

2015 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:																	
Miller Homes at Poplar Creek	Halifax County	Earl Howerton	(434) 572-9556	R	GEN	46	46	615.44	26,750	0	0	0	0	0	0	0	0
Cavalier Apartments II	Petersburg City	Tracy Doran	(843) 856-4120	N	GEN	66	66	600.33	561,944	0	0	0	0	0	0	0	0
Wexford Manor Apartments	Fairfax County	Paul Browne	(703) 642-3830	R	GEN	74	74	590.64	579,078	0	0	0	0	0	0	0	0
Sun Valley Landings	Pulaski County	Samantha Brown	(804) 343-7201	R	GEN	42	42	578.78	352,142	0	0	0	0	0	0	0	0
Powell Valley Village Apartments	Lee County	Samantha Brown	(804) 343-7201	R	GEN	34	34	574.20	189,663	0	0	0	0	0	0	0	0
Brunswick Manor Apartments	Brunswick County	Robert Goldsmith	(276) 623-9000	R	ELD-RW/S	40	40	574.14	205,364	0	0	0	0	0	0	0	0
Washburn Place	Fauquier County	George Hart	(540) 687-5866	N	GEN	30	30	561.32	459,000	0	0	0	0	0	0	0	0
Pine Street Apartments	Accomack County	David Annis	(757) 787-2936	R	GEN	30	30	558.59	190,000	0	0	0	0	0	0	0	0
Culpeper Cove Apartments	Culpeper County	David Schultz	(804) 343-7201	N	GEN	39	39	549.30	487,624	0	0	0	0	0	0	0	0
Planters Woods Apartments	Mecklenburg County	Samantha Brown	(804) 343-7201	R	GEN	46	46	541.89	370,461	0	0	0	0	0	0	0	0
Epps Senior Residences	Suffolk City	Chase Northcutt	(404) 364-2937	N	ELD	50	50	520.10	599,727	0	0	0	0	0	0	0	0
Parkside at Dumfries II	Prince William County	Lee Alford	(804) 343-7201	N	GEN	42	42	516.63	615,621	0	0	0	0	0	0	0	0
LOCAL HOUSING AUTHORITY POOL:																	
Berkley Court Apartments	Franklin City	Philip Page	(757) 562-0384	R	GEN	75	75	660.01	0	38,613	0	0	0	0	0	0	0
Pretlow-Old Town Apartments	Franklin City	Philip Page	(757) 562-0384	R	GEN	75	75	636.09	0	30,469	0	0	0	0	0	0	0
Church Hill North Phase I	Richmond City	Colleen Bonnicklewis	(202) 552-2511	N	GEN	60	50	574.26	0	683,941	0	0	0	0	0	0	0
Lexington I	Portsmouth City	Brian Donahue	(757) 391-2910	N	GEN	48	48	566.09	0	684,371	0	0	0	0	0	0	0
The Village at Oakview	Bristol City	David Baldwin	(276) 821-6255	N	GEN	48	48	550.58	0	645,000	0	0	0	0	0	0	0
Grandy Village VI	Norfolk City	Shurl Montgomery	(757) 314-2668	N	GEN	70	70	537.03	0	810,286	0	0	0	0	0	0	0
King's Arms	Hampton City	Aaru Ma'at	(757) 727-6337	N	ELD	48	48	527.27	0	428,095	0	0	0	0	0	0	0
Sycamore Towers Apartments	Petersburg City	Nathaniel Pride	(804) 733-2200	R	ELD-RW/S	100	100	501.56	0	444,045	0	0	0	0	0	0	0
NEW CONSTRUCTION POOL:																	
Columbia Hills East	Arlington County	Nina Janopaul	(703) 276-7444	N	GEN	97	97	692.75	0	0	2,093,500	0	0	0	0	0	0
Crescent Apartments	Fairfax County	Suzanne Welch	(202) 885-9559	N	GEN	81	81	622.23	0	0	1,312,035	0	0	0	0	0	0
Lewinsville Senior Residences	Fairfax County	Paul Browne	(703) 642-3830	N	ELD	82	82	603.29	0	0	1,133,155	0	0	0	0	0	0
St. James Plaza (The Fillmore)	Alexandria City	Nick Bracco	(703) 486-0626	N	GEN	93	93	601.59	0	0	1,805,000	0	0	0	0	0	0
Parkside at Dumfries II	Prince William County	Lee Alford	(804) 343-7201	N	GEN	42	42	526.63	0	0	615,621	0	0	0	0	0	0
Birchwood at Brambleton	Loudoun County	Robert Margolis	(301) 365-9314	N	ELD	83	83	461.67	0	0	1,242,599	0	0	0	0	0	0
NORTHERN VIRGINIA POOL:																	
Crescent Apartments	Fairfax County	Suzanne Welch	(202) 885-9559	N	GEN	81	81	622.23	0	0	0	1,312,035	0	0	0	0	0
Lewinsville Senior Residences	Fairfax County	Paul Browne	(703) 642-3830	N	ELD	82	82	603.29	0	0	0	1,133,155	0	0	0	0	0
St. James Plaza (The Fillmore)	Alexandria City	Nick Bracco	(703) 486-0626	N	GEN	93	93	601.59	0	0	0	1,805,000	0	0	0	0	0
Parkside at Dumfries II	Prince William County	Lee Alford	(804) 343-7201	N	GEN	42	42	526.63	0	0	0	615,621	0	0	0	0	0
* Birchwood at Brambleton	Loudoun County	Robert Margolis	(301) 365-9314	N	ELD	83	83	461.67	0	0	0	1,242,599	0	0	0	0	0
NORTHWEST/NORTH CENTRAL POOL:																	
New Post Apartments	Spotsylvania County	Tracy Doran	(843) 856-4120	N	GEN	102	102	604.18	0	0	0	0	809,419	0	0	0	0
Robinson Park	Rockingham County	Gary Ellis	(704) 357-6000	N	GEN	88	88	594.29	0	0	0	0	769,999	0	0	0	0
Washburn Place	Fauquier County	George Hart	(540) 687-5866	N	GEN	30	30	561.32	0	0	0	0	459,000	0	0	0	0
Culpeper Cove Apartments	Culpeper County	David Schultz	(804) 343-7201	N	GEN	39	39	549.30	0	0	0	0	487,624	0	0	0	0
Victoria Park Overlook	Fredericksburg City	James Riggs	(410) 224-0100	N	ELD	60	60	436.95	0	0	0	0	865,000	0	0	0	0
RICHMOND POOL:																	
Academy Apartments	King William County	Gary Ellis	(704) 357-6000	R	GEN	32	32	595.07	0	0	0	0	0	174,741	0	0	0
Oakland Chase Gardens	Henrico County	Edward Solarz	(804) 977-0778	N	GEN	152	152	583.64	0	0	0	0	0	971,235	0	0	0
Southside Lodge Apartments	Petersburg City	Rick Deyoe	(512) 306-9206	N	GEN	96	96	580.66	0	0	0	0	0	854,914	0	0	0
Lakeside Commons	Chesterfield County	Jeffrey Kittle	(317) 997-3095	N	GEN	80	77	567.10	0	0	0	0	0	850,000	0	0	0

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TIDEWATER POOL:																	
Ada Park	Newport News City	Gary Ellis	(704) 357-6000	N	GEN	42	42	623.10	0	0	0	0	0	0	98,491	0	0
Clairmont Apartments	Norfolk City	Thomas Johnston	(757) 793-4394	N	GEN	84	84	619.20	0	0	0	0	0	0	920,000	0	0
Bell Diamond Manor	Norfolk City	Gregory Mustric	(614) 396-3200	R	GEN	128	128	616.14	0	0	0	0	0	0	787,377	0	0
Snowden Senior Apartments	Newport News City	Hollis Fitch	(704) 335-9112	N	ELD	68	68	614.21	0	0	0	0	0	0	684,504	0	0
Village Green	Gloucester County	Gary Ellis	(704) 357-6000	R	GEN	32	32	613.09	0	0	0	0	0	0	171,940	0	0
Baker II Apartments	Virginia Beach City	Carl Hardee	(757) 499-6161	N	GEN	57	57	605.78	0	0	0	0	0	0	102,681	0	0
Bainbridge Commons Apartments	Chesapeake City	Kevin Orth	(401) 553-2002	R	GEN	92	92	592.63	0	0	0	0	0	0	664,080	0	0
Greenwood Manor	Portsmouth City	Jeffrey Kittle	(317) 997-3095	N	GEN	120	120	592.40	0	0	0	0	0	0	1,220,000	0	0
Woods Edge Apartments	Isle of Wight County	Adam Stockmaster	(301) 365-9314	R	GEN	60	60	570.87	0	0	0	0	0	0	300,000	0	0
Epps Senior Residences	Suffolk City	Chase Northcutt	(404) 364-2937	N	ELD	50	50	530.10	0	0	0	0	0	0	599,727	0	0
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	(301) 365-9314	R	GEN	24	24	503.61	0	0	0	0	0	0	127,917	0	0
BALANCE OF STATE POOL:																	
Dogwood Apartments	Appomattox County	Gary Ellis	(704) 357-6000	R	GEN	48	48	617.62	0	0	0	0	0	0	0	292,472	0
Harmony House	Galax City	Gary Ellis	(704) 357-6000	R	ELD-RW/S	40	40	593.04	0	0	0	0	0	0	0	230,690	0
Southview Apartments	Smyth County	Phillip Lawson	(865) 549-7411	R	GEN	72	72	579.28	0	0	0	0	0	0	0	535,797	0
Pine Street Apartments	Accomack County	David Annis	(757) 787-2936	R	GEN	30	30	558.59	0	0	0	0	0	0	0	190,000	0
Weaver Manor Apartments	Emporia City	Adam Stockmaster	(301) 365-9314	R	GEN	42	42	548.77	0	0	0	0	0	0	0	262,431	0
Fieldstone Senior	Montgomery County	William Park	(434) 979-2900	N	ELD	60	60	544.68	0	0	0	0	0	0	0	608,538	0
Planters Woods Apartments	Mecklenburg County	Samantha Brown	(804) 343-7201	R	GEN	46	46	541.89	0	0	0	0	0	0	0	370,461	0
Garden Village at Harman Heights	Tazewell County	Frank Sinito	(216) 520-1250	R	GEN	108	108	480.81	0	0	0	0	0	0	0	759,707	0
TIER ONE AT-LARGE POOL:																	
Snowden Senior Apartments	Newport News City	Hollis Fitch	(704) 335-9112	N	ELD	68	68	584.21	0	0	0	0	0	0	0	0	684,504
Robinson Park	Rockingham County	Gary Ellis	(704) 357-6000	N	GEN	88	88	574.29	0	0	0	0	0	0	0	0	769,999
St. James Plaza (The Fillmore)	Alexandria City	Nick Bracco	(703) 486-0626	N	GEN	93	93	571.59	0	0	0	0	0	0	0	0	1,805,000
Southside Lodge Apartments	Petersburg City	Rick Deyoe	(512) 306-9206	N	GEN	96	96	560.66	0	0	0	0	0	0	0	0	854,914
TIER TWO AT-LARGE POOL:																	
Village Green	Gloucester County	Gary Ellis	(704) 357-6000	R	GEN	32	32	603.09	0	0	0	0	0	0	0	0	171,940
Bainbridge Commons Apartments	Chesapeake City	Kevin Orth	(401) 553-2002	R	GEN	92	92	582.63	0	0	0	0	0	0	0	0	664,080
Baker II Apartments	Virginia Beach City	Carl Hardee	(757) 499-6161	N	GEN	57	57	575.78	0	0	0	0	0	0	0	0	102,681
Greenwood Manor	Portsmouth City	Jeffrey Kittle	(317) 997-3095	N	GEN	120	120	562.40	0	0	0	0	0	0	0	0	1,220,000
Woods Edge Apartments	Isle of Wight County	Adam Stockmaster	(301) 365-9314	R	GEN	60	60	560.87	0	0	0	0	0	0	0	0	300,000
Lakeside Commons	Chesterfield County	Jeffrey Kittle	(317) 997-3095	N	GEN	80	77	547.10	0	0	0	0	0	0	0	0	850,000
Planters Woods Apartments	Mecklenburg County	Samantha Brown	(804) 343-7201	R	GEN	46	46	541.89	0	0	0	0	0	0	0	0	370,461
Washburn Place	Fauquier County	George Hart	(540) 687-5866	N	GEN	30	30	541.32	0	0	0	0	0	0	0	0	459,000
Culpeper Cove Apartments	Culpeper County	David Schultz	(804) 343-7201	N	GEN	39	39	529.30	0	0	0	0	0	0	0	0	487,624
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	(301) 365-9314	R	GEN	24	24	503.61	0	0	0	0	0	0	0	0	127,917
Parkside at Dumfries II	Prince William County	Lee Alford	(804) 343-7201	N	GEN	42	42	496.63	0	0	0	0	0	0	0	0	615,621
Garden Village at Harman Heights	Tazewell County	Frank Sinito	(216) 520-1250	R	GEN	108	108	480.81	0	0	0	0	0	0	0	0	759,707
* Fieldstone Senior	Montgomery County	William Park	(434) 979-2900	N	ELD	60	60	544.68	0	0	0	0	0	0	0	0	608,538
* Epps Senior Residences	Suffolk City	Chase Northcutt	(404) 364-2937	N	ELD	50	50	500.10	0	0	0	0	0	0	0	0	599,727
* Birchwood at Brambleton	Loudoun County	Robert Margolis	(301) 365-9314	N	ELD	83	83	441.67	0	0	0	0	0	0	0	0	1,242,599
TAX CREDITS FUNDED IN EACH POOL									1,914,941	2,082,394	2,093,500	2,445,190	809,419	1,145,976	1,805,868	1,511,390	1,454,503
TAX CREDITS AVAILABLE IN EACH POOL									2,140,491	2,140,491	2,872,569	2,571,443	1,312,834	1,659,594	2,425,889	2,019,196	2,554,760
REMAINING CREDITS IN EACH POOL									225,550	58,097	779,069	126,253	503,415	513,618	620,021	507,806	1,100,257

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DID NOT MEET THRESHOLD IN AT-LARGE POOL:																	
Victoria Park Overlook	Fredericksburg City	James Riggs	(410) 224-0100	N	ELD	60	60	416.95	0	0	0	0	0	0	0	0	0
DISQUALIFIED DUE TO EXCEEDING COST LIMITS:																	
New Clay House II	Richmond City	Kathryn Talley	(804) 836-1055	N & A	GEN	80	80	0	0	0	0	0	0	0	0	0	0
DISQUALIFIED DUE TO MARKET STUDY ANALYST NOT APPROVED:																	
Cedar Grove	Hopewell City	Traci Dusenbury	(804) 272-2009	N	GEN	40	40	0	0	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