



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	

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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
	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
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)