

2025 Low Income Housing Tax Credit Program: Final Rankings

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Norfolk NW 63 plastness at Kinderd Norfolk City Richard Sciorline Norfolk City Richard Sciorline Norfolk City Richard Sciorline Norfolk City									eded	ć 2.200.46 7
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Age Chart Wesley Memode Septembrille Messer Septembrille Wesley House Septembrille Wesley House Septembrille Wesley House Septembrille Se										
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Again Chantilly House Phase 1 - 9% Fairfac County Smill Miller Wellington Development New Construction Elderly 50 50 59.40.2* \$1,375,000 Funded										
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CHŚ Nine^ Arlington County Carmen Romero True Ground New Construction General 80 80 480,99 \$2,000,000 Moves to Northern Virginia Pool Witter Place Apartments*** Alexandria City Andrew Davenport CHP New Construction General 94 94 468.63 \$240,953 Moves to Northern Virginia Pool Witter Place Apartments*** Avonica Family (Avonica Phase 2 Nine LP) Loudoun County Carmen Romero True Ground New Construction General 70 70 551.00* \$2,650,000 Funded Place Apartments** New Construction Family (Avonica Phase 2 Nine LP) Loudoun County Harrison Barton Jair Lynch Real Estate Partners New Construction General 47 47 549,24* \$1,301,876 Moves to Tier I Dogwood Farm Station Apartments 9% Loudoun County Benjamin Miller Wellington Development New Construction Elderly 72 72 538.08* \$1,600,000 Moves to Tier I 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 Terraces at Arlington View West Alrington County Tyler Pearre AHC, Inc. New Construction General 80 80 480,99 \$2,599,740 Moves to Tier II Terraces at Arlington View West Alrington County Tyler Pearre AHC, Inc. New Construction General 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 80 80 480,99 \$2,599,740 Moves to Tier II New Construction General 80 90 90 496,48* \$2,17,510 Funded Anselt** Portsmouth City Andrew Davenport CHP New Construction General 90 90 496,48* \$2,17,510 Funded Anselt** Portsmouth City Andrew Davenport CHP New Construction General 90 90 496,48* \$2,17,510 Funded Anselt** Portsmouth Cit				•	New Construction					. , ,
Terraces at Arlington View West Arlington County Andrew Davenport CHP New Construction General 80 80 480.99 \$ 2,299.40 Moves to Northern Virginia Pool Witter Place Apartments** Avonlea Family (Avonlea Phase 2 Nine LP) Loudoun County Carmen Romero True Ground New Construction General 70 70 551.00* \$ 2,650,000 Funded Place	Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly				\$ 1,600,000 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 Funded \$ 3,125,000 Sem Virginia Avoniea Family (Avoniea Phase 2 Nine LP) Loudoun County Harrison Barton Jair Lynch Real Estate Partners New Construction General 70 70 \$ 551.00* \$ 2,650,000 Funded Avoniea Family (Avoniea Phase 2 Nine LP) Loudoun County Harrison Barton Jair Lynch Real Estate Partners New Construction General 70 70 70 \$ 549,24* \$ 1,301,876 Moves to Tier I Dogwood Farm Station Apartments 9% Loudoun County Benjamin Miller Wellington Development New Construction New Construction Elderly 72 72 538,08* \$ 1,000,000 Moves to Tier II Herraces at Artington View West Artington County Tyler Pearre AHC, Inc. New Construction General 80 80 480.99 \$ 2,599,740 Moves to Tier II Wellengton Development 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 80 80 480.99 \$ 2,599,740 Moves to Tier II Wellengton County Andrew Davenport CHP New Construction General 80 80 480.99 \$ 2,599,740 Moves to Tier II Funded \$ 2,890,963 Valeter MSA Pool Eagle Landing Trace II Eagle Landing Trace II Eagle Landing Trace II Eagle Landing Trace II Portsmouth City Andrew Davenport CHP New Construction General 80 80 60 60 515.08* \$ 1,676,120 Funded Ansel*** New Construction General 90 90 496.48* \$ 217,510 Funded Ansel*** Portsmouth City Andrew Davenport CHP New Construction General 90 90 496.48* \$ 217,510 Funded Ansel*** Pourhatan Apartments James City County Adam Stockmaster TM Associates Acquisition/Rehab General 48 48 48 48 317.16 \$ 3,125,000 Moves to Tier II Approximate Apartments Funded \$ 24,963 \$ 240,963 Funded \$ 24,963 \$ 240,963 Funded \$ 24,963 \$ 24,963 \$ 24,963 Funded	CH6 Nine^	Arlington County	Carmen Romero	True Ground	New Construction	Elderly			506.54*	\$ 1,200,000 Moves to Northern Virginia Pool
Avonlea Family (Avonlea Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 Nine LP) Loudoun County Barcroft New Construction Phase I Arlington County Harrison Barton Jair Lynch Real Estate Partners New Construction New Construction General 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 48 52 538.08* \$ 1,600,000 Moves to Tier I New Construction General 49 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 40 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 40 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 40 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 40 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 41 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 41 47 47 549.24* \$ 1,301,876 Moves to Tier I New Construction General 42 48 48 48 317.16 48 48 31	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
Avonlea Family (Avonlea Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 New Construction General 60 60 515.08* \$ 1,676,120 Funded Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 Nine LP) Avonle	Witter Place Apartments***	Alexandria City	Andrew Davenport	CHP	New Construction	General	94	94	468.63	\$ 240,963 Moves to Northern Virginia Pool
Avonlea Family (Avonlea Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 New Construction General 60 60 515.08* \$ 1,676,120 Funded Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 Nine LP) Avonlea Family (Avonlea Phase 2 Nine LP) Avonle										
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CHổ Nine^ Arlington County Carmen Romero True Ground New Construction Elderly 36 36 506.54* \$ 1,200,000 Moves to Tier II Terraces at Arlington County Tyler Pearre AHC, Inc. New Construction General 80 80 480.99 \$ 2,594,040 Moves to Tier II Witter Place Apartments*** Alexandria City Andrew Davenport CHP New Construction General 94 94 468.63 \$ 2,594,043 Funded Crestview Family Prince William County Andrew Davenport CHP New Construction General 60 60 428.80* \$ 1,150,063 Moves to Tier II Funded \$ 2,890,963 **Vater MSA Pool Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 1,676,120 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded Grand Lake Virginia Beach City James Noel III The Franklin Group New Construction Elderly 172 172 425.17 \$ 2,500,000 Moves to Tier II Powhatan Apartments James City County Adam Stockmaster TM Associates Acquisition/Rehab General 48 48 317.16 \$ 835,000 Moves to Tier II	Barcroft New Construction Phase I	Arlington County	Harrison Barton	Jair Lynch Real Estate Partners	New Construction	General	47	47	549.24*	\$ 1,301,876 Moves to Tier I
CHổ Nine^ Arlington County Carmen Romero True Ground New Construction Elderly 36 36 506.54* \$ 1,200,000 Moves to Tier II Terraces at Arlington County Tyler Pearre AHC, Inc. New Construction General 80 80 480.99 \$ 2,594,040 Moves to Tier II Witter Place Apartments*** Alexandria City Andrew Davenport CHP New Construction General 94 94 468.63 \$ 2,594,043 Funded Crestview Family Prince William County Andrew Davenport CHP New Construction General 60 60 428.80* \$ 1,150,063 Moves to Tier II Funded \$ 2,890,963 **Vater MSA Pool Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 1,676,120 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded Grand Lake Virginia Beach City James Noel III The Franklin Group New Construction Elderly 172 172 425.17 \$ 2,500,000 Moves to Tier II Powhatan Apartments James City County Adam Stockmaster TM Associates Acquisition/Rehab General 48 48 317.16 \$ 835,000 Moves to Tier II	Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72	538.08*	\$ 1,600,000 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 Funded Crestview Family Prince William County Andrew Davenport CHP New Construction General 60 60 428.80* \$ 1,150,000 Moves to Tier II Funded \$ 2,890,963 **Vater MSA Pool Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 60 60 515.08* \$ 1,676,120 Funded Eagle Landing Trace*** Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Ansell**** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded Grand Lake Virginia Beach City James Noel III The Franklin Group New Construction Elderly 172 172 425.17 \$ 2,500,000 Moves to Tier II Powhatan Apartments James City County Adam Stockmaster TM Associates Acquisition/Rehab General 48 48 317.16 \$ 835,000 Moves to Tier II		,	•	,		,				
Witter Place Apartments*** Alexandria City Andrew Davenport CHP New Construction General 94 94 94 468.63 \$ 240,963 Funded Crestview Family Prince William County Andrew Davenport CHP New Construction General 60 60 428.80* \$ 1,150,000 Moves to Tier II Funded \$ 2,890,963 water MSA Pool Eagle Landing Trace II Eagle Landing Trace*** New Port News City CJ Tyree Taft-Mills New Construction General 60 60 515.08* \$ 1,676,120 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded Grand Lake Virginia Beach City James Noel III The Franklin Group New Construction Elderly Funded General 48 48 317.16 \$ 835,000 Moves to Tier II						•				
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Funded \$ 2,890,963 water MSA Pool Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 60 60 515.08* \$ 1,676,120 Funded Eagle Landing Trace*** Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded 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	•	,	•							,
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Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 60 60 515.08* \$ 1,676,120 Funded Eagle Landing Trace*** Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 117,20 Funded 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									Funded	\$ 2.890.963
Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 60 60 515.08* \$ 1,676,120 Funded Eagle Landing Trace*** Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded 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										-,-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Eagle Landing Trace II Newport News City CJ Tyree Taft-Mills New Construction General 60 60 515.08* \$ 1,676,120 Funded Eagle Landing Trace*** Newport News City CJ Tyree Taft-Mills New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded 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	ewater MSA Pool									
Eagle Landing Trace*** Newport News City Andrew Davenport CHP New Construction General 90 90 496.48* \$ 217,510 Funded Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded		Newport News City	CI Tyree	Taft-Mills	New Construction	General	60	60	515 08*	\$ 1.676.120 Funded
Ansell*** Portsmouth City Andrew Davenport CHP New Construction General 39 39 471.27 \$ 101,200 Funded	<u> </u>	· ·	•							, , , , , , , , , , , , , , , , , , , ,
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										
Powhatan Apartments James City County Adam Stockmaster TM Associates Acquisition/Rehab General 48 48 317.16 \$ 835,000 Moves to Tier II		•	•							7
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Funded \$ 1,994,830	Fownatan Apartments	James City County	Audin Stockmaster	LIVI ASSOCIATES	Acquisition/Renab	General	48	40	51/.10	ooo,ooo ivioves to Her II
Funded \$ 1,994,830									Found and	ć 1004.030
									runaea	\$ 1,334,63U

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Γax Credit	Tax Credit Score	Credit Request Preliminary Status
orthwest / North Central VA Pool									
Cline Manor	Frederick County	Jen Surber	Surber Development	New Construction	General	48	48	546.00*	\$ 1,363,006 Funded
Harwood Place	Warren County	Jen Surber	Surber Development	New Construction	General	45	45	517.68*	\$ 1,363,005 Moves to Tier I
Wertland & 10th - 9%	Charlottesville City	James Engelhardt	NHT	New Construction	General	39	39	494.17*	\$ 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
								Funded	\$ 1,363,006
chmond MSA Pool									
Glade View Trace***	Chesterfield County	CJ Tyree	Taft-Mills	New Construction	Elderly	50	50	519.42*	\$ 109.489 Funded
Malone Trace	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	52	52	501.87*	\$ 1.723.018 Moves to Tier I
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Diamond District Phase 1 (9%)	Richmond City	Patrick Stewart	Pennrose	New Construction	General	50	50	476.68*	\$ 1,383,302 Moves to Tier II
Marquez Plaza	Richmond City	Wallace Ward	Wallace Ward	New Construction	Elderly	96	96	387.58*	\$ 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
								Funded	\$ 109,489
alance of State Pool									
8091 Williamson Apartments	Roanoke County	Austin Pittman	Lawson Companies	New Construction	General	80	80	435.15	\$ 1,870,000 Funded
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 Funded
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
Surry Village I Apartments	Surry County	Additi Stockillastei	TIVI Associates	Acquisition/Kenab	General	40	40	332.31	3 430,000 Moves to Hel II
								Funded	\$ 1,930,000
ccessible Supportive Housing (ASH) Pool									
Wells Pointe	Hopewell City	Gregory Mustric	Woda Cooper Companies	New Construction	Homeless	42	42	539.06*	\$ 1,723,019 Funded
501-A Cherry Avenue	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	PWD	40	40	495.53*	\$ 1,697,791 Moves to Tier I
Madison Road Apartments***	Orange County	Sheryl REINSTROM	Encompass Communities	New Construction	Homeless	21	21	486.00	\$ 75.000 Funded
809 Oliver Hill Way	Richmond City	Charles Hall	Commonwealth Catholic Charitie		Homeless	80	80	456.70*	\$ 2,355,000 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
	,	-							
								Funded	\$ 1,798,019
er One									
Barcroft New Construction Phase I	Arlington County	Harrison Barton	Jair Lynch Real Estate Partners	New Construction	General	47	47	519.24*	\$ 1,301,876 Funded
Harwood Place	Warren County	Jen Surber	Surber Development	New Construction	General	45	45	497.68*	\$ 1,363,005 Funded
Malone Trace	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	52	52	481.87*	\$ 1,723,018 Funded
501-A Cherry Avenue	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	PWD	40	40	475.53*	\$ 1,697,791 Funded
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 Funded
Roanoke Gateway	Roanoke City	Denise Fazio	Homes for America	New Construction	General	70	70	398.01	\$ 1,900.000 Funded
•	•					70 172			, , , , , , , , , , , , , , , , , , , ,
Grand Lake	Virginia Beach City	James Noel III	The Franklin Group	New Construction	Elderly	1/2	172	395.17	\$ 2,500,000 Funded
								Funded	\$ 11,845,624
								runaea	\$ 11,845,024

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request Preliminary Status
Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72	508.08	\$ 1,600,000 Unfunded
CH6 Nine^	Arlington County	Carmen Romero	True Ground	New Construction	Elderly	36	36	486.54	\$ 1,200,000 Unfunded
Wertland & 10th - 9%	Charlottesville City	James Engelhardt	NHT	New Construction	General	39	39	474.17	\$ 1,350,408 Unfunded
809 Oliver Hill Way	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Homeless	80	80	466.70	\$ 2,355,000 Unfunded
Diamond District Phase 1 (9%)	Richmond City	Patrick Stewart	Pennrose	New Construction	General	50	50	456.68	\$ 1,383,302 Unfunded
Terraces at Arlington View West	Arlington County	Tyler Pearre	AHC, Inc.	New Construction	General	80	80	450.99	\$ 2,599,740 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
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
Marquez Plaza	Richmond City	Wallace Ward	Wallace Ward	New Construction	Elderly	96	96	367.58	\$ 1,533,427 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
vn									
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

*Per direction from the state Administration, the points for Socially Disadvantaged Individuals (SDI), as set forth in the QAP, have been removed from the scores reflected in these final rankings.

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