

2016 LOW INCOME HOUSING TAX CREDIT PROGRAM: PRELIMINARY RANKINGS

DEVELOPMENT NAME	DEVELOPMENT LOCATION	DEVELOPMENT CONTACT PERSON	PHONE NUMBER	DEV TYPE	GEN OR ELD	TOTAL UNITS	TC UNITS	TAX CREDIT SCORE	NONPROFIT POOL	LHA POOL	NEW CONST POOL	NO. VA. POOL	NW/NC VA POOL	RICHMOND POOL	TIDEWATER POOL	BALANCE OF VA POOL	AT-LARGE POOL
NONPROFIT POOL:																	
Church Street Station Studios Apartments at Kingsridge	Norfolk City	Allison Bogdanovic	(804) 836-1052	N	GEN	80	80	591.89	71,805	0	0	0	0	0	0	0	0
Citadel of Hope	Henrico County	Samantha Brown	(804) 343-7021	N	GEN	72	72	571.25	744,818	0	0	0	0	0	0	0	0
Keswick Senior Apartments	Richmond City	April Talley	(804) 644-0546	N & A	GEN	52	52	557.99	544,122	0	0	0	0	0	0	0	0
East Gate Village Apartments	Spotsylvania County	Tracy Doran	(843) 856-4120	N	ELD	100	100	557.06	681,932	0	0	0	0	0	0	0	0
Essex Manor Apartments	Orange County	Samantha Brown	(804) 343-7201	N & R	GEN	60	60	554.60	728,472	0	0	0	0	0	0	0	0
Pennington Gap Apartments	Essex County	Robert Goldsmith	(276) 263-9000	R	ELD-RW/S	40	40	550.44	179,198	0	0	0	0	0	0	0	0
Daffodil Gardens Phase Two	Lee County	Robert Goldsmith	(276) 623-9000	R	ELD-RW/S	40	40	540.69	220,146	0	0	0	0	0	0	0	0
Bluegrass Apartments	Gloucester County	Joshua Gemerek	(804) 758-1260	N	ELD	40	40	528.17	385,000	0	0	0	0	0	0	0	0
Culpeper Cove Apartments	Pulaski County	Samantha Brown	(804) 343-7201	R	ELD-RW/S	39	39	509.91	202,396	0	0	0	0	0	0	0	0
Angelwood at Westmoreland	Culpeper County	Samantha Brown	(804) 343-7201	N	GEN	39	39	500.34	497,315	0	0	0	0	0	0	0	0
	Westmoreland County	Fronce Wardlaw	(540) 775-3492	N	GEN	26	26	494.52	250,000	0	0	0	0	0	0	0	0
LOCAL HOUSING AUTHORITY POOL:																	
Sycamore Towers Apartments	Petersburg City	Nathaniel Pride	(804) 733-2200	R	ELD-RW/S	100	100	570.52	0	442,812	0	0	0	0	0	0	0
Jackson Ward Senior	Richmond City	Christopher LoPiano	(202) 895-8900	N	ELD	72	72	565.56	0	630,000	0	0	0	0	0	0	0
Church Hill North Phase 2A	Richmond City	Jacqueline Alexander	(202) 552-2503	N	GEN	70	70	561.50	0	875,000	0	0	0	0	0	0	0
Lexington Place - Phase II	Portsmouth City	Brian Donahue	(757) 391-2910	N	GEN	78	78	535.83	0	1,100,685	0	0	0	0	0	0	0
Murraygate Village Apartments	Fairfax County	Debashish Chakravarty	(703) 246-5257	R	GEN	195	195	535.68	0	317,635	0	0	0	0	0	0	0
The Village at Oakview	Bristol City	David Baldwin	(276) 821-6255	N	GEN	48	48	528.81	0	27,000	0	0	0	0	0	0	0
Cypress Terrace Apartments	Newport News City	Karen Wilds	(757) 928-2663	R	GEN	82	82	524.43	0	17,716	0	0	0	0	0	0	0
Oyster Point-Brighton Apartment	Newport News City	Karen Wilds	(757) 928-2663	R	GEN	196	196	520.24	0	104,898	0	0	0	0	0	0	0
Pin Oaks Estates	Petersburg City	Nathaniel Pride	(804) 733-2200	N	GEN	75	75	518.01	0	1,140,764	0	0	0	0	0	0	0
NEW CONSTRUCTION POOL:																	
Gilliam Place East	Arlington County	Nina Janopaul	(703) 276-7444	N	GEN	83	83	612.33	0	0	1,950,000	0	0	0	0	0	0
AHDC Gateway Apartments	Alexandria City	Jonathan Frederick	(703) 739-7775	N	GEN	74	74	581.22	0	0	1,524,847	0	0	0	0	0	0
Birchwood at Brambleton	Loudoun County	Robert Margolis	(240) 498-7799	N	ELD	56	56	562.46	0	0	843,658	0	0	0	0	0	0
Heronview Apartments	Loudoun County	Hollis Fitch	(704) 315-9112	N	GEN	96	96	534.77	0	0	1,551,142	0	0	0	0	0	0
Parkside at Dumfries	Prince William County	Samantha Brown	(804) 343-7201	N	GEN	56	56	505.16	0	0	854,347	0	0	0	0	0	0
NORTHERN VIRGINIA POOL:																	
AHDC Gateway Apartments	Alexandria City	Jonathan Frederick	(703) 739-7775	N	GEN	74	74	581.22	0	0	0	1,524,847	0	0	0	0	0
Birchwood at Brambleton	Loudoun County	Robert Margolis	(240) 498-7799	N	ELD	56	56	562.46	0	0	0	843,658	0	0	0	0	0
Heronview Apartments	Loudoun County	Hollis Fitch	(704) 315-9112	N	GEN	96	96	534.77	0	0	0	1,551,142	0	0	0	0	0
Parkside at Dumfries	Prince William County	Samantha Brown	(804) 343-7201	N	GEN	56	56	505.16	0	0	0	854,347	0	0	0	0	0
NORTHWEST/NORTH CENTRAL POOL:																	
Keswick Apartments	Spotsylvania County	Tracy Doran	(843) 856-4120	N	GEN	120	120	575.95	0	0	0	0	736,428	0	0	0	0
Timberland Park	Albemarle County	Gary Ellis	(704) 357-6000	N	GEN	80	80	569.52	0	0	0	0	683,385	0	0	0	0
East Gate Village Apartments	Orange County	Samantha Brown	(804) 343-7201	N & R	GEN	60	60	554.60	0	0	0	0	728,472	0	0	0	0
Woodstock Village Apartments	Shenandoah County	Robert Margolis	(240) 428-7799	R	GEN	46	46	503.01	0	0	0	0	263,588	0	0	0	0
Culpeper Cove Apartments	Culpeper County	Samantha Brown	(804) 343-7201	N	GEN	39	39	500.34	0	0	0	0	497,315	0	0	0	0
Luray Village Apartments	Page County	Adam Stockmaster	(240) 428-7799	R	ELD-RW/S	34	34	493.37	0	0	0	0	217,600	0	0	0	0
RICHMOND POOL:																	
Lakeside Commons	Chesterfield County	Jeffrey Kittle	(317) 846-3111	N	GEN	50	47	634.12	0	0	0	0	0	473,000	0	0	0
Lambert Landing	Richmond City	Gregory Mustric	(614) 396-3200	N	GEN	70	70	615.59	0	0	0	0	0	835,000	0	0	0
Glenwood Ridge Apartments	Richmond City	Tracy Doran	(843) 856-4120	N	GEN	82	82	599.83	0	0	0	0	0	964,521	0	0	0
King William Place	King William County	David Koogler	(281) 292-1958	N	GEN	84	84	595.28	0	0	0	0	0	634,817	0	0	0
King William Manor	King William County	David Koogler	(281) 292-1958	N	ELD	40	40	589.73	0	0	0	0	0	318,703	0	0	0
Abbingdon Creekside	Richmond City	William Rea, Jr.	(404) 250-4093	N	GEN	88	88	543.13	0	0	0	0	0	846,000	0	0	0
Birch Island Apartments	Sussex County	Adam Stockmaster	(240) 428-7799	R	GEN	48	48	539.65	0	0	0	0	0	284,895	0	0	0
Bermuda Crossing	Chesterfield County	Gary Ellis	(704) 357-6000	N	ELD	80	80	536.77	0	0	0	0	0	718,141	0	0	0
Brook Run Seniors	Henrico County	April Talley	(804) 644-0546	N	ELD	120	120	534.76	0	0	0	0	0	802,749	0	0	0
Rialto Place	Petersburg City	Gregory Mustric	(614) 396-3200	N	GEN	36	36	520.84	0	0	0	0	0	504,999	0	0	0
Beacon on Broad	Richmond City	Samantha Brown	(804) 343-7201	N	GEN	53	53	519.90	0	0	0	0	0	708,710	0	0	0

DEVELOPMENT NAME	DEVELOPMENT LOCATION	DEVELOPMENT CONTACT PERSON	PHONE NUMBER	DEV TYPE	GEN OR ELD	TOTAL UNITS	TC UNITS	TAX CREDIT SCORE	NONPROFIT POOL	LHA POOL	NEW CONST POOL	NO. VA. POOL	NW/NC VA POOL	RICHMOND POOL	TIDEWATER POOL	BALANCE OF VA POOL	AT-LARGE POOL
TIDEWATER POOL:																	
St. Paul's Apartments	Norfolk City	Richard Counselman	(757) 640-2299	N	GEN	126	120	616.43	0	0	0	0	0	0	1,200,000	0	0
October Station Apartments	Suffolk City	Carl Hardee	(757) 499-6161	N	GEN	48	48	610.14	0	0	0	0	0	0	483,755	0	0
Brennan Pointe II	Newport News City	Gregory Mustric	(614) 396-3200	N	GEN	43	43	591.80	0	0	0	0	0	0	553,000	0	0
Grande Oak	York County	Gary Ellis	(704) 357-6000	N	ELD	49	49	554.08	0	0	0	0	0	0	462,000	0	0
Daffodil Gardens Phase Two	Gloucester County	Joshua Gemerek	(804) 758-1260	N	ELD	40	40	538.17	0	0	0	0	0	0	385,000	0	0
The Villas at Reid Landing	Suffolk City	Mark Gardner	(807) 341-4550	N	ELD	51	51	531.44	0	0	0	0	0	0	582,000	0	0
Whittaker Place	Newport News City	Gerald Burr	(804) 530-2109	A	GEN	62	62	456.12	0	0	0	0	0	0	500,000	0	0
BALANCE OF STATE POOL:																	
Exmore Village II	Northampton County	David Koogler	(281) 292-1958	R	ELD-RW/S	64	64	573.17	0	0	0	0	0	0	0	200,898	0
Crewe Village Apartments	Nottoway County	Adam Stockmaster	(240) 428-7799	R	GEN	40	40	567.67	0	0	0	0	0	0	0	219,931	0
Brookshire Apartments	Henry County	Hollis Fitch	(704) 335-9112	R	GEN	64	64	566.82	0	0	0	0	0	0	0	361,441	0
Harmony Village	Galax City	Hollis Fitch	(704) 335-9112	R	GEN	42	42	560.44	0	0	0	0	0	0	0	263,998	0
Essex Manor Apartments	Essex County	Robert Goldsmith	(276) 263-9000	R	ELD-RW/S	40	40	550.44	0	0	0	0	0	0	0	179,198	0
Pennington Gap Apartments	Lee County	Robert Goldsmith	(276) 623-9000	R	ELD-RW/S	40	40	540.69	0	0	0	0	0	0	0	220,146	0
Milwood Village	Prince Edward County	Hollis Fitch	(704) 335-9112	R	ELD-RW/S	40	40	528.42	0	0	0	0	0	0	0	231,132	0
Lakewood Apartments	Mecklenburg County	Hollis Fitch	(704) 335-9112	R	GEN	52	52	520.70	0	0	0	0	0	0	0	341,294	0
Stevens Woods II Apartments	Southampton County	Adam Stockmaster	(240) 428-7799	R	GEN	24	24	516.35	0	0	0	0	0	0	0	143,921	0
Bluegrass Apartments	Pulaski County	Samantha Brown	(804) 343-7201	R	ELD-RW/S	39	39	509.91	0	0	0	0	0	0	0	202,396	0
Angelwood at Westmoreland	Westmoreland County	Fronce Wardlaw	(540) 775-3492	N	GEN	26	26	494.52	0	0	0	0	0	0	0	250,000	0
Garden Village at Harman Height	Tazewell County	Frank Sinito	(216) 520-1250	R	GEN	108	108	473.27	0	0	0	0	0	0	0	838,205	0
Deerfield Apartments	Nottoway County	Adam Stockmaster	(240) 428-7799	R	ELD-RW/S	39	39	460.17	0	0	0	0	0	0	0	279,600	0
TIER ONE AT-LARGE POOL:																	
Glenwood Ridge Apartments	Richmond City	Tracy Doran	(843) 856-4120	N	GEN	82	82	579.83	0	0	0	0	0	0	0	0	964,521
Timberland Park	Albemarle County	Gary Ellis	(704) 357-6000	N	GEN	80	80	549.52	0	0	0	0	0	0	0	0	683,385
Grande Oak	York County	Gary Ellis	(704) 357-6000	N	ELD	49	49	524.08	0	0	0	0	0	0	0	0	462,000
Lakewood Apartments	Mecklenburg County	Hollis Fitch	(704) 335-9112	R	GEN	52	52	520.70	0	0	0	0	0	0	0	0	341,294
Heronview Apartments	Loudoun County	Hollis Fitch	(704) 315-9112	N	GEN	96	96	514.77	0	0	0	0	0	0	0	0	1,551,142
TIER TWO AT-LARGE POOL:																	
King William Place	King William County	David Koogler	(281) 292-1958	N	GEN	84	84	575.28	0	0	0	0	0	0	0	0	634,817
King William Manor	King William County	David Koogler	(281) 292-1958	N	ELD	40	40	569.73	0	0	0	0	0	0	0	0	318,703
East Gate Village Apartments	Orange County	Samantha Brown	(804) 343-7201	N & R	GEN	60	60	540.48	0	0	0	0	0	0	0	0	728,472
Birch Island Apartments	Sussex County	Adam Stockmaster	(240) 428-7799	R	GEN	48	48	539.65	0	0	0	0	0	0	0	0	284,895
Abbingdon Creekside	Richmond City	William Rea, Jr.	(404) 250-4093	N	GEN	88	88	523.13	0	0	0	0	0	0	0	0	846,000
Bermuda Crossing	Chesterfield County	Gary Ellis	(704) 357-6000	N	ELD	80	80	516.77	0	0	0	0	0	0	0	0	718,141
Stevens Woods II Apartments	Southampton County	Adam Stockmaster	(240) 428-7799	R	GEN	24	24	516.35	0	0	0	0	0	0	0	0	143,921
Brook Run Seniors	Henrico County	April Talley	(804) 644-0546	N	ELD	120	120	514.76	0	0	0	0	0	0	0	0	802,749
Bluegrass Apartments	Pulaski County	Samantha Brown	(804) 343-7201	R	ELD-RW/S	39	39	509.91	0	0	0	0	0	0	0	0	202,396
Daffodil Gardens Phase Two	Gloucester County	Joshua Gemerek	(804) 758-1260	N	ELD	40	40	508.17	0	0	0	0	0	0	0	0	385,000
Woodstock Village Apartments	Shenandoah County	Robert Margolis	(240) 428-7799	R	GEN	46	46	503.01	0	0	0	0	0	0	0	0	263,588
The Villas at Reid Landing	Suffolk City	Mark Gardner	(807) 341-4550	N	ELD	51	51	501.44	0	0	0	0	0	0	0	0	582,000
Rialto Place	Petersburg City	Gregory Mustric	(614) 396-3200	N	GEN	36	36	500.84	0	0	0	0	0	0	0	0	504,999
Beacon on Broad	Richmond City	Samantha Brown	(804) 343-7201	N	GEN	53	53	499.90	0	0	0	0	0	0	0	0	708,710
Angelwood at Westmoreland	Westmoreland County	Fronce Wardlaw	(540) 775-3492	N	GEN	26	26	494.52	0	0	0	0	0	0	0	0	250,000
Luray Village Apartments	Page County	Adam Stockmaster	(240) 428-7799	R	ELD-RW/S	34	34	493.37	0	0	0	0	0	0	0	0	217,600
Culpeper Cove Apartments	Culpeper County	Samantha Brown	(804) 343-7201	N	GEN	39	39	480.34	0	0	0	0	0	0	0	0	497,315
Parkside at Dumfries	Prince William County	Samantha Brown	(804) 343-7201	N	GEN	56	56	475.16	0	0	0	0	0	0	0	0	854,347
Garden Village at Harman Height	Tazewell County	Frank Sinito	(216) 520-1250	R	GEN	108	108	473.27	0	0	0	0	0	0	0	0	838,205
Deerfield Apartments	Nottoway County	Adam Stockmaster	(240) 428-7799	R	ELD-RW/S	39	39	460.17	0	0	0	0	0	0	0	0	279,600
Whittaker Place	Newport News City	Gerald Burr	(804) 530-2109	A	GEN	62	62	426.12	0	0	0	0	0	0	0	0	500,000
TAX CREDITS FUNDED IN EACH POOL									2,042,677	1,947,812	1,950,000	2,368,505	736,428	1,308,000	2,236,755	1,676,744	0
TAX CREDITS AVAILABLE IN EACH POOL									2,042,929	2,042,929	2,955,005	2,454,239	1,252,997	1,583,951	2,315,320	1,927,163	1,302,607
REMAINING CREDITS IN EACH POOL									252	95,117	1,005,005	85,734	516,569	275,951	78,565	250,419	1,302,607

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DISQUALIFIED DUE TO MARKET STUDY ANALYST NOT APPROVED:																	
Culpeper Crossing	Culpeper County	Robert Goldsmith	(276) 623-9000	R	GEN	28	28	571.34	59,548	0	0	0	0	0	0	0	0
Burton Creek Apartments	Lynchburg City	Randy Kelly	(301) 998-0425	R	GEN	85	85	521.15	589,941	0	0	0	0	0	0	0	0
Millview Apartments	Fauquier County	Robert Goldsmith	(276) 623-9000	R	GEN	28	28	518.12	95,132	0	0	0	0	0	0	0	0

NOTES:

- 1 - Elderly Developments (excluding Elderly Rehab with Subsidy) that exceed the 20% credit limitation in each pool are not eligible for funding in that pool until all other family developments are funded and automatically move to the bottom of each pool in rank order.
- 2 - Developments shown above the double lines 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 above the double lines 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 shown with a box below each of the geographic pool double lines qualify as Tier One At-Large developments. All other developments below the double lines compete as Tier Two At-Large developments.
- 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

Development Type - N = New Construction; A = Adaptive Reuse; R = Rehabilitation

= Prior year credit allocation subtracted

GEN = General Occupancy; ELD = Elderly; ELD-RW/S = Elderly Rehab with Subsidy

COLORS INDICATE THE GEOGRAPHIC LOCATION OF DEVELOPMENTS