

2018 Low Income Housing Tax Credit Program: Final Rankings

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
Non-Profit Pool										
Apartments at Kingsridge 2	Henrico County	Samantha Brown	Community Housing Partners	New Construction	General	71	71	591.65	\$921,043	Funded
Market Square IV	Chesterfield County	John Bolton	Better Housing Coalition	New Construction	Elderly	60	60	570.00	\$619,881	Funded
Senior Townsquare at Dumfries	Prince William County	Samantha Brown	Community Housing Partners	New Construction	Elderly	40	40	551.06	\$566,150	Funded
Burton Creek Apartments†	Lynchburg City	Wes Gassert	Huntington Housing, Inc.	Acquisition/Rehab	General	85	85	540.69	\$675,000	Moves to Balance of the State Pool
Parkside at Dumfries	Prince William County	Samantha Brown	Community Housing Partners	New Construction	General	52	52	527.84	\$950,000	Moves to New Construction Pool
								Available Credits	\$2,680,826	
								Funded	\$2,107,074	
								Left for At Large	\$573,752	
Local Housing Authority Pool										
Lexington Place Phase I†	Portsmouth City	Brian Donahue	Portsmouth RHA	New Construction	General	72	72	626.14	\$894,635	Funded
Diggs Town Phase II	Norfolk City	John Kownack	Norfolk RHA	Acquisition/Rehab	General	100	100	606.58	\$593,125	Funded
Piper Square Apartments†	Hopewell City	Tarvaris McCoy	Hopewell RHA	Acquisition/Rehab	General	103	103	580.29	\$603,180	Funded
Church Hill North Phase 2A***	Richmond City	Emily Phillips	The Community Builders/RRHA	New Construction	General	70	70	477.45	\$75,000	Funded
The Estates at Bank Street†	Franklin City	Philip Page, Jr.	Franklin RHA	New Construction	General	24	24	459.54	\$555,000	Unfunded
								Available Credits	\$2,680,826	
								Funded	\$2,165,940	
								Left for At Large	\$514,886	
New Construction										
Queens Court South	Arlington County	Nina Janopaul	APAH	New Construction	General	90	90	680.67	\$2,265,000	Funded
Ashburn Chase	Loudoun County	Kimball Hart	TM Associates/ Good Works	New Construction	General	48	48	640.90	\$912,000	Funded
The Spire	Alexandria City	John Welsh	AHC, Inc.	New Construction	General	113	113	640.00	\$2,346,000	Moves to Northern Va Pool
The Arden - Building A	Fairfax County	Paul Browne	Wesley Housing	New Construction	General	79	79	631.95	\$2,016,884	Moves to Northern Va Pool
The Residences at North Hill 2****†	Fairfax County	Samantha Brown	Community Housing Partners	New Construction	General	75	75	631.50	\$348,743	Moves to Northern Va Pool
Sr Residences at North Hill****†	Fairfax County	Samantha Brown	Community Housing Partners	New Construction	Elderly	63	63	629.41	\$360,837	Moves to Northern Va Pool
Ballston Station Apartments	Arlington County	Matthew Bailey	Bozzuto	New Construction	General	59	59	547.45	\$1,656,055	Moves to Northern Va Pool
Parkside at Dumfries	Prince William County	Samantha Brown	Community Housing Partners	New Construction	General	52	52	527.84	\$950,000	Moves to Northern Va Pool
								Available Credits	\$3,430,358	
								Funded	\$3,177,000	
								Remaining	\$253,358	

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Northern Virginia										
The Spire	Alexandria City	John Welsh	AHC, Inc.	New Construction	General	113	113	640.00	\$2,346,000	Funded
The Arden - Building A	Fairfax County	Paul Browne	Wesley Housing	New Construction	General	79	79	631.95	\$2,016,884	Moves to Tier One
The Residences at North Hill 2****†	Fairfax County	Samantha Brown	Community Housing Partners	New Construction	General	75	75	631.50	\$348,743	Moves to Tier Two
Sr Residences at North Hill****†	Fairfax County	Samantha Brown	Community Housing Partners	New Construction	Elderly	63	63	629.41	\$360,837	Moves to Tier Two
Ballston Station Apartments	Arlington County	Matthew Bailey	Bozzuto	New Construction	General	59	59	547.45	\$1,656,055	Moves to Tier Two
Parkside at Dumfries	Prince William County	Samantha Brown	Community Housing Partners	New Construction	General	52	52	527.84	\$950,000	Moves to Tier Two
									Available Credits	\$3,220,565
									Funded	\$2,346,000
									Left for At Large	\$874,565
Northwest / North Central VA Pool										
Mountain Laurel Manor II	Augusta County	Jennifer Surber	Surber Development	New Construction	General	48	48	582.21	\$673,200	Funded
East Gate Village	Orange County	Jennifer Surber	Surber Development	Acquisition/Rehab	General	24	24	570.20	\$292,521	Funded
Pine Forest	King George County	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	40	40	558.80	\$340,150	Funded
Hawk's Landing	Greene County	Catherine Connors	Solstice Partners	New Construction	General	50	50	549.18	\$671,939	Moves to Tier One
Jackson Greene	Spotsylvania County	Gregory Mustric	Woda Group	New Construction	General	72	72	532.81	\$1,083,000	Moves to Tier Two
									Available Credits	\$1,644,240
									Funded	\$1,305,871
									Left for At Large	\$338,369
Richmond MSA Pool										
Alexander at 1090 Apartments	Richmond City	Carl Hardee	Lawson Companies	New Construction	General	48	48	602.14	\$765,000	Funded
Bickerstaff Crossing†	Henrico County	Jennifer Surber	Surber Development	New Construction	General	60	60	576.67	\$702,607	Funded
King William Manor	King William County	David Koogler	Mark-Dana Corp.	New Construction	Elderly	40	40	571.66	\$429,042	Funded
Venable Street Development†	Richmond City	Edward Solarz	Genesis Properties	New Construction	General	50	50	559.59	\$839,153	Moves to Tier One
Lambert Landing	Richmond City	Gregory Mustric	Woda Group	New Construction	General	88	88	541.02	\$1,274,000	Moves to Tier Two
Hanover Apartments	Hanover County	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	40	40	529.30	\$354,000	Moves to Tier Two
									Available Credits	\$2,078,533
									Funded	\$1,896,649
									Left for At Large	\$181,884

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
Tidewater MSA Pool										
Riverbend Apartments Phase II	Gloucester County	Richard Counselman	S.L. Nusbaum	New Construction	General	60	60	633.86	\$795,000	Funded
Town Center Apartments†	Hampton City	Richard Counselman	S.L. Nusbaum	New Construction	General	72	72	617.51	\$970,405	Funded
Renaissance Apartments	Virginia Beach City	Thomas Johnston	Franklin Johnston Group	New Construction	General	96	96	609.64	\$1,250,000	Funded
Huntington Village	Newport News City	Roberto Arista	Dakota Partners	New Construction	General	96	96	602.20	\$1,264,986	Moves to Tier One
Grande Oak	York County	Jennifer Surber	Surber Development	New Construction	Elderly	49	49	600.29	\$593,435	Moves to Tier Two
Holley Pointe	Portsmouth City	Gregory Mustric	Woda Group	New Construction	General	59	57	586.70	\$900,000	Moves to Tier Two
									Available Credits	\$3,038,269
									Funded	\$3,015,405
									Left for At Large	\$22,864
Balance of State Pool										
Burton Creek Apartments†	Lynchburg City	Wes Gassert	Huntington Housing, Inc.	Acquisition/Rehab	General	85	85	540.69	\$675,000	Funded
Maury River Place	Rockbridge County	David Koogler	Mark-Dana Corp.	Rehabilitation	General	40	40	540.32	\$308,651	Funded
Washington Square	Emporia City	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	24	24	531.16	\$209,432	Funded
Woodlawn School Apartments	Carroll County	Lisa Sari	Landmark Development	Adaptive Reuse	General	51	51	530.01	\$635,000	Funded
New River Gardens I†	Radford City	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	48	48	522.23	\$376,783	Funded
Skyline Manor Apartments	Rockbridge County	Lisa Sari	Landmark Development	Acquisition/Rehab	Elderly	32	32	505.69	\$255,000	Funded
Pinecrest Apartments†	Bedford County	Thomas Ayd	Green Street Housing	Acquisition/Rehab	General	64	64	483.67	\$521,519	Moves to Tier One
Marvin Gardens	Emporia City	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	Elderly	40	40	463.39	\$351,894	Moves to Tier Two
Deerfield Apartments	Nottoway County	Ari Severe	TM Associates	Acquisition/Rehab	Elderly	39	39	448.37	\$279,785	Moves to Tier Two
									Available Credits	\$2,528,912
									Funded	\$2,459,866
									Left for At Large	\$69,046
Tier One										
The Arden - Building A	Fairfax County	Paul Browne	Wesley Housing	New Construction	General	79	79	601.95	\$2,016,884	Funded
Huntington Village	Newport News City	Roberto Arista	Dakota Partners	New Construction	General	96	96	572.20	\$1,264,986	Funded
Venable Street Development†	Richmond City	Edward Solarz	Genesis Properties	New Construction	General	50	50	539.59	\$839,153	Funded
Hawk's Landing	Greene County	Catherine Connors	Solstice Partners	New Construction	General	50	50	529.18	\$671,939	Funded
Pinecrest Apartments†	Bedford County	Thomas Ayd	Green Street Housing	Acquisition/Rehab	General	64	64	483.67	\$521,519	Funded
									Available Credits	\$2,575,365
									Funded	\$2,016,884
									Remaining	\$558,481

Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
Tier Two										
The Residences at North Hill 2****†	Fairfax County	Samantha Brown	Community Housing Partners	New Construction	General	75	75	601.50	\$348,743	Funded
Sr Residences at North Hill****†	Fairfax County	Samantha Brown	Community Housing Partners	New Construction	Elderly	63	63	599.41	\$360,837	Funded
Grande Oak	York County	Jennifer Surber	Surber Development	New Construction	Elderly	49	49	570.29	\$593,435	Unfunded
Holley Pointe	Portsmouth City	Gregory Mustric	Woda Group	New Construction	General	59	57	556.70	\$900,000	Unfunded
Hanover Apartments	Hanover County	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	General	40	40	529.30	\$354,000	Unfunded
Lambert Landing	Richmond City	Gregory Mustric	Woda Group	New Construction	General	88	88	521.02	\$1,274,000	Unfunded
Ballston Station Apartments	Arlington County	Matthew Bailey	Bozzuto	New Construction	General	59	59	517.45	\$1,656,055	Unfunded
Jackson Greene	Spotsylvania County	Gregory Mustric	Woda Group	New Construction	General	72	72	512.81	\$1,083,000	Unfunded
Parkside at Dumfries	Prince William County	Samantha Brown	Community Housing Partners	New Construction	General	52	52	507.84	\$950,000	Unfunded
Marvin Gardens	Emporia City	Hollis Fitch	Flatiron Enterprises	Acquisition/Rehab	Elderly	40	40	463.39	\$351,894	Unfunded
Deerfield Apartments	Nottoway County	Ari Severe	TM Associates	Acquisition/Rehab	Elderly	39	39	448.37	\$279,785	Unfunded
Withdrawn										
Sycamore Towers Apartments****	Petersburg City	Nathaniel Pride	Petersburg RHA	Rehabilitation	Elderly	100	100	562.62	\$149,189	Unfunded

NOTES:

- 1- Available Credits calculated at \$2.70 (includes the additional 12.5% of credits provided in the Omnibus bill in this current round)
- 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

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

†- Denote developments located within an Opportunity Zone.