



2025 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 | | | | | | | | | | |
| Hunt Ridge Apartments | Rockbridge County | Andrew Davenport | CHP | Acquisition/Rehab | General | 70 | 70 | 429.68 | \$ 860,623 | Funded |
| Yorktown Square I | York County | Andrew Davenport | CHP | Acquisition/Rehab | General | 56 | 56 | 427.29 | \$ 601,326 | Funded |
| 1903 Semmes | Richmond City | Charles Hall | Commonwealth Catholic Charities | New Construction | Elderly | 20 | 20 | 424.48* | \$ 431,500 | Funded |
| Pulaski Village II*** | Pulaski County | Bryan Phipps | People, Inc. | Rehabilitation | Elderly | 44 | 44 | 406.43 | \$ 36,946 | Funded |
| Norton Green II*** | Norton City | Bryan Phipps | People, Inc. | Rehabilitation | Elderly | 40 | 40 | 406.28 | \$ 32,000 | Funded |
| Abingdon Green II*** | Washington County | Bryan Phipps | People, Inc. | Rehabilitation | Elderly | 32 | 32 | 403.23 | \$ 27,627 | Funded |
| CH6 Nine^ | Arlington County | Carmen Romero | True Ground | New Construction | Elderly | 36 | 36 | 506.54* | \$ 1,200,000 | Moves to New Construction Pool |
| | | | | | | | | Funded | \$ 1,990,022 | |
| Preservation Pool | | | | | | | | | | |
| Friendship Court Phase 3A | Charlottesville City | Sunshine Mathon | Piedmont Housing Alliance | New Construction | General | 55 | 55 | 466.97* | \$ 2,200,167 | Funded |
| 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 |
| | | | | | | | | Funded | \$ 2,200,167 | |
| Local Housing Authority Pool | | | | | | | | | | |
| Norfolk TWG B3 Apartments at Kindred | Norfolk City | Richard Sciortino | Brinshore/Norfolk RHA | New Construction | General | 62 | 49 | 449.79 | \$ 1,850,000 | Funded |
| 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 I |
| DRPI | Lynchburg City | Timothy Henzy | Smith Henzy/Lynchburg RHA | New Construction | General | 67 | 67 | 433.07* | \$ 1,844,308 | Funded |
| Choice Neighborhood V-Downtown*** | Newport News City | Lysandra Shaw | Pennrose/ Newport News RHA | New Construction | General | 73 | 44 | 399.43 | \$ 100,000 | Funded |
| Old Spanish Trail | Roanoke City | David Bustamante | Roanoke RHA | New Construction | Homeless | 86 | 86 | 358.99 | \$ 2,100,000 | Moves to Tier II |
| | | | | | | | | Funded | \$ 3,794,308 | |
| Northern Virginia New Construction | | | | | | | | | | |
| Agape Chantilly House Phase 1 - 9% | Fairfax County | Benjamin Miller | Wellington Development | New Construction | Elderly | 50 | 50 | 594.02* | \$ 1,375,000 | Funded |
| Wesley Melwood - 9 | Arlington County | Kamilah McAfee | Wesley Housing | New Construction | General | 53 | 53 | 580.34* | \$ 1,750,000 | Funded |
| Avonlea Family (Avonlea Phase 2 Nine LP) | Loudoun County | Carmen Romero | True Ground | New Construction | General | 70 | 70 | 551.00* | \$ 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 | 549.24* | \$ 1,301,876 | Moves to Northern Virginia Pool |
| Dogwood Farm Station Apartments 9% | Loudoun County | Benjamin Miller | Wellington Development | New Construction | Elderly | 72 | 72 | 538.08* | \$ 1,600,000 | Moves to Northern Virginia Pool |
| CH6 Nine^ | Arlington County | Carmen Romero | True Ground | New Construction | Elderly | 36 | 36 | 506.54* | \$ 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 |
| | | | | | | | | Funded | \$ 3,125,000 | |
| Northern Virginia | | | | | | | | | | |
| Avonlea Family (Avonlea Phase 2 Nine LP) | Loudoun County | Carmen Romero | True Ground | New Construction | General | 70 | 70 | 551.00* | \$ 2,650,000 | Funded |
| 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 |
| 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 |
| CH6 Nine^ | Arlington County | Carmen Romero | True Ground | New Construction | Elderly | 36 | 36 | 506.54* | \$ 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 | 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 | |
| Tidewater 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 |
| | | | | | | | | Funded | \$ 1,994,830 | |

| Development Name | Jurisdiction | Developer Contact | Owner Entity | Development Type | Target | Total Units | Tax Credit | Tax Credit Score | Credit Request | Preliminary Status |
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| Northwest / 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 | |
| Richmond 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 |
| 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 | |
| Balance 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 |
| Funded | | | | | | | | | \$ 1,930,000 | |
| Accessible 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 Charities | New Construction | 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 | |
| Tier 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 |
| Grand Lake | Virginia Beach City | James Noel III | The Franklin Group | New Construction | Elderly | 172 | 172 | 395.17 | \$ 2,500,000 | Funded |
| Funded | | | | | | | | | \$ 11,845,624 | |

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| Tier Two | | | | | | | | | | | |
| | 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 |
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| | 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 |
| 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

*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)