40	40	525.53	\$ 1,697,791	Moves to Tier I
809 Oliver Hill Way	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Homeless	80	80	486.70	\$ 2,355,000	Moves to Tier II
Madison Road Apartments***	Orange County	Sheryl REINSTROM	Encompass Communities	New Construction	Homeless	21	21	486.00	\$ 75,000	Moves to Tier II
Rady Street Apartments	Richmond City	Allison Bogdanovic	Support Works Housing	New Construction	Homeless	82	82	453.65	\$ 1,455,000	Moves to Tier II
Available Funded									\$ 2,614,710	
Left for At Large**									\$ 1,723,019	
									\$ 891,691	

	Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
Tier One											
	Barcroft New Construction Phase I	Arlington County	Harrison Barton	Jair Lynch Real Estate Partners	New Construction	General	47	47	549.24	\$ 1,301,876	Score high enough to get funded
	Harwood Place	Warren County	Jen Surber	Surber Development	New Construction	General	45	45	527.68	\$ 1,363,005	Score high enough to get funded
	Malone Trace	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	52	52	511.87	\$ 1,723,018	Score high enough to get funded
	501-A Cherry Avenue	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	PWD	40	40	505.53	\$ 1,697,791	Unfunded
	Norfolk TWG B3 Apartments at Kindred	Norfolk City	Richard Sciortino	Brinshore/ Norfolk RHA	New Construction	General	62	49	429.79	\$ 1,850,000	Unfunded
	Roanoke Gateway	Roanoke City	Denise Fazio	Homes for America	New Construction	General	70	70	398.01	\$ 1,900,000	Unfunded
	Grand Lake	Virginia Beach City	James Noel III	The Franklin Group	New Construction	Elderly	172	172	395.17	\$ 2,500,000	Unfunded
									Available Credits	\$ 5,096,942	
									Funded	\$ 4,387,899	
Tier Two											
	Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72	538.08	\$ 1,600,000	Unfunded
	CH6 Nine^	Arlington County	Carmen Romero	True Ground	New Construction	Elderly	36	36	516.54	\$ 1,200,000	Unfunded
	Wertland & 10th - 9%	Charlottesville City	James Engelhardt	NHT	New Construction	General	39	39	504.17	\$ 1,350,408	Unfunded
	Diamond District Phase 1 (9%)	Richmond City	Patrick Stewart	Pennrose	New Construction	General	50	50	486.68	\$ 1,383,302	Unfunded
	809 Oliver Hill Way	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Homeless	80	80	466.70	\$ 2,355,000	Unfunded
	Madison Road Apartments***	Orange County	Sheryl REINSTROM	Encompass Communities	New Construction	Homeless	21	21	466.00	\$ 75,000	Unfunded
	Terraces at Arlington View West	Arlington County	Tyler Pearre	AHC, Inc.	New Construction	General	80	80	450.99	\$ 2,599,740	Unfunded
	Witter Place Apartments***	Alexandria City	Andrew Davenport	CHP	New Construction	General	94	94	438.63	\$ 240,963	Unfunded
	Rady Street Apartments	Richmond City	Allison Bogdanovic	Support Works	New Construction	Homeless	82	82	433.65	\$ 1,455,000	Unfunded
	Crestview Family	Prince William County	Andrew Davenport	CHP	New Construction	General	60	60	428.80	\$ 1,150,000	Unfunded
	New Gilpin Court Offsite Phase I	Richmond City	Alan Leonhard, Jr.	HRI Consultants/ Richmond RHA	New Construction	General	56	56	420.96	\$ 1,359,934	Unfunded
	Marquez Plaza	Richmond City	Wallace Ward	Wallace Ward	New Construction	Elderly	96	96	397.58	\$ 1,533,427	Unfunded
	Choice Neighborhood V-Downtown***	Newport News City	Lysandra Shaw	Pennrose/ Newport News RHA	New Construction	General	73	44	379.43	\$ 100,000	Unfunded
	Northwood Village Apartments***	Emporia City	PJ Hornik	Southport Development, Inc.	Acquisition/Rehab	General	72	72	376.25	\$ 60,000	Unfunded
	Hero's Bridge Village	Fauquier County	Andrew Davenport	CHP	New Construction	Elderly	44	44	373.03	\$ 1,184,285	Unfunded
	The Place at Glade	Washington County	Bryan Phipps	People, Inc.	New Construction	General	48	48	369.09	\$ 1,450,000	Unfunded
	Surry Village I Apartments	Surry County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	352.31	\$ 450,000	Unfunded
	Carolyn's Place	Lynchburg City	George Rowe	RUSH Homes	New Construction	PWD	48	48	346.67	\$ 1,782,000	Unfunded
	Old Spanish Trail	Roanoke City	David Bustamante	Roanoke RHA	New Construction	Homeless	86	86	338.99	\$ 2,100,000	Unfunded
	Birch Island I Apartments	Sussex County	Donald Nuzzio	TM Associates	Acquisition/Rehab	General	48	48	326.53	\$ 630,000	Unfunded
	Powhatan Apartments	James City County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	297.16	\$ 835,000	Below Threshold
Withdrawn											
	Stevens Woods III Apartments	Southampton County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	36	36	250.43	\$ 420,000	Below threshold
	Lawrenceville Manor	Brunswick County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	216.16	\$ 380,000	Below threshold

NOTES:

- 1 - Available Credits calculated at \$3.00.
- 2 - Developments highlighted in blue in each pool have a score high enough to receive credits.
- 3 - Developments competing in the Nonprofit, New Construction and Preservation 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 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 pools
- 7 - Proximity to public transportation 20-points are reduced to 10-points in the At-Large pools

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

** - 2025 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)

^Requested more than the Nonprofit pool cap of \$950,000. Credits are only available to deals requesting more than the cap once all other Nonprofit pool deals are funded and only if there are enough credits to fully fund the request. Otherwise, the deal moves to the geographic pool.