

2020 Low Income Housing Tax Credit Program: Final Rankings*

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit Units	Final Score	Credit Request	Final Status
Non-Profit Pool										
Apartments at Kingsridge 3	Henrico County	Samantha Brown	CHP	New Construction	General	24	24	519.63	\$ 308,735	Score high enough to receive credits
Sweetbriar II Apartments	Washington County	Robert Goldsmith	People, Inc.	New Construction	General	22	22	517.70	\$ 416,738	Score high enough to receive credits
Whitefield Commons	Arlington County	Shelley Murphy	Wesley Housing	Acquisition/Rehab	General	68	67	503.05	\$ 772,154	Score high enough to receive credits
Woods at Yorktown NC	York County	Samantha Brown	CHP	New Construction	General	60	60	499.56	\$ 910,873	Score high enough to receive credits
Senior Townsquare at Dumfries	Prince William County	Samantha Brown	CHP	New Construction	Elderly	40	40	481.70	\$ 596,584	Moves to New Construction pool
Westside Village Apartments	Halifax County	Todd Travis	Huntington Housing	Acquisition/Rehab	General	70	70	388.48	\$ 811,157	Below Threshold
									Available Credits	\$ 2,535,745
									Funded	\$ 2,408,500
									Left for At Large	\$ 127,245
Local Housing Authority Pool										
One University Family	Fairfax County	Stephen Wilson	Stratford Capital	New Construction	General	120	120	556.89	\$ 3,000,000	Score high enough to receive credits
Block 20 Apartments	Norfolk City	Thomas Johnston	Franklin Johnston Group	New Construction	General	120	83	533.51	\$ 1,325,000	Unfunded
Carrier Point I	Newport News City	Karen Wilds	NNRHA	New Construction	General	43	37	532.54	\$ 675,000	Unfunded
South First Phase Two	Charlottesville City	Kathleen Glenn-Matthews	Charlottesville RHA	New Construction	General	113	113	522.02	\$ 1,600,000	Unfunded
Aaron Mills Apartments	Martinsville City	Lisa Sari	Landmark Development/ Danville RHA	New Construction	Elderly	52	52	435.04	\$ 797,000	Unfunded
Church Hill North Phase 2B - 9%	Richmond City	Emily Phillips	TCB/RRHA	New Construction	Elderly	45	45	380.54	\$ 770,000	Below Threshold
									Available Credits	\$ 3,128,870
									Funded	\$ 3,000,000
									Left for At Large	\$ 128,870
New Construction										
Tuscarora Crossing 9% Phase 1A	Loudoun County	James Edmondson	E & G Group	New Construction	General	44	44	615.16	\$ 1,160,994	Score high enough to receive credits
Oakwood South Nine	Fairfax County	Nina Janopaul	APAH	New Construction	Elderly	71	71	612.96	\$ 1,738,000	Score high enough to receive credits
Arlington View Terrace East	Arlington County	Haley Norris	AHC, Inc.	New Construction	General	77	77	549.40	\$ 2,030,000	Moves to Northern VA pool
Senior Townsquare at Dumfries	Prince William County	Samantha Brown	CHP	New Construction	Elderly	40	40	481.70	\$ 596,584	Moves to Northern VA pool
									Available Credits	\$ 3,610,771
									Funded	\$ 2,898,994
									Remaining	\$ 711,777
Northern Virginia										
Arlington View Terrace East	Arlington County	Haley Norris	AHC, Inc.	New Construction	General	77	77	549.40	\$ 2,030,000	Score high enough to receive credits
Senior Townsquare at Dumfries	Prince William County	Samantha Brown	CHP	New Construction	Elderly	40	40	481.7	\$ 596,584	Score high enough to receive credits
									Available Credits	\$ 3,046,275
									Funded	\$ 2,626,584
									Left for At Large	\$ 419,691

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Northwest / North Central VA Pool										
Mountain Laurel Manor III	Augusta County	Jen Surber	Surber Development	New Construction	General	48	48	553.04	\$ 681,000	Score high enough to receive credits
East Gate Village II	Orange County	Jen Surber	Surber Development	New Construction	General	37	37	491.38	\$ 599,000	Score high enough to receive credits
Goose Creek Crossing	Augusta County	Charles Heritage	South Creek Development	New Construction	General	116	116	476.42	\$ 1,525,000	Moves to Tier One
Luray Village Apartments	Page County	Noah Hale	TM Associates	Acquisition/Rehab	Elderly	34	34.00	436.41	\$ 294,100	Moves to Tier Two
									Available Credits	\$ 1,555,257
									Funded	\$ 1,280,000
									Left for At Large	\$ 275,257

Richmond MSA Pool										
Brady Square	Richmond City	James Peys	Dakota Partners	New Construction	General	66	66	576.87	\$ 901,023	Score high enough to receive credits
Watermark Gardens	Chesterfield County	Jen Surber	Surber Development	New Construction	Elderly	80	80	565.80	\$ 916,400	Score high enough to receive credits
Lambert Landing	Chesterfield County	Gregory Mustric	Woda Cooper	New Construction	General	64	64	564.56	\$ 1,245,000	Moves to Tier One
Bellwood Crossing	Chesterfield County	Charles Heritage	South Creek Development	New Construction	General	92	92	523.35	\$ 1,020,000	Moves to Tier Two
Birch Island Apartments	Sussex County	Noah Hale	TM Associates	Acquisition/Rehab	General	48	48	502.24	\$ 434,400	Moves to Tier Two
Sussex Trace Apartments	Sussex County	Noah Hale	TM Associates	Acquisition/Rehab	General	50	50	489.61	\$ 525,000	Moves to Tier Two
Stonebrook Terrace	Chesterfield County	Stacy Kaplowitz	KCG	New Construction	General	64	64	460.14	\$ 915,000	Moves to Tier Two
									Available Credits	\$ 1,966,048
									Funded	\$ 1,817,423
									Left for At Large	\$ 148,625

Tidewater MSA Pool										
Grande Oak	York County	Jen Surber	Surber Development	New Construction	Elderly	49	49	571.02	\$ 650,560	Score high enough to receive credits
Riverside Station Apartments	Norfolk City	Thomas Johnston	Franklin Johnston Group	New Construction	General	120	120	551.49	\$ 1,675,000	Score high enough to receive credits
Oak Terrace	Suffolk City	Charles Heritage	South Creek Development	New Construction	General	120	120	520.17	\$ 1,335,000	Moves to Tier One
Oakland Pointe	James City County	T Connelly	Connelly Builders	New Construction	General	119	119	498.07	\$ 1,711,489	Moves to Tier Two
									Available Credits	\$ 2,873,844
									Funded	\$ 2,325,560
									Left for At Large	\$ 548,284

Balance of State Pool										
Northway	Galax City	Samantha Brown	CHP	Rehabilitation	General	72	72	504.40	\$ 678,365	Score high enough to receive credits
Miller's Rest Apartments	Lynchburg City	Austin Pittman	Lawson Companies	New Construction	General	80	80	500.30	\$ 925,000	Score high enough to receive credits
Magnolia Place Apartments	Nottoway County	Noah Hale	TM Associates	Acquisition/Rehab	Elderly	56	56	475.31	\$ 403,200	Score high enough to receive credits
Woodlawn School Apartments***	Carroll County	Lisa Sari	Landmark Development	Adaptive Reuse	General	51	51	465.76	\$ 57,158	Score high enough to receive credits
Claremont School Apartments	Pulaski County	Lisa Sari	Landmark Development	Mixed Construction	General	50	50	448.59	\$ 655,000	Moves to Tier One
Mecklenburg Manor	Mecklenburg County	Rick Edson	Gateway Development Assoc.	Rehabilitation	General	51	51	448.25	\$ 450,000	Moves to Tier Two
Deerfield Apartments	Nottoway County	Noah Hale	TM Associates	Acquisition/Rehab	Elderly	39	39	438.12	\$ 312,000	Moves to Tier Two
Riverbend Apartments	Radford City	PJ Hornik	Southport Financial	Acquisition/Rehab	General	60	60	435.64	\$ 375,000	Moves to Tier Two
									Available Credits	\$ 2,392,053
									Funded	\$ 2,063,723
									Left for At Large	\$ 328,330

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Accessible Supportive Housing (ASH) Pool										
Winchester Forest 9%	Chesterfield County	Lee Alford	BHC	New Construction	PWD	72	72	531.32	\$ 1,121,000	Recommend funding from ASH pool
Cameo Street	Richmond City	Lee Alford	BHC	New Construction	PWD	67	67	457.83	\$ 950,000	Recommend funding from ASH pool
Florida Terrace	Lynchburg City	Jeffrey Smith	RUSH Homes	New Construction	PWD	48	48	410.29	\$ 725,000	Below Threshold
									Funded	\$ 2,071,000

Tier One

Lambert Landing	Chesterfield County	Gregory Mustric	Woda Cooper	New Construction	General	64	64	544.56	\$ 1,245,000	Score high enough to receive credits
Oak Terrace	Suffolk City	Charles Heritage	South Creek Development	New Construction	General	120	120	480.17	\$ 1,335,000	Unfunded
Goose Creek Crossing	Augusta County	Charles Heritage	South Creek Development	New Construction	General	116	116	456.42	\$ 1,525,000	Unfunded
Claremont School Apartments	Pulaski County	Lisa Sari	Landmark Development	Mixed Construction	General	50	50	448.59	\$ 655,000	Unfunded
									Available Credits	\$ 1,976,302
									Funded	\$ 1,245,000
									Remaining	\$ 731,302

Tier Two

Bellwood Crossing	Chesterfield County	Charles Heritage	South Creek Development	New Construction	General	92	92	503.35	\$ 1,020,000	Unfunded
Birch Island Apartments	Sussex County	Noah Hale	TM Associates	Acquisition/Rehab	General	48	48	500.40	\$ 434,400	Unfunded
Sussex Trace Apartments	Sussex County	Noah Hale	TM Associates	Acquisition/Rehab	General	50	50	489.07	\$ 525,000	Unfunded
Oakland Pointe	James City County	T Connelly	Connelly Builders	New Construction	General	119	119	478.07	\$ 1,711,489	Unfunded
Mecklenburg Manor	Mecklenburg County	Rick Edson	Gateway Development Assoc.	Rehabilitation	General	51	51	448.25	\$ 450,000	Unfunded
Stonebrook Terrace	Chesterfield County	Stacy Kaplowitz	KCG	New Construction	General	64	64	440.14	\$ 915,000	Unfunded
Deerfield Apartments	Nottoway County	Noah Hale	TM Associates	Acquisition/Rehab	Elderly	39	39	438.12	\$ 312,000	Unfunded
Luray Village Apartments	Page County	Noah Hale	TM Associates	Acquisition/Rehab	Elderly	34	34	436.41	\$ 294,100	Unfunded
Riverbend Apartments	Radford City	PJ Hornik	Southport Financial	Acquisition/Rehab	General	60	60	435.64	\$ 375,000	Unfunded
Westside Village Apartments	Halifax County	Todd Travis	Huntington Housing	Acquisition/Rehab	General	70	70	388.48	\$ 811,157	Unfunded

NOTES:

1- Available Credits calculated at \$2.81.

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 - Per the QAP, the ASH Pool is funded based on staff recommendation and Board action rather than Tax Credit Score and ranking.

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

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