

2017 Low Income Housing Tax Credit Program: Final Rankings

Development Name	Jurisdiction	Developer Contact	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Final Ranking Status
Non-Profit Pool									
Parkside at Dumfries 2	Prince William County	Samantha Brown	New Const	Gen	48	48	604.22	\$532,748	Score high enough to receive credits
Daffodil Gardens Phase Two	Gloucester County	Joshua Gemerek	New Const	Eld	40	40	567.72	\$384,500	Score high enough to receive credits
Lacy Court	Alexandria City	Jonathan Frederick	Rehab	Gen	44	44	553.41	\$500,144	Score high enough to receive credits
Brook Run Seniors	Henrico County	John Bolton	New Const	Eld	120	120	540.19	\$877,660	Exceeds - elderly limit : Note 1
Culpeper Crossing	Culpeper County	Robert Goldsmith	Rehab	Gen	28	28	539.38	\$124,338	Score high enough to receive credits
Millview Apartments	Fauquier County	Robert Goldsmith	Rehab	Gen	28	28	531.31	\$153,534	Score high enough to receive credits
Luray Meadows	Page County	Robert Goldsmith	New Const	Gen	52	52	529.65	\$702,771	Score high enough to receive credits
								Available Credits	\$2,400,114
								Funded	\$2,398,035
								Left for At Large	\$2,079
Local Housing Authority Pool									
Pecan Acres Estates, L.P.	Petersburg City	Nathaniel Pride	New Const	Gen	50	50	583.38	\$649,034	Score high enough to receive credits
Ramsey Homes	Alexandria City	Connie Staudinger	New Const	Gen	52	52	580.91	\$1,295,119	Score high enough to receive credits
Jackson Ward Senior***	Richmond City	Christopher LoPiano	New Const	Eld	72	72	577.06	\$149,609	Score high enough to receive credits
Pin Oaks Estates, L.P.	Petersburg City	Nathaniel Pride	New Const	Gen	98	98	575.86	\$1,282,964	Unfunded
Lassiter Courts	Newport News City	Karen Wilds	Rehab	Gen	100	100	545.23	\$810,000	Unfunded
The Estates at Bank Street	Franklin City	Philip Page, Jr.	New Const	Gen	24	24	543.20	\$355,000	Unfunded
Spratley House	Newport News City	Karen Wilds	Rehab	Eld	50	50	535.50	\$380,000	Unfunded
								Available Credits	\$2,400,114
								Funded	\$2,093,762
								Left for At Large	\$306,352
New Construction Pool									
Senior Residences at North Hill	Fairfax County	Samantha Brown	New Const	Eld	63	63	682.99	\$593,263	Score high enough to receive credits
The Residences at North Hill 2	Fairfax County	Samantha Brown	New Const	Gen	75	75	678.66	\$1,418,371	Score high enough to receive credits
The Berkeley	Arlington County	John Welsh	New Const	Gen	125	100	631.92	\$2,500,000	Moves to Northern Va Pool
Carpenter's Shelter	Alexandria City	Jonathan Frederick	New Const	Gen	97	97	575.90	\$2,202,231	Moves to Northern Va Pool
The Arden Building A	Fairfax County	Paul Browne	New Const	Gen	79	79	533.73	\$2,212,288	Moves to Northern Va Pool
Ballston Station Apartments LLC	Arlington County	Joseph Cross	New Const	Gen	119	48	465.75	\$1,422,628	Moves to Northern Va Pool
								Available Credits	\$2,965,162
								Funded	\$2,011,634
								Remaining	\$953,528
Northern Virginia Pool									
The Berkeley	Arlington County	John Welsh	New Const	Gen	125	100	631.92	\$2,500,000	Score high enough to receive credits
Carpenter's Shelter	Alexandria City	Jonathan Frederick	New Const	Gen	97	97	575.90	\$2,202,231	Moves to Tier One At-Large Pool
The Arden Building A	Fairfax County	Paul Browne	New Const	Gen	79	79	533.73	\$2,212,288	Moves to Tier Two At-Large Pool
Ballston Station Apartments LLC	Arlington County	Joseph Cross	New Const	Gen	119	48	465.75	\$1,422,628	Moves to Tier Two At-Large Pool
								Available Credits	\$2,883,337
								Funded	\$2,500,000
								Left for At Large	\$383,337

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Northwest / North Central Pool									
Mountain Laurel Manor	Augusta County	Jennifer Surber	New Const	Gen	48	48	583.55	\$578,578	Score high enough to receive credits
Keswick Apartments II	Spotsylvania County	Tracy Doran	New Const	Gen	116	116	570.08	\$958,904	Moves to Tier One At-Large Pool
Robinson Park II	Rockingham County	Jennifer Surber	New Const	Gen	60	60	557.81	\$760,760	Moves to Tier Two At-Large Pool
Woodstock Village Apartments	Shenandoah County	Robert Margolis	Rehab	Gen	46	46	556.83	\$201,087	Moves to Tier Two At-Large Pool
								Available Credits	\$1,472,070
								Funded	\$578,578
								Left for At Large	\$893,492
Richmond Pool									
Bermuda Crossing	Chesterfield County	Jennifer Surber	New Const	Eld	80	80	595.02	\$851,510	Score high enough to receive credits
King William Manor	King William County	David Koogler	New Const	Eld	40	40	572.81	\$425,550	Exceeds - elderly limit : Note 1
King William Place***	King William County	David Koogler	New Const	Gen	84	84	568.05	\$312,492	Score high enough to receive credits
Freedman Point	Hopewell City	Gregory Mustric	New Const	Gen	68	68	565.00	\$999,999	Moves to Tier One At-Large Pool
School Street Apartments	Richmond City	Taylor Williams	New Const	Gen	98	98	549.42	\$1,235,000	Moves to Tier Two At-Large Pool
Lakeside Commons	Chesterfield County	Jeffrey Kittle	New Const	Gen	50	47	545.54	\$665,899	Moves to Tier Two At-Large Pool
Brook Run Seniors	Henrico County	John Bolton	New Const	Eld	120	120	540.19	\$877,660	Moves to Tier Two At-Large Pool
Birch Island Apartments	Sussex County	Adam Stockmaster	Rehab	Gen	48	48	536.58	\$324,622	Moves to Tier Two At-Large Pool
Townhomes at Warwick Place II	Richmond City	Gerald Burr, Jr.	New Const	Gen	30	30	491.26	\$300,000	Moves to Tier Two At-Large Pool
								Available Credits	\$1,860,888
								Funded	\$1,164,002
								Left for At Large	\$696,886
Tidewater Pool									
Price Street Apartments	Virginia Beach City	Thomas Johnston	New Const	Gen	152	152	614.84	\$1,700,000	Score high enough to receive credits
October Station Apartments***	Suffolk City	Carl Hardee	New Const	Gen	48	48	602.97	\$109,746	Score high enough to receive credits
Riverbend Apartments	Gloucester County	Richard Counselman	New Const	Gen	130	130	575.04	\$1,685,000	Moves to Tier One At-Large Pool
Grande Oak	York County	Jennifer Surber	New Const	Eld	49	49	569.42	\$518,000	Moves to Tier Two At-Large Pool
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	Rehab	Gen	24	24	517.50	\$163,403	Moves to Tier Two At-Large Pool
Woods Edge Apartments	Isle of Wight County	Adam Stockmaster	Rehab	Gen	60	60	504.17	\$420,408	Moves to Tier Two At-Large Pool
								Available Credits	\$2,720,129
								Funded	\$1,809,746
								Left for At Large	\$910,383

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Balance of the State Pool									
Marion Manor	Smyth County	Jennifer Surber	Rehab	Gen	91	91	568.60	\$745,069	Score high enough to receive credits
Willow Branch	Amherst County	Hollis Fitch	Rehab	Gen	48	48	541.17	\$368,003	Score high enough to receive credits
Stevens Woods II Apartments	Southampton County	Adam Stockmaster	Rehab	Gen	24	24	536.14	\$170,270	Score high enough to receive credits
Nottoway Manor	Nottoway County	Hollis Fitch	Rehab	Gen	28	28	530.69	\$214,919	Score high enough to receive credits
Groom School Apartments	Mecklenburg County	Lisa Sari	MC	Gen	55	55	492.02	\$600,000	Score high enough to receive credits
								Available Credits	\$2,264,108
								Funded	\$2,098,261
								Left for At Large	\$165,847
Tier One At-Large Pool									
Keswick Apartments II	Spotsylvania County	Tracy Doran	New Const	Gen	116	116	550.08	\$958,904	Score high enough to receive credits
Carpenter's Shelter	Alexandria City	Jonathan Frederick	New Const	Gen	97	97	545.90	\$2,202,231	Score high enough to receive credits
Riverbend Apartments	Gloucester County	Richard Counselman	New Const	Gen	130	130	545.04	\$1,685,000	Unfunded
Freedman Point	Hopewell City	Gregory Mustric	New Const	Gen	68	68	545.00	\$999,999	Unfunded
								Available Credits	\$3,358,376
								Funded	\$3,161,135
								Remaining	\$197,241
Tier Two At-Large Pool									
Woodstock Village Apartments	Shenandoah County	Robert Margolis	Rehab	Gen	46	46	556.83	\$201,087	Unfunded
King William Manor	King William County	David Koogler	New Const	Eld	40	40	552.81	\$425,550	Unfunded
Grande Oak	York County	Jennifer Surber	New Const	Eld	49	49	539.42	\$518,000	Unfunded
Robinson Park II	Rockingham County	Jennifer Surber	New Const	Gen	60	60	537.81	\$760,760	Unfunded
Birch Island Apartments	Sussex County	Adam Stockmaster	Rehab	Gen	48	48	536.58	\$324,622	Unfunded
School Street Apartments	Richmond City	Taylor Williams	New Const	Gen	98	98	529.42	\$1,235,000	Unfunded
Lakeside Commons	Chesterfield County	Jeffrey Kittle	New Const	Gen	50	47	525.54	\$665,899	Unfunded
Brook Run Seniors	Henrico County	John Bolton	New Const	Eld	120	120	520.19	\$877,660	Unfunded
Windsor Court II Apartments	Isle of Wight County	Adam Stockmaster	Rehab	Gen	24	24	517.50	\$163,403	Unfunded
The Arden Building A	Fairfax County	Paul Browne	New Const	Gen	79	79	503.73	\$2,212,288	Unfunded
Woods Edge Apartments	Isle of Wight County	Adam Stockmaster	Rehab	Gen	60	60	494.17	\$420,408	Unfunded
Townhomes at Warwick Place II	Richmond City	Gerald Burr, Jr.	New Const	Gen	30	30	471.26	\$300,000	Unfunded
Ballston Station Apartments LLC	Arlington County	Joseph Cross	New Const	Gen	119	48	435.75	\$1,422,628	Unfunded

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Disqualified due to Market Study									
Burton Creek Apartments	Lynchburg City		Rehab	Gen	85	85	533.32	\$700,000	Disqualified
Withdrawn by Developer									
River City Apartments	Richmond City		New Const	Gen	108	108	584.65	\$896,911	Withdrawn

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 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

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

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