

2019 Low Income Housing Tax Credit Program: Final Rankings*

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
Non-Profit Pool										
Daffodil Gardens Phase Two '19***	Gloucester County	Joshua Gemerek	Chesapeake Bay Housing, Inc.	New Construction	Elderly	40	40	534.33	\$ 38,400	Score high enough to receive credits
Poplar Creek Homes	Halifax County	Earl Howerton	Southside Outreach Group	New Construction	General	32	32	445.04	\$ 434,000	Score high enough to receive credits
Senseny Place	Frederick County	Shelley Murphy	Wesley Housing	New Construction	Elderly	63	63	426.34	\$ 949,624	Score high enough to receive credits
Powhatan Terrace Townhomes	James City County	Brandie Weiler	Housing Partnerships, Inc.	New Construction	General	36	36	425.60	\$ 575,000	Score high enough to receive credits
									Available Credits	\$ 2,248,951
									Funded	\$ 1,997,024
									Left for At Large	\$ 251,927
Local Housing Authority Pool										
South First Street Phase One	Charlottesville City	Grant Duffield	Charlottesville RHA	New Construction	General	62	62	574.67	\$ 750,000	Score high enough to receive credits
Lassiter Courts***	Newport News City	Karen Wilds	Newport News RHA	Rehabilitation	General	100	100	540.54	\$ 40,000	Score high enough to receive credits
Crescent Halls	Charlottesville City	Grant Duffield	Charlottesville RHA	Rehabilitation	General	105	105	528.60	\$ 875,000	Score high enough to receive credits
Spratley House	Newport News City	Karen Wilds	Newport News RHA	Rehabilitation	General	50	50	516.69	\$ 441,000	Score high enough to receive credits
White Marsh Pointe	Suffolk City	Peter Behringer	Suffolk RHA	New Construction	General	93	93	483.36	\$ 1,000,000	Unfunded
Church Hill North Phase 2B	Richmond City	Emily Phillips	The Community Builders/RRHA	New Construction	Elderly	45	45	448.88	\$ 670,000	Unfunded
Carrier Point I	Newport News City	Karen Wilds	Newport News RHA	New Construction	General	37	34	434.19	\$ 566,800	Unfunded
									Available Credits	\$ 2,248,951
									Funded	\$ 2,106,000
									Left for At Large	\$ 142,951
New Construction										
Arrowbrook Centre Apartments	Fairfax County	Stephen Wilson	Stratford Capital	New Construction	General	126	126	635.56	\$ 2,475,000	Score high enough to receive credits
Mt. Sterling Senior 9% B	Loudoun County	Nina Janopaul	APAH	New Construction	Elderly	48	48	604.91	\$ 996,750	Score high enough to receive credits
Post West Nine	Arlington County	Nina Janopaul	APAH	New Construction	General	80	80	604.66	\$ 2,270,000	Moves to Northern VA pool
Fairlington Presbyterian	Alexandria City	Shelley Murphy	Wesley Housing	New Construction	General	81	81	603.57	\$ 1,862,803	Moves to Northern VA pool
									Available Credits	\$ 3,526,322
									Funded	\$ 3,471,750
									Remaining	\$ 54,572
Northern Virginia										
Post West Nine	Arlington County	Nina Janopaul	APAH	New Construction	General	80	80	604.66	\$ 2,270,000	Score high enough to receive credits
Fairlington Presbyterian	Alexandria City	Shelley Murphy	Wesley Housing	New Construction	General	81	81	603.57	\$ 1,862,803	Moves to Tier One
									Available Credits	\$ 2,701,740
									Funded	\$ 2,270,000
									Left for At Large	\$ 431,740

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Northwest / North Central VA Pool										
Friendship Court Phase 1	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	106	106	534.28	\$ 1,588,844	Moves to Tier One
Mountain Laurel Manor III	Augusta County	Jen Surber	Surber Development	New Construction	General	48	48.00	520.43	\$ 742,638	Moves to Tier Two
Cecelia House	Fauquier County	Noah Hale	TM Associates / Good Works	New Construction	Elderly	75	75	517.62	\$ 825,000	Moves to Tier Two
Steeplechase Manor	Fauquier County	David Koogler	Mark-Dana Corp.	Rehabilitation	General	56	56.00	505.19	\$ 341,514	Moves to Tier Two
Mountain Laurel Manor***	Augusta County	Jen Surber	Surber Development	New Construction	General	48	48.00	483.83	\$ 57,857	Moves to Tier Two
Luray Village Apartments	Page County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	34	34.00	421.78	\$ 272,000	Below Threshold
									Available Credits	\$ 1,379,357
									Funded	\$ -
									Left for At Large	\$ 1,379,357
Richmond MSA Pool										
Brook Villas	Henrico County	David Koogler	Mark-Dana Corp.	New Construction	General	84	84	516.84	\$ 1,052,007	Score high enough to receive credits
The Heights at Brady Square	Richmond City	Stephen Kominski	Dakota Partners	New Construction	General	66	66	514.57	\$ 976,315	Moves to Tier One
Bickerstaff Crossing***	Henrico County	Jen Surber	Surber Development	New Construction	General	60	60	510.45	\$ 70,260	Moves to Tier Two
Hanover Apartments	Hanover County	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	40	40	504.56	\$ 318,000	Moves to Tier Two
Birch Island Apartments	Sussex County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	48	48	498.82	\$ 408,000	Moves to Tier Two
King William Manor***	King William County	David Koogler	Mark-Dana Corp.	New Construction	Elderly	40	40	476.80	\$ 42,904	Moves to Tier Two
Courthouse Lane Apartments	Caroline County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	32	32	435.43	\$ 220,000	Moves to Tier Two
									Available Credits	\$ 1,743,687
									Funded	\$ 1,052,007
									Left for At Large	\$ 691,680
Tidewater MSA Pool										
Market Heights Apartments	Norfolk City	Carl Hardee	Lawson Companies	New Construction	PWD	80	80	557.65	\$ 1,170,000	Score high enough to receive credits
PABP Apartments	Norfolk City	Richard Counselman	S.L. Nusbaum	New Construction	General	70	70	546.16	\$ 1,066,000	Score high enough to receive credits
Holley Pointe	Portsmouth City	Gregory Mustric	Woda Group	New Construction	General	50	50	545.30	\$ 885,000	Moves to Tier One
The Coile	Newport News City	Noah Hale	TM Associates	New Construction	General	62	62	543.01	\$ 775,000	Moves to Tier Two
Grande Oak	York County	Jen Surber	Surber Development	New Construction	Elderly	49	49	530.36	\$ 717,717	Moves to Tier Two
Oakland Pointe	James City County	T Connelly	Connelly Builders	New Construction	General	119	119	525.40	\$ 1,718,825	Moves to Tier Two
Riverside Station Apartments	Norfolk City	Thomas Johnston	Franklin Johnston Group	New Construction	General	132	132	493.36	\$ 1,825,000	Moves to Tier Two
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	474.61	\$ 204,000	Moves to Tier Two
									Available Credits	\$ 2,548,811
									Funded	\$ 2,236,000
									Left for At Large	\$ 312,811

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Balance of State Pool										
Kilmarnock Village Apartments	Lancaster County	Adam Stockmaster	TM Associates	Acquisition/Rehab	General	24	24	503.61	\$ 195,000	Score high enough to receive credits
Maury River Place***	Rockbridge County	David Koogler	Mark-Dana Corp.	Rehabilitation	General	40	40	478.11	\$ 30,865	Score high enough to receive credits
Blair's Schol AKA Southside Lofts	Pittsylvania County	Lisa Sari	Landmark Development	Adaptive Reuse	General	55	55	458.48	\$ 650,000	Score high enough to receive credits
Groom School Apartments***	Mecklenburg County	Lisa Sari	Landmark Development	Mixed Construction	General	55	55	444.64	\$ 60,000	Score high enough to receive credits
Laurel Ridge Apartments	Carroll County	PJ Hornik	Southport Development	Acquisition/Rehab	General	56	56	439.54	\$ 456,953	Score high enough to receive credits
Cross Creek	Mecklenburg County	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	Elderly	19	19	436.01	\$ 191,191	Score high enough to receive credits
Magnolia Place	Nottoway County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	56	56	419.29	\$ 392,000	Below Threshold
Joyner Greene	Emporia City	Gregory Mustric	Woda Group	New Construction	General	44	44	409.95	\$ 873,000	Below Threshold
Marvin Gardens	Emporia City	Jen Surber	Surber Development	Acquisition/Rehab	Elderly	40	40	401.49	\$ 272,700	Below Threshold
									Available Credits	\$ 2,121,510
									Funded	\$ 1,584,009
									Left for At Large	\$ 537,501
Accessible Supportive Housing (ASH) Pool										
Cool Lane Apartments	Henrico County	Allison Bogdanovic	Virginia Supportive Housing	Adaptive Reuse	General	87	86	534.41	\$ 950,000	Recommend funding from ASH pool
Carlton Views III	Charlottesville City	Thomas Papa	Fountainhead	New Construction	General	48	48	435.90	\$ 675,000	Recommend funding from ASH pool
Knightsbridge Apartments	Arlington County	Shelley Murphy	Wesley Housing	Acquisition/Rehab	PWD	37	37	524.48	\$ 366,528	Recommend funding from ASH pool
Market Heights Apartments	Norfolk City	Carl Hardee	Lawson Companies	New Construction	PWD	80	80	547.65	\$ 1,170,000	Moves to Tidewater pool
									Funded	\$ 1,991,528
Tier One										
Fairlington Presbyterian	Alexandria City	Shelley Murphy	Wesley Housing	New Construction	General	81	81	573.57	\$ 1,862,803	Score high enough to receive credits
Holley Pointe	Portsmouth City	Gregory Mustric	Woda Group	New Construction	General	50	50	515.30	\$ 885,000	Score high enough to receive credits
Friendship Court Phase 1	Charlottesville City	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	106	106	514.28	\$ 1,588,844	Unfunded
The Heights at Brady Square	Richmond City	Stephen Kominski	Dakota Partners	New Construction	General	66	66	494.57	\$ 976,315	Unfunded
									Available Credits	\$ 3,747,967
									Funded	\$ 2,747,803
									Remaining	\$ 1,000,164

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Tier Two										
The Coile	Newport News City	Noah Hale	TM Associates	New Construction	General	62	62	513.01	\$ 775,000	Unfunded
Steeplechase Manor	Fauquier County	David Koogler	Mark-Dana Corp.	Rehabilitation	General	56	56	505.19	\$ 341,514	Unfunded
Hanover Apartments	Hanover County	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	40	40	504.56	\$ 318,000	Unfunded
Mountain Laurel Manor III	Augusta County	Jen Surber	Surber Development	New Construction	General	48	48	500.43	\$ 742,638	Unfunded
Grande Oak	York County	Jen Surber	Surber Development	New Construction	Elderly	49	49	500.36	\$ 717,717	Unfunded
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Riverside Station Apartments	Norfolk City	Thomas Johnston	Franklin Johnston Group	New Construction	General	132	132	463.36	\$ 1,825,000	Unfunded
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Magnolia Place	Nottoway County	Adam Stockmaster	TM Associates	Acquisition/Rehab	Elderly	56	56	419.29	\$ 392,000	Unfunded
Joyner Greene	Emporia City	Gregory Mustric	Woda Group	New Construction	General	44	44	409.95	\$ 873,000	Unfunded
Marvin Gardens	Emporia City	Jen Surber	Surber Development	Acquisition/Rehab	Elderly	40	40	401.49	\$ 272,700	Unfunded
Withdrawn										
1218 Park	Lynchburg City	Erica Meissner	KCG Development	Adaptive Reuse	PWD	35	35	---	\$ 540,000	Unfunded

NOTES:

1- Available Credits calculated at \$2.76.

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.

* Final Rankings subject to VHDA Board approval.

*** - Denote developments seeking additional credits (prior year credit allocation subtracted)