

# 2026 Housing Opportunity Tax Credit (HOTC) Final Rankings\*



Deal Name	Building Allocation Type	Target Type	Jurisdiction	Total LI Units	Total Rental Units	Combined Max Allowable Credit	Annual HOTC Request	HOTC EUR %	HOTC EUR Score	Status
Roanoke Gateway II **	New Construction	General	Roanoke City	84	84	\$ 996,295	\$ 388,555	61.00%	144.50	Score high enough to receive credits
Danville House **	Acquisition/Rehab	Elderly	Danville City	106	106	\$ 1,382,152	\$ 555,205	59.83%	144.22	Score high enough to receive credits
O Westside Apartments **	New Construction	General	Roanoke City	80	80	\$ 1,558,467	\$ 800,000	48.67%	125.62	Score high enough to receive credits
Harrison Pointe**	New Construction	Elderly	Franklin City	70	70	\$ 1,030,998	\$ 816,000	20.85%	79.25	Score high enough to be partially funded
Jonesville Manor **	Acquisition/Rehab	Elderly	Lee County	40	40	\$ 338,751	\$ 300,000	11.44%	63.57	Moves to competitive pool
Wilkinson Crossing **	New Construction	General	Roanoke City	67	67	\$ 1,236,332	\$ 1,153,000	6.74%	55.73	Moves to competitive pool
The Arbors at Stafford	New Construction	Elderly	Stafford County	170	170	\$ 1,776,792	\$ 195,000	89.03%	144.50	Score high enough to receive credits
Whispering Pines	New Construction	General	Virginia Beach City	200	200	\$ 2,828,066	\$ 350,000	87.62%	144.50	Score high enough to receive credits
Island Walk	Acquisition/Rehab	General	Fairfax County	102	102	\$ 1,639,348	\$ 300,000	81.70%	144.50	Score high enough to receive credits
Hopkins Road Apartments	New Construction	General	Richmond City	172	172	\$ 2,938,916	\$ 550,000	81.29%	144.50	Score high enough to receive credits
Agape Chantilly House Phase 2 - 4%	New Construction	Elderly	Fairfax County	81	81	\$ 1,331,233	\$ 250,000	81.22%	144.50	Score high enough to receive credits
Refuge Apartments	New Construction	General	Richmond City	180	180	\$ 2,933,837	\$ 575,000	80.40%	144.50	Score high enough to receive credits
Coralain Gardens - 4%	Acquisition/Rehab	General	Fairfax County	106	106	\$ 1,843,608	\$ 400,000	78.30%	144.50	Score high enough to receive credits
The Station	New Construction	General	Norfolk City	154	154	\$ 2,053,987	\$ 450,000	78.09%	144.50	Score high enough to receive credits
Alexandria GMV Naja	New Construction	General	Alexandria City	79	79	\$ 3,666,305	\$ 900,000	75.45%	144.50	Score high enough to receive credits
Moorefield Station 4	New Construction	General	Loudoun County	126	128	\$ 1,886,881	\$ 470,000	75.09%	144.50	Score high enough to receive credits
Norfolk TWG B2 Apartments at Kindred	New Construction	General	Norfolk City	80	101	\$ 2,078,805	\$ 586,311	71.80%	144.50	Unfunded
Westhaven Phase One B	New Construction	General	Charlottesville City	68	68	\$ 1,892,877	\$ 650,000	65.66%	144.50	Unfunded
Crystal House Six	New Construction	Elderly	Arlington County	80	80	\$ 2,306,793	\$ 880,000	61.85%	144.50	Unfunded
ParcView Rehab	Acquisition/Rehab	General	Alexandria City	149	149	\$ 3,264,837	\$ 1,297,500	60.26%	144.50	Unfunded
Premier Apartments	New Construction	General	Albemarle County	60	60	\$ 996,799	\$ 397,000	60.17%	144.50	Unfunded
Madison Ridge Apartments	Acquisition/Rehab	General	Fairfax County	92	98	\$ 1,385,427	\$ 552,000	60.16%	144.50	Unfunded
Friendship Court Phase 3B	New Construction	General	Charlottesville City	24	24	\$ 747,593	\$ 298,000	60.14%	144.50	Unfunded
Wesley Melwood - 4	New Construction	General	Arlington County	52	52	\$ 1,301,808	\$ 520,000	60.06%	144.50	Unfunded
Creighton Phase C	New Construction	General	Richmond City	57	57	\$ 1,092,573	\$ 437,029	60.00%	144.50	Unfunded
Diamond District Phase 1 (4%)	New Construction	General	Richmond City	111	111	\$ 1,323,571	\$ 529,428	60.00%	144.50	Unfunded
Clear Springs Apartments Phase II	New Construction	General	Loudoun County	83	83	\$ 1,303,820	\$ 525,000	59.73%	144.05	Unfunded
Acrola Farms Cottages	New Construction	General	Loudoun County	39	39	\$ 764,660	\$ 350,000	54.23%	134.88	Unfunded
Barcroft New Construction Phase II	New Construction	General	Arlington County	63	63	\$ 1,755,174	\$ 1,000,000	43.03%	116.22	Unfunded
Twin Pines Senior Apartments	New Construction	Elderly	Portsmouth City	82	82	\$ 1,046,140	\$ 650,000	37.87%	107.62	Unfunded
Marquez Plaza	New Construction	Elderly	Richmond City	96	96	\$ 1,547,734	\$ 975,000	37.00%	106.17	Unfunded
Gateway North	New Construction	General	Richmond City	101	101	\$ 1,797,848	\$ 1,200,000	33.25%	99.92	Unfunded
5th Avenue Apartments	New Construction	General	Richmond City	52	52	\$ 693,088	\$ 600,000	13.43%	66.88	Unfunded
Jonesville Manor **	Acquisition/Rehab	Elderly	Lee County	40	40	\$ 338,751	\$ 300,000	11.44%	63.57	Unfunded
Wilkinson Crossing **	New Construction	General	Roanoke City	67	67	\$ 1,236,332	\$ 1,153,000	6.74%	55.73	Unfunded
Old Manchester Plaza	Acquisition/Rehab	General	Richmond City	49	50	\$ 417,424	\$ 400,000	4.17%	51.45	Unfunded
<b>Disqualified</b>										
Carolyn's Place **	New Construction	General	Lynchburg City	48	48	\$ 896,896	\$ 600,000	33.10%	99.67	Unfunded
Stone Commons Apartments **	New Construction	General	Bristol City	50	50	\$ 1,119,821	\$ 850,000	24.10%	84.67	Unfunded

\*Final HOTC rankings are subject to Virginia Housing Board of Commissioners approval. Rankings will be presented at the Board meeting on June 17, 2026. All comments on HOTC rankings must be submitted by 12:00 p.m. on Friday, June 12 in order to be considered and included in supplemental Board documentation.

\*\* Denotes Jurisdictions within the Balance of State Pool.  
A maximum of \$6.4 Million of HOTC is available annually through 2030. Pre-allocations are allowed.  
\$2 Million must be prioritized for projects within the Balance of State Pool jurisdictions.