

2022 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
Non-Profit Pool										
Tranquility at the Lakes II	Virginia Beach City	Jessica Guglielmo	VBCDC	New Construction	Elderly	38	38	655.1	\$ 505,000	Score high enough to receive credits
Colbrook****	Chesterfield County	Lee Alford	BHC	New Construction	General	47	47	622.04	\$ 56,700	Score high enough to receive credits
Lafayette Gardens	Richmond City	Lee Alford	BHC	Acquisition/Rehab	General	96	96	611.68	\$ 770,072	Moves to Richmond MSA Pool
Lightfoot Apartments	Culpeper County	Bryan Phipps	People, Inc.	New Construction	General	60	60	606.48	\$ 879,040	Moves to Northwest/North Central Pool
Woods at Yorktown NC	York County	Samantha Brown	CHP	New Construction	General	60	60	591.70	\$ 939,954	Moves to Tidewater Pool
Whites Mill Point II Apartments	Washington County	Bryan Phipps	People, Inc.	Rehabilitation	General	32	32	580.39	\$ 312,817	Moves to Balance of State Pool
Peery Drive	Prince Edward County	Samantha Brown	CHP	New Construction	General	55	55	499.83	\$ 918,000	Moves to Balance of State Pool
King Street Roanoke	Roanoke City	Samantha Brown	CHP	New Construction	General	71	71	471.43	\$ 925,000	Moves to Balance of State Pool
									Available Credits	\$ 1,111,636
									Funded	\$ 561,700
									Left for At Large/Geographic Pools**	\$ 549,936
Local Housing Authority Pool										
Block 17 Apartments****	Norfolk City	Richard Sciortino	Brinshore	New Construction	General	68	47	660.93	\$ 105,706	Score high enough to receive credits
Block 9 A1 Apartments	Norfolk City	Richard Sciortino	Brinshore	New Construction	General	80	53	635.25	\$ 1,245,016	Unfunded
South First Phase Two****	Charlottesville City	John Sales	Charlottesville RHA	New Construction	General	113	113	631.91	\$ 160,000	Unfunded
Sixth Street Phase One	Charlottesville City	John Sales	Charlottesville RHA	New Construction	General	47	47	621.62	\$ 1,400,000	Unfunded
Orcutt Townhomes 1	Newport News City	Karen Wilds	NNRHA	Rehabilitation	General	40	40	604.40	\$ 585,000	Unfunded
The Rendezvous	Hopewell City	Tarvaris McCoy	HRHA	New Construction	General	64	64	585.41	\$ 1,187,947	Unfunded
Main Street Villas	Russell County	Keith Viers	SRHDC	New Construction	Elderly	21	21	485.57	\$ 359,000	Unfunded
Fairfax Hall	Waynesboro City	Kimberley Byrd	Waynesboro RHA	Rehabilitation	Elderly	54	54	479.60	\$ 650,000	Unfunded
Seeland Valley Apartments	Danville City	Lisa Sari	Landmark	New Construction	Elderly	52	52	422.09	\$ 1,135,000	Unfunded
									Available Credits	\$ 1,111,636
									Funded	\$ 105,706
									Left for At Large/Geographic Pools**	\$ 1,005,930
New Construction										
Marbella North Nine	Arlington County	Carmen Romero	APAH	New Construction	General	96	96	728.20	\$ 2,600,000	Score high enough to receive credits
Alexandria GMV 9A	Alexandria City	Jonathan Frederick	AHDC	New Construction	General	76	76	614.69	\$ 2,400,000	Moves to Northern VA Pool
Crestview Senior	Prince William County	Samantha Brown	CHP	New Construction	Elderly	60	60	576.88	\$ 1,041,358	Moves to Northern VA Pool
									Available Credits	\$ 3,370,487
									Funded	\$ 2,600,000
									Left for Northern VA Pool**	\$ 770,487
Northern Virginia										
Alexandria GMV 9A	Alexandria City	Jonathan Frederick	AHDC	New Construction	General	76	76	614.69	\$ 2,400,000	Score high enough to receive credits
Crestview Senior	Prince William County	Samantha Brown	CHP	New Construction	Elderly	60	60	576.88	\$ 1,041,358	Moves to Tier One
Braddock Terrace	Loudoun County	Charles Irick	Fitch Irick	New Construction	General	20	20	522.53	\$ 895,733	Moves to Tier Two
									Available Credits	\$ 1,335,445
									Amount from New Construction**	\$ 770,487
									Amount from Excess Geographic Pool**	\$ 294,068
									Funded	\$ 2,400,000
									Left for At Large/Geographic Pools	\$ -

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Northwest / North Central VA Pool										
Middlebrook Trace****	Staunton City	Thomas Taft, Sr.	Taft-Mills	New Construction	General	82	82	668.83	\$ 126,026	Score high enough to receive credits
Middlebrook Trace II	Staunton City	Thomas Taft, Sr.	Taft-Mills	New Construction	General	48	48	631.30	\$ 918,000	Moves to Tier One
Lightfoot Apartments	Culpeper County	Bryan Phipps	People, Inc.	New Construction	General	60	60	606.48	\$ 879,040	Moves to Tier Two
Simms Pointe	Harrisonburg City	Gregory Mustric	Woda Cooper	New Construction	General	40	40	550.87	\$ 1,082,000	Moves to Tier Two
									Available Credits	\$ 681,803
									Funded	\$ 126,026
									Left for At Large/Geographic Pools**	\$ 555,777
Richmond MSA Pool										
700 West 44	Richmond City	Austin Pittman	Lawson	New Construction	General	72	72	687.61	\$ 935,000	Score high enough to receive credits
Saint Elizabeth Apartments	Richmond City	Jason "Jay" Brown	CCC	New Construction	General	56	56	661.55	\$ 949,500	Moves to Tier One
Carter Woods III	Henrico County	Lee Alford	BHC	New Construction	PWD	53	53	636.71	\$ 1,119,060	Moves to Tier Two
Lafayette Gardens	Richmond City	Lee Alford	BHC	Acquisition/Rehab	General	96	96	611.68	\$ 770,072	Moves to Tier Two
Belmont Green	Caroline County	Jen Surber	Surber Development	New Construction	General	66	66	560.42	\$ 1,018,018	Moves to Tier Two
Birch Island Apartments	Sussex County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	528.27	\$ 530,000	Moves to Tier Two
									Available Credits	\$ 861,888
									Amount from Excess Geographic Pool**	\$ 73,112
									Funded	\$ 935,000
									Left for At Large/Geographic Pools**	\$ -
Tidewater MSA Pool										
Grande Oak III****	York County	Jen Surber	Surber Development	New Construction	Elderly	49	49	649.26	\$ 90,912	Score high enough to receive credits
Blaine Landing Apartments****	James City County	Richard Counselman	S.L. Nusbaum	New Construction	General	59	59	641.32	\$ 121,500	Score high enough to receive credits
Gosnold II Apartments	Norfolk City	Allison Bogdanovic	VSH	Mixed Construction	General	100	100	595.83	\$ 1,136,967	Moves to Tier One
Woods at Yorktown NC	York County	Samantha Brown	CHP	New Construction	General	60	60	591.7	\$ 939,954	Moves to Tier Two
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	533.27	\$ 255,000	Moves to Tier Two
									Available Credits	\$ 1,259,854
									Funded	\$ 212,412
									Left for At Large/Geographic Pools**	\$ 1,047,442

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Balance of State Pool										
Legacy on Main	Montgomery County	Samantha Brown	CHP	New Construction	General	56	56	584.98	\$ 1,003,494	Score high enough to receive credits
Whites Mill Point II Apartments	Washington County	Bryan Phipps	People, Inc.	Rehabilitation	General	32	32	580.39	\$ 312,817	Moves to Tier One
Smith Ridge Commons	Roanoke County	Austin Pittman	Lawson	New Construction	General	72	72	575.56	\$ 1,160,000	Moves to Tier Two
Spencer Pointe	Lynchburg City	Gregory Mustric	Woda Cooper	New Construction	General	50	50	535.4	\$ 1,189,967	Moves to Tier Two
Deerfield Apartments	Nottoway County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	39	39	528.82	\$ 395,000	Moves to Tier Two
Northwood Village Apartments	Emporia City	PJ Hornik	Southport Development	Acquisition/Rehab	General	72	72	525.53	\$ 560,000	Moves to Tier Two
Rivermont School Apartments	Alleghany County	Lisa Sari	Landmark	Mixed Construction	General	49	49	510.32	\$ 980,000	Moves to Tier Two
Lawrenceville Manor Apartments	Brunswick County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	502.9	\$ 267,500	Moves to Tier Two
Peery Drive	Prince Edward County	Samantha Brown	CHP	New Construction	General	55	55	499.83	\$ 918,000	Moves to Tier Two
King Street Roanoke	Roanoke City	Samantha Brown	CHP	New Construction	General	71	71	471.43	\$ 925,000	Moves to Tier Two
Amy Street Station	Bristol City	Arthur Edwards, Jr.	Severn Development Corp.	New Construction	General	44	44	469.15	\$ 997,896	Moves to Tier Two
									Available Credits	\$ 1,048,643
									Funded	\$ 1,003,494
									Left for At Large/Geographic Pools**	\$ 45,149
Accessible Supportive Housing (ASH) Pool										
JCOC 3H Housing	Virginia Beach City	Todd Walker	JCOC	New Construction	General	38	38	634.09	\$ 500,000	Recommend funding from ASH pool
Parkside Apartments	Culpeper County	Tony Hooper	CHASS/CCDC	New Construction	General	37	37	632.91	\$ 725,000	Recommend funding from ASH pool
Townhomes at Liberty Place	Richmond City	Gerald Burr	Canterbury	New Construction	PWD	40	40	624.18	\$ 946,000	Recommend funding from ASH pool
Horner****	Chesterfield County	Lee Alford	BHC	New Construction	General	49	49	551.62	\$ 82,743	Recommend funding from ASH pool
									Funded	\$ 2,253,743
Tier One										
Saint Elizabeth Apartments	Richmond City	Jason "Jay" Brown	CCC	New Construction	General	56	56	641.55	\$ 949,500	Score high enough to receive credits
Middlebrook Trace II	Staunton City	Thomas Taft, Sr.	Taft-Mills	New Construction	General	48	48	611.30	\$ 918,000	Score high enough to receive credits
Whites Mill Point II Apartments	Washington County	Bryan Phipps	People, Inc.	Rehabilitation	General	32	32	580.39	\$ 312,817	Score high enough to receive credits
Gosnold II Apartments	Norfolk City	Allison Bogdanovic	VSH	Mixed Construction	General	100	100	575.83	\$ 1,136,967	Unfunded
Crestview Senior	Prince William County	Samantha Brown	CHP	New Construction	Elderly	60	60	546.88	\$ 1,041,358	Unfunded
									Available Credits	\$ 2,837,054
									Funded	\$ 2,180,317
									Remaining	\$ 656,737
									Total Available Credits	\$ 13,035,135
									Total Funded	\$ 12,378,398

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Tier Two										
Carter Woods III	Henrico County	Lee Alford	BHC	New Construction	PWD	53	53	616.71	\$ 1,119,060	Unfunded
Lafayette Gardens	Richmond City	Lee Alford	BHC	Acquisition/Rehab	General	96	96	611.68	\$ 770,072	Unfunded
Lightfoot Apartments	Culpeper County	Bryan Phipps	People, Inc.	New Construction	General	60	60	586.48	\$ 879,040	Unfunded
Smith Ridge Commons	Roanoke County	Austin Pittman	Lawson	New Construction	General	72	72	575.56	\$ 1,160,000	Unfunded
Woods at Yorktown NC	York County	Samantha Brown	CHP	New Construction	General	60	60	571.70	\$ 939,954	Unfunded
Belmont Green	Caroline County	Jen Surber	Surber Development	New Construction	General	66	66	540.42	\$ 1,018,018	Unfunded
Spencer Pointe	Lynchburg City	Gregory Mustric	Woda Cooper	New Construction	General	50	50	535.40	\$ 1,189,967	Unfunded
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	533.27	\$ 255,000	Unfunded
Simms Pointe	Harrisonburg City	Gregory Mustric	Woda Cooper	New Construction	General	40	40	530.87	\$ 1,082,000	Unfunded
Deerfield Apartments	Nottoway County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	39	39	528.82	\$ 395,000	Unfunded
Birch Island Apartments	Sussex County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	528.27	\$ 530,000	Unfunded
Northwood Village Apartments	Emporia City	PJ Hornik	Southport Development	Acquisition/Rehab	General	72	72	525.53	\$ 560,000	Unfunded
Rivermont School Apartments	Alleghany County	Lisa Sari	Landmark	Mixed Construction	General	49	49	510.32	\$ 980,000	Unfunded
Lawrenceville Manor Apartments	Brunswick County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	502.90	\$ 267,500	Unfunded
Braddock Terrace	Loudoun County	Charles Irick	Fitch Irick	New Construction	General	20	20	502.53	\$ 895,733	Unfunded
Peery Drive	Prince Edward County	Samantha Brown	CHP	New Construction	General	55	55	499.83	\$ 918,000	Unfunded
King Street Roanoke	Roanoke City	Samantha Brown	CHP	New Construction	General	71	71	471.43	\$ 925,000	Unfunded
Amy Street Station	Bristol City	Arthur Edwards, Jr.	Severn Development Corp.	New Construction	General	44	44	469.15	\$ 997,896	Unfunded

NOTES:

1- Available Credits calculated at \$2.60.

2 - Developments highlighted in blue in each pool have a score high enough to receive credits.

3 - Developments competing in the Nonprofit and New Construction 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 do not compete in the geographic or 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 pool

7 - Proximity to public transportation 20-points are reduced to 10-points in the At-Large pool

8 - Accessible Supportive Housing (ASH) pool is not funded as a result of deal scoring rank. These deals will compete in the geographic pools.

* - Final rankings and credit amounts are subject to Virginia Housing Board approval.

** - 2022 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)