

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

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit Units	Final Score	Credit Request	Final Status
<b>Northwest / North Central VA Pool</b>										
Mountain Laurel Manor III	Augusta County	Jen Surber	Surber Development	New Construction	General	48	48	553.04	\$ 681,000	Funded
East Gate Village II	Orange County	Jen Surber	Surber Development	New Construction	General	37	37	491.38	\$ 599,000	Funded
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
									<b>Available Credits</b>	<b>\$ 1,555,257</b>
									<b>Funded</b>	<b>\$ 1,280,000</b>
									<b>Left for At Large</b>	<b>\$ 275,257</b>
<b>Richmond MSA Pool</b>										
Brady Square	Richmond City	James Peys	Dakota Partners	New Construction	General	66	66	576.87	\$ 901,023	Funded
Watermark Gardens	Chesterfield County	Jen Surber	Surber Development	New Construction	Elderly	80	80	565.80	\$ 916,400	Funded
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
									<b>Available Credits</b>	<b>\$ 1,966,048</b>
									<b>Funded</b>	<b>\$ 1,817,423</b>
									<b>Left for At Large</b>	<b>\$ 148,625</b>
<b>Tidewater MSA Pool</b>										
Grande Oak	York County	Jen Surber	Surber Development	New Construction	Elderly	49	49	571.02	\$ 650,560	Funded
Riverside Station Apartments	Norfolk City	Thomas Johnston	Franklin Johnston Group	New Construction	General	120	120	551.49	\$ 1,675,000	Funded
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
									<b>Available Credits</b>	<b>\$ 2,873,844</b>
									<b>Funded</b>	<b>\$ 2,325,560</b>
									<b>Left for At Large</b>	<b>\$ 548,284</b>
<b>Balance of State Pool</b>										
Northway	Galax City	Samantha Brown	CHP	Rehabilitation	General	72	72	504.40	\$ 678,365	Funded
Miller's Rest Apartments	Lynchburg City	Austin Pittman	Lawson Companies	New Construction	General	80	80	500.30	\$ 925,000	Funded
Magnolia Place Apartments	Nottoway County	Noah Hale	TM Associates	Acquisition/Rehab	Elderly	56	56	475.31	\$ 403,200	Funded
Woodlawn School Apartments***	Carroll County	Lisa Sari	Landmark Development	Adaptive Reuse	General	51	51	465.76	\$ 57,158	Funded
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
									<b>Available Credits</b>	<b>\$ 2,392,053</b>
									<b>Funded</b>	<b>\$ 2,063,723</b>
									<b>Left for At Large</b>	<b>\$ 328,330</b>

Development Name	Jurisdiction	Developer Contact	Owner Entity	Development Type	Target	Total Units	Tax Credit Units	Final Score	Credit Request	Final Status	
<b>Accessible Supportive Housing (ASH) Pool</b>											
Winchester Forest 9% Cameo Street	Chesterfield County Richmond City	Lee Alford Lee Alford	BHC BHC	New Construction New Construction	PWD PWD	72 67	72 67	531.32 457.83	\$ \$	1,121,000 950,000	Funded Funded
Florida Terrace	Lynchburg City	Jeffrey Smith	RUSH Homes	New Construction	PWD	48	48	410.29	\$	725,000	Below Threshold
									<b>Funded</b>	<b>\$</b>	<b>2,071,000</b>
<b>Tier One</b>											
Lambert Landing Oak Terrace	Chesterfield County Suffolk City	Gregory Mustric Charles Heritage	Woda Cooper South Creek Development	New Construction New Construction	General General	64 120	64 120	544.56 480.17	\$ \$	1,245,000 1,335,000	Funded Additionally Funded
Goose Creek Crossing Claremont School Apartments	Augusta County Pulaski County	Charles Heritage Lisa Sari	South Creek Development Landmark Development	New Construction Mixed Construction	General General	116 50	116 50	456.42 448.59	\$ \$	1,525,000 655,000	Additionally Funded Additionally Funded
									<b>Funded</b>	<b>\$</b>	<b>4,760,000</b>
<b>Tier Two</b>											
Bellwood Crossing Birch Island Apartments Sussex Trace Apartments Oakland Pointe Mecklenburg Manor Stonebrook Terrace Deerfield Apartments Luray Village Apartments Riverbend Apartments Westside Village Apartments	Chesterfield County Sussex County Sussex County James City County Mecklenburg County Chesterfield County Nottoway County Page County Radford City Halifax County	Charles Heritage Noah Hale Noah Hale T Connelly Rick Edson Stacy Kaplowitz Noah Hale Noah Hale PJ Hornik Todd Travis	South Creek Development TM Associates TM Associates Connelly Builders Gateway Development Assoc. KCG TM Associates TM Associates Southport Financial Huntington Housing	New Construction Acquisition/Rehab Acquisition/Rehab New Construction Rehabilitation New Construction Acquisition/Rehab Acquisition/Rehab Acquisition/Rehab Acquisition/Rehab	General General General General General General Elderly Elderly General General	92 48 50 119 51 64 39 34 60 70	92 48 50 119 51 64 39 34 60 70	503.35 500.40 489.07 478.07 448.25 440.14 438.12 436.41 435.64 388.48	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,020,000 434,400 525,000 1,711,489 450,000 915,000 312,000 294,100 375,000 811,157	Unfunded Unfunded Unfunded Unfunded Unfunded Unfunded Unfunded Unfunded Unfunded 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 - Accessible Supportive Housing (ASH) pool is not funded as a result of deal scoring rank.

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