

## 2020 Low Income Housing Tax Credit Program: Preliminary Rankings

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Tax		Tax Credit Score	Credit Request	Preliminary Status
						Units	Credit			
<b>Non-Profit Pool</b>										
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
Sweetbriar II Apartments	Washington County	Robert Goldsmith	People, Inc.	New Construction	General	22	22	497.70	\$ 416,738	Score high enough to receive credits
Apartments at Kingsridge 3	Henrico County	Samantha Brown	CHP	New Construction	General	24	24	489.63	\$ 308,735	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
									<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	Score high enough to receive credits
Carrier Point I	Newport News City	Karen Wilds	NNRHA	New Construction	General	43	37	542.54	\$ 675,000	Unfunded
Block 20 Apartments	Norfolk City	Thomas Johnston	Franklin Johnston Group	New Construction	General	120	83	533.51	\$ 1,325,000	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
									<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	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
									<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	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
									<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>
<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	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	486.42	\$ 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>

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>Richmond MSA Pool</b>										
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
									<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	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	502.52	\$ 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	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
									<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>
<b>Accessible Supportive Housing (ASH) Pool</b>										
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
									<b>Funded</b>	<b>\$ 2,071,000</b>
<b>Tier One of At-Large Pool</b>										
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	466.42	\$ 1,525,000	Unfunded
Claremont School Apartments	Pulaski County	Lisa Sari	Landmark Development	Mixed Construction	General	50	50	448.59	\$ 655,000	Unfunded
									<b>Available Credits</b>	<b>\$ 1,976,302</b>
									<b>Funded</b>	<b>\$ 1,245,000</b>
									<b>Remaining</b>	<b>\$ 731,302</b>

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>Tier Two of At-Large Pool</b>										
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	482.52	\$ 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.**

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