

## 2026 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
							Units				
<b>Non-Profit Pool</b>											
1903 Semmes	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Elderly	20	20		495.07	\$ 610,675	Score high enough to receive credits
Solace Springs	Virginia Beach City	Quincy White	Virginia Beach CDC	New Construction	General	60	60		482.88	\$ 950,000	Score high enough to receive credits
Manassas Veterans Housing and Post Center	Prince William County	Bryan Phipps	People, Inc.	New Construction	General	12	12		460.76	\$ 549,265	Score high enough to receive credits
Tranquility at the Lakes II***	Virginia Beach City	Quincy White	Virginia Beach CDC	New Construction	Elderly	38	38		424.75	\$ 55,550	Score high enough to receive credits
Honeytree	Halifax County	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	48	48		424.65	\$ 836,670	Moves to Balance of State Pool
Epworth Manor III	Louisa County	Kamilah McAfee	Wesley Housing	New Construction	Elderly	27	27		422.01	\$ 839,123	Moves to Richmond MSA Pool
Coralain Gardens - 9%	Fairfax County	Amber Seely	Enterprise Community Dev.	Acquisition/Rehab	General	42	42		415.80	\$ 950,000	Moves to Northern Virginia Pool
Rutledge Hills	Amherst County	Andrew Davenport	Community Housing Partners	Rehabilitation	General	48	48		413.71	\$ 883,367	Moves to Balance of State Pool
Orchard Grove	Giles County	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	30	30		409.29	\$ 534,238	Moves to Balance of State Pool
Carolyn's Place	Lynchburg City	George Rowe	RUSH Homes	New Construction	General	48	48		406.51	\$ 950,000	Moves to Balance of State Pool
Jonesville Manor	Lee County	Bryan Phipps	People, Inc.	Acquisition/Rehab	Elderly	40	40		403.72	\$ 418,171	Moves to Balance of State Pool
										<b>Available Credits</b>	<b>\$ 2,404,240</b>
										<b>Funded</b>	<b>\$ 2,165,490</b>
										<b>Left for At Large**</b>	<b>\$ 238,750</b>
<b>Preservation Pool</b>											
Gretna Village Apartments	Pittsylvania County	Thomas Ayd	Green Street Housing	Acquisition/Rehab	General	47	47		420.55	\$ 915,000	Score high enough to receive credits
Powhatan Apartments	Williamsburg City	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48		417.05	\$ 950,000	Score high enough to receive credits
Lawrenceville Manor	Brunswick County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24		394.58	\$ 350,000	Score high enough to receive credits
										<b>Available</b>	<b>\$ 3,033,445</b>
										<b>Funded</b>	<b>\$ 2,215,000</b>
										<b>Left for At Large**</b>	<b>\$ 818,445</b>
<b>Local Housing Authority Pool</b>											
Westhaven Phase One	Charlottesville City	John Sales	Charlottesville RHA	New Construction	General	82	82		486.27	\$ 2,000,000	Score high enough to receive credits
Norfolk TWG B3 Apartments at Kindred***	Norfolk City	Richard Sciortino	Brinshore	New Construction	General	62	49		448.42	\$ 185,000	Score high enough to receive credits
Dunsmore Building Senior Apartments	Staunton City	Nehemias Velez	Staunton RHA	Adaptive Reuse	Elderly	15	15		424.53	\$ 250,000	Moves to Tier I
DRPI II	Lynchburg City	Timothy Henzy	Smith-Henzy	New Construction	General	60	60		384.74	\$ 2,120,000	Moves to Tier II
Main Street Villas***	Russell County	Keith Viers	Cumberland Plateau RHA	New Construction	Elderly	21	21		382.23	\$ 39,490	Moves to Tier II
Creighton Phase C	Richmond City	Beth Kennan	The Community Builders	New Construction	General	57	57		379.86	\$ 1,375,000	Moves to Tier II
Twin Pines Senior Apartments	Portsmouth City	Andre Blakley	Richman Capital	New Construction	Elderly	82	82		376.48	\$ 1,950,000	Moves to Tier II
Stone Commons Apartments	Bristol City	Richard Pannell	Beyond Housing	New Construction	General	50	50		342.68	\$ 1,890,000	Moves to Tier II
										<b>Available Credits</b>	<b>\$ 2,404,240</b>
										<b>Funded</b>	<b>\$ 2,185,000</b>
										<b>Left for At Large**</b>	<b>\$ 219,240</b>
<b>Northern Virginia New Construction</b>											
Moorefield Station 9	Loudoun County	Stephen Wilson	SCG	New Construction	General	121	121		591.08	\$ 3,350,000	Score high enough to receive credits
Leckey Nine	Arlington County	Carmen Romero	True Ground	New Construction	General	102	102		562.70	\$ 3,200,000	Moves to Northern Virginia Pool
Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72		561.32	\$ 1,600,000	Moves to Northern Virginia Pool
Agape Chantilly House Phase 2 - 9%	Fairfax County	Benjamin Miller	Wellington Development	New Construction	Elderly	34	34		559.78	\$ 900,000	Moves to Northern Virginia Pool
Wesley Melwood - 9***	Arlington County	Kamilah McAfee	Wesley Housing	New Construction	General	53	53		532.04	\$ 175,000	Moves to Northern Virginia Pool
Wesley Potomac Yard	Alexandria City	Kamilah McAfee	Wesley Housing	New Construction	General	89	89		513.22	\$ 2,600,000	Moves to Northern Virginia Pool
										<b>Available Credits</b>	<b>\$ 4,550,167</b>
										<b>Funded</b>	<b>\$ 3,350,000</b>
										<b>Left for Northern VA Pool**</b>	<b>\$ 1,200,167</b>

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							Units				
<b>Northern Virginia</b>											
Leckey Nine	Arlington County	Carmen Romero	True Ground	New Construction	General	102	102		562.70	\$ 3,200,000	Score high enough to receive credits
Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72		561.32	\$ 1,600,000	Moves to Tier I
Agape Chantilly House Phase 2 - 9%	Fairfax County	Benjamin Miller	Wellington Development	New Construction	Elderly	34	34		559.78	\$ 900,000	Moves to Tier II
Wesley Melwood - 9***	Arlington County	Kamilah McAfee	Wesley Housing	New Construction	General	53	53		532.04	\$ 175,000	Moves to Tier II
Wesley Potomac Yard	Alexandria City	Kamilah McAfee	Wesley Housing	New Construction	General	89	89		513.22	\$ 2,600,000	Moves to Tier II
Crestview Family	Prince William County	Andrew Davenport	Community Housing Partners	New Construction	General	60	60		489.99	\$ 1,125,559	Moves to Tier II
Coralain Gardens - 9%	Fairfax County	Amber Seely	Enterprise Community Dev.	Acquisition/Rehab	General	42	42		415.80	\$ 950,000	Moves to Tier II
<b>Available Credits</b>										<b>\$ 2,888,294</b>	
<b>Amount from New Construction**</b>										<b>\$ 1,200,167</b>	
<b>Funded</b>										<b>\$ 3,200,000</b>	
<b>Left for At Large**</b>										<b>\$ 888,461</b>	
<b>Tidewater MSA Pool</b>											
Concorde Apartments	Virginia Beach City	Richard Counselman	S.L. Nusbaum	New Construction	General	90	90		509.40	\$ 2,000,000	Score high enough to receive credits
Eagle Landing Trace III	Newport News City	CJ Tyree	Taft-Mills	New Construction	General	79	79		496.25	\$ 2,308,699	Moves to Tier I
Cross Creek Rehab	Portsmouth City	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	102	94		476.66	\$ 1,081,330	Moves to Tier II
The Station	Norfolk City	James Noel	The Franklin Group	New Construction	General	154	141		456.22	\$ 2,307,000	Moves to Tier II
<b>Available Credits</b>										<b>\$ 2,724,805</b>	
<b>Funded</b>										<b>\$ 2,000,000</b>	
<b>Left for At Large**</b>										<b>\$ 724,805</b>	
<b>Northwest / North Central VA Pool</b>											
Harwood Place II	Warren County	Jen Surber	Surber Development	New Construction	General	41	41		521.52	\$ 1,249,413	Score high enough to receive credits
Pleasant View***	Shenandoah County	Jen Surber	Surber Development	New Construction	General	48	48		494.08	\$ 117,711	Score high enough to receive credits
<b>Available Credits</b>										<b>\$ 1,474,601</b>	
<b>Funded</b>										<b>\$ 1,367,124</b>	
<b>Left for At Large**</b>										<b>\$ 107,477</b>	
<b>Richmond MSA Pool</b>											
Diamond District Phase 1 (9%)	Richmond City	Patrick Stewart	Pennrose	New Construction	General	50	50		579.58	\$ 1,078,463	Score high enough to receive credits
Malone Trace II	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	45	45		493.25	\$ 1,537,421	Moves to Tier I
Epworth Manor III	Louisa County	Kamilah McAfee	Wesley Housing	New Construction	Elderly	27	27		422.01	\$ 839,123	Moves to Tier II
<b>Available Credits</b>										<b>\$ 1,864,088</b>	
<b>Funded</b>										<b>\$ 1,078,463</b>	
<b>Left for At Large**</b>										<b>\$ 785,625</b>	
<b>Balance of State Pool</b>											
8091 Williamson Apartments***	Roanoke County	Austin Pittman	Lawson Companies	New Construction	General	80	80		472.45	\$ 187,000	Score high enough to receive credits
The Place at Glade	Washington County	Bryan Phipps	People, Inc.	New Construction	General	48	48		440.51	\$ 1,073,361	Score high enough to receive credits
8091 Williamson Apartments II	Roanoke County	Austin Pittman	Lawson Companies	New Construction	General	80	80		431.40	\$ 1,915,000	Moves to Tier I
Honeytree	Halifax County	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	48	48		424.65	\$ 836,670	Moves to Tier II
Rutledge Hills	Amherst County	Andrew Davenport	Community Housing Partners	Rehabilitation	General	48	48		413.71	\$ 883,367	Moves to Tier II
Orchard Grove	Giles County	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	30	30		409.29	\$ 534,238	Moves to Tier II
Carolyn's Place	Lynchburg City	George Rowe	RUSH Homes	New Construction	General	48	48		406.51	\$ 950,000	Moves to Tier II
Jonesville Manor	Lee County	Bryan Phipps	People, Inc.	Acquisition/Rehab	Elderly	40	40		403.72	\$ 418,171	Moves to Tier II
Danville House	Danville City	Tim Pryor	NHP Foundation	Mixed Construction	Elderly	106	106		391.27	\$ 1,758,564	Moves to Tier II
<b>Available Credits</b>										<b>\$ 2,268,000</b>	
<b>Funded</b>										<b>\$ 1,260,361</b>	
<b>Left for At Large**</b>										<b>\$ 1,007,639</b>	

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Tax Credit		Tax Credit Score	Credit Request	Preliminary Status
						Total Units	Units			
<b>Accessible Supportive Housing (ASH) Pool</b>										
Johnson Lofts	Hampton City	Greg Mustric	Woda Cooper Companies	New Construction	Homeless	44	44	546.57	\$ 1,877,428	Score high enough to receive credits
Blount Place	Portsmouth City	Greg Mustric	Woda Cooper Companies	New Construction	Homeless	48	48	543.06	\$ 2,018,554	Moves to Tier I
809 Oliver Hill Way	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Homeless	72	72	536.25	\$ 2,350,000	Moves to Tier II
Premier Apartments	Albemarle County	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	60	60	525.15	\$ 2,104,958	Moves to Tier II
1947 Lofts	Culpeper County	Greg Mustric	Woda Cooper Companies	New Construction	Homeless	42	42	522.99	\$ 2,032,722	Moves to Tier II
Saint Elizabeth Apartments	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	General	56	56	449.40	\$ 1,147,850	Moves to Tier II
Gosnold II Apartments***	Norfolk City	Allison Bogdanovic	SupportWorks	Mixed Construction	Homeless	80	80	404.00	\$ 125,066	Moves to Tier II
									<b>Available</b>	<b>\$ 3,033,445</b>
									<b>Funded</b>	<b>\$ 1,877,428</b>
									<b>Left for At Large**</b>	<b>\$ 1,156,017</b>
<b>Tier One</b>										
Dogwood Farm Station Apartments 9%	Loudoun County	Benjamin Miller	Wellington Development	New Construction	Elderly	72	72	531.32	\$ 1,600,000	Score high enough to receive credits
Blount Place	Portsmouth City	Greg Mustric	Woda Cooper Companies	New Construction	Homeless	48	48	523.06	\$ 2,018,554	Score high enough to receive credits
Eagle Landing Trace III	Newport News City	CJ Tyree	Taft-Mills	New Construction	General	79	79	496.25	\$ 2,308,699	Score high enough to receive credits
Malone Trace II	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	45	45	473.25	\$ 1,537,421	Moves to Tier II
8091 Williamson Apartments II	Roanoke County	Austin Pittman	Lawson Companies	New Construction	General	80	80	431.40	\$ 1,915,000	Moves to Tier II
Dunsmore Building Senior Apartments	Staunton City	Nehemias Velez	Staunton RHA	Adaptive Reuse	Elderly	15	15	404.53	\$ 250,000	Moves to Tier II
									<b>Available Credits</b>	<b>\$ 5,946,459</b>
									<b>Funded</b>	<b>\$ 5,927,253</b>
									<b>Remaining</b>	<b>\$ 19,206</b>
<b>Tier Two</b>										
Agape Chantilly House Phase 2 - 9%	Fairfax County	Benjamin Miller	Wellington Development	New Construction	Elderly	34	34	529.78	\$ 900,000	Unfunded
809 Oliver Hill Way	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	Homeless	72	72	516.25	\$ 2,350,000	Unfunded
Premier Apartments	Albemarle County	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	60	60	505.15	\$ 2,104,958	Unfunded
1947 Lofts	Culpeper County	Greg Mustric	Woda Cooper Companies	New Construction	Homeless	42	42	502.99	\$ 2,032,722	Unfunded
Wesley Melwood - 9***	Arlington County	Kamilah McAfee	Wesley Housing	New Construction	General	53	53	502.04	\$ 175,000	Unfunded
Crestview Family	Prince William County	Andrew Davenport	Community Housing Partners	New Construction	General	60	60	489.99	\$ 1,125,559	Unfunded
Wesley Potomac Yard	Alexandria City	Kamilah McAfee	Wesley Housing	New Construction	General	89	89	483.22	\$ 2,600,000	Unfunded
Malone Trace II	Petersburg City	CJ Tyree	Taft-Mills	New Construction	General	45	45	473.25	\$ 1,537,421	Unfunded
The Station	Norfolk City	James Noel	The Franklin Group	New Construction	General	154	141	456.22	\$ 2,307,000	Unfunded
Cross Creek Rehab	Portsmouth City	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	102	94	446.66	\$ 1,081,330	Unfunded
8091 Williamson Apartments II	Roanoke County	Austin Pittman	Lawson Companies	New Construction	General	80	80	431.40	\$ 1,915,000	Unfunded
Saint Elizabeth Apartments	Richmond City	Charles Hall	Commonwealth Catholic Charities	New Construction	General	56	56	429.40	\$ 1,147,850	Unfunded
Honeytree	Halifax County	Andrew Davenport	Community Housing Partners	Acquisition/Rehab	General	48	48	424.65	\$ 836,670	Unfunded
Rutledge Hills	Amherst County	Andrew Davenport	Community Housing Partners	Rehabilitation	General	48	48	413.71	\$ 883,367	Unfunded
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Epworth Manor III	Louisa County	Kamilah McAfee	Wesley Housing	New Construction	Elderly	27	27	402.01	\$ 839,123	Unfunded
Coralain Gardens - 9%	Fairfax County	Amber Seely	Enterprise Community Dev.	Acquisition/Rehab	General	42	42	395.80	\$ 950,000	Unfunded
Danville House	Danville City	Tim Pryor	NHP Foundation	Mixed Construction	Elderly	106	106	391.27	\$ 1,758,564	Unfunded
DRPI II	Lynchburg City	Timothy Henzy	Smith-Henzy	New Construction	General	60	60	384.74	\$ 2,120,000	Unfunded
Gosnold II Apartments***	Norfolk City	Allison Bogdanovic	SupportWorks	Mixed Construction	Homeless	80	80	384.00	\$ 125,066	Unfunded
Main Street Villas***	Russell County	Keith Viers	Cumberland Plateau RHA	New Construction	Elderly	21	21	382.23	\$ 39,490	Unfunded
Creighton Phase C	Richmond City	Beth Kennan	The Community Builders	New Construction	General	57	57	359.86	\$ 1,375,000	Unfunded
Twin Pines Senior Apartments	Portsmouth City	Andre Blakley	Richman Capital	New Construction	Elderly	82	82	356.48	\$ 1,950,000	Unfunded
Stone Commons Apartments	Bristol City	Richard Pannell	Beyond Housing	New Construction	General	50	50	342.68	\$ 1,890,000	Unfunded
<b>Disqualified</b>										
Legacy Plaza***	Northampton County	Ava Gabrielle-Wise	New Road Community Dev. Group	New Construction	General	35	35	296.17	\$ 81,180	Did not meet point threshold
The Heights at Brady Square Phase III***	Richmond City	Armando Perez	Boston Financial	New Construction	General	66	66	343.44	\$ 96,993	Did not meet threshold requirement
The Heights at Brady Square Phase I***	Richmond City	Armando Perez	Boston Financial	New Construction	General	66	66	338.45	\$ 112,351	Did not meet threshold requirement

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**NOTES:**

1- Available Credits calculated at \$3.416.

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)