

**2011 LOW INCOME HOUSING TAX CREDIT PROGRAM: FINAL RANKINGS**

DEVELOPMENT NAME	DEVELOPMENT LOCATION	DEVELOPMENT CONTACT PERSON	PHONE NUMBER	DEVELOPMENT TYPE	FAM, ELD OR SRO	TOTAL UNITS	TC UNITS	TAX CREDIT SCORE	NONPROFIT POOL	LHA POOL	NO. VA. POOL	NW/NC VA POOL	RICHMOND POOL	TIDEWATER POOL	BALANCE OF VA POOL	AT-LARGE POOL
<b>NONPROFIT POOL:</b>																
Abingdon Village Apartments	Washington County	Robert Goldsmith	276 623 9000	R	FAM	44	44	807.7	295,120	0	0	0	0	0	0	0
Spruce Hill Apartments	Floyd County	Robert Goldsmith	276 623 9000	R	ELD-RW/S	36	36	769.9	237,530	0	0	0	0	0	0	0
West Lance Apartments	Craig County	Robert Goldsmith	276-623-9000	R	ELD-RW/S	34	34	754.4	233,068	0	0	0	0	0	0	0
Heron's Landing	Chesapeake City	Allison Bogdanovic	804-836-1052	N	SRO	60	60	748.9	578,868	0	0	0	0	0	0	0
Clinch View Manor Apartments	Scott County	Robert Goldsmith	276 623 9000	R	ELD-RW/S	42	42	742.8	285,551	0	0	0	0	0	0	0
Scottsville Apartments	Albemarle County	Peter Loach	434-817-2436	R	ELD-RW/S	34	34	741.1	99,000	0	0	0	0	0	0	0
Warwick SRO	Newport News City	John Bolton	804-343-7201	R	SRO	88	88	732.5	643,640	0	0	0	0	0	0	0
Abingdon Terrace Apartments	Washington County	Robert Goldsmith	276 623 9000	R	ELD-RW/S	32	32	719.1	214,091	0	0	0	0	0	0	0
Timberlake Place	Charlottesville City	C. Murray	434-817-5288	N & A	ELD	27	26	709.2	196,052	0	0	0	0	0	0	0
28th Street Senior Apartments	Richmond City	Lee Alford	804-644-0546 x17	N	ELD	39	39	701.8	371,088	0	0	0	0	0	0	0
Robert Regan House	Clarke County	Eugene Cook	703-743-5700	N	ELD	60	60	631.4	673,071	0	0	0	0	0	0	0
<b>LOCAL HOUSING AUTHORITY POOL:</b>																
James Bland Apartments IV	Alexandria City	Roy Priest	703 549-7115	N	FAM	44	44	829.9	0	731,301	0	0	0	0	0	0
Pendleton Park	Alexandria City	Connie Staudinger	703-549-7115 x364	R	FAM	24	24	798.6	0	230,769	0	0	0	0	0	0
Patterson Crossing	Hampton City	Philip Page, Jr.	757-727-6337	N	FAM	20	20	637.0	0	250,792	0	0	0	0	0	0
Partrea I Senior Apartments	Norfolk City	John Kownack	757-314-2669	N	ELD	43	43	618.0	0	750,000	0	0	0	0	0	0
King's Arms	Hampton City	Philip Page, Jr.	757-727-6337	N	ELD	38	38	537.3	0	604,171	0	0	0	0	0	0
<b>NORTHERN VIRGINIA POOL:</b>																
Arlington Mill Residences	Arlington County	Nina Janopaul	703-276-7444	N	FAM	122	121	784.7	0	0	2,131,855	0	0	0	0	0
Howard Manor Apartments	Arlington County	Shelynda Burney	202-885-9552	R	FAM	76	69	643.4	0	0	956,590	0	0	0	0	0
Mt. Vernon Apartments	Fairfax County	Leslie Steen	703-642-3830	R	FAM	183	174	641.1	0	0	1,436,800	0	0	0	0	0
<b>NORTHWEST/NORTH CENTRAL POOL:</b>																
Parkway Village Apartments	Waynesboro City	Robert Margolis	301-365-9314	R	FAM	126	126	749.4	0	0	0	708,000	0	0	0	0
Gypsy Hill House Apartments	Staunton City	Robert Margolis	301-365-9314	R	ELD-RW/S	100	100	747.0	0	0	0	525,770	0	0	0	0
Timberlake Place	Charlottesville City	C. Murray	434-817-5288	N & A	ELD	27	26	709.2	0	0	0	196,052	0	0	0	0
Meadow Run Apartments	Orange County	Adam Stockmaster	301-365-9314	R	ELD-RW/S	43	43	703.3	0	0	0	243,902	0	0	0	0
Elkmont Manor	Rockingham County	David Koogler	281-292-1940	R	FAM	44	44	701.7	0	0	0	217,899	0	0	0	0
Craigmont Manor	Augusta County	David Koogler	281-292-1940	R	FAM	44	44	697.1	0	0	0	222,983	0	0	0	0
Overview Terrace	Spotsylvania County	Corbin Anderson	804-564-1601	N	FAM	100	100	676.3	0	0	0	1,297,929	0	0	0	0
Grottoes Manor	Rockingham County	David Koogler	281-292-1940	R	FAM	46	46	672.0	0	0	0	218,541	0	0	0	0
Round Hill Meadows	Orange County	William Park	434-979-2900	N	FAM	60	60	658.2	0	0	0	565,010	0	0	0	0
Rocktown Crossing	Harrisonburg City	David Cooper, Jr.	614-396-3200	N	FAM	40	40	657.3	0	0	0	590,000	0	0	0	0
Myers Corner Apartments	Augusta County	Alex Fekas	540-989-0431	N	FAM	54	54	656.6	0	0	0	498,352	0	0	0	0
Robert Regan House	Clarke County	Eugene Cook	703-743-5700	N	ELD	60	60	631.4	0	0	0	673,071	0	0	0	0
<b>RICHMOND POOL:</b>																
Dove Street Apartments	Richmond City	Dionne Nelson	704.561.5235	N	FAM	80	80	750.3	0	0	0	0	1,357,946	0	0	0
28th Street Senior Apartments	Richmond City	Lee Alford	804-644-0546 x17	N	ELD	39	39	701.8	0	0	0	0	371,088	0	0	0
Oakmeade Apartments	Henrico County	Kevin Orth	401-553-2002	R	FAM	100	100	697.6	0	0	0	0	780,873	0	0	0
Brook Run Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	132	132	670.0	0	0	0	0	724,270	0	0	0
The Gardens at Almond Creek	Henrico County	Gary Hammond, Jr.	770-481-0853	N	FAM	60	60	668.6	0	0	0	0	745,258	0	0	0
Cedar Street Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	58	58	663.7	0	0	0	0	339,023	0	0	0
Cosby Village Manor	Chesterfield County	Michael Haas	502 638-0534	N	FAM	108	108	638.6	0	0	0	0	1,300,000	0	0	0
Stedman Drive Apartments	Petersburg City	Kenneth Outcalt	216-475-8900	N	FAM	84	84	536.9	0	0	0	0	1,233,597	0	0	0

DEVELOPMENT NAME	DEVELOPMENT LOCATION	DEVELOPMENT CONTACT PERSON	PHONE NUMBER	DEVELOPMENT TYPE	FAM, ELD OR SRO	TOTAL UNITS	TC UNITS	TAX CREDIT SCORE	NONPROFIT POOL	LHA POOL	NO. VA. POOL	NW/NC VA POOL	RICHMOND POOL	TIDEWATER POOL	BALANCE OF VA POOL	AT-LARGE POOL
<b>TIDEWATER POOL:</b>																
Burnt Ordinary Village Apartmen	James City County	Adam Stockmaster	301-365-9314	R	ELD-RW/S	22	22	758.6	0	0	0	0	0	137,000	0	0
Cricket Hill Apartments	Mathews County	Adam Stockmaster	301-365-9314	R	FAM	30	30	751.3	0	0	0	0	0	196,488	0	0
Campostella Commons Apartments	Chesapeake City	Carl Hardee	757-499-6161	R	FAM	132	132	738.3	0	0	0	0	0	740,261	0	0
Hamilton Place II	Portsmouth City	Kathy Warren	757-399-5261	N	FAM	84	84	733.2	0	0	0	0	0	899,310	0	0
Warwick SRO	Newport News City	John Bolton	804-343-7201	R	SRO	88	88	732.5	0	0	0	0	0	643,640	0	0
Heritage Forest II Apartments	Newport News City	Thomas Johnston	757-640-2226	N	FAM	104	104	706.4	0	0	0	0	0	576,108	0	0
Surry Village II Apartments	Surry County	Adam Stockmaster	301-365-9314	R	FAM	32	32	689.8	0	0	0	0	0	226,837	0	0
The Pointe At Pickett Farms	Norfolk City	Thomas Johnston	757-640-2226	N	FAM	120	120	688.9	0	0	0	0	0	1,050,313	0	0
Center 800 Phase I	Suffolk City	Arthur "Jib" Edwards	410-269-0900	N	FAM	82	82	683.0	0	0	0	0	0	1,236,701	0	0
Patterson Crossing	Hampton City	Philip Page, Jr.	757-727-6337	N	FAM	20	20	637.0	0	0	0	0	0	250,792	0	0
Harbor Square Apartments	Hampton City	William Fabbri	561-242-4814	R	FAM	367	367	623.3	0	0	0	0	0	2,447,529	0	0
Partrea I Senior Apartments	Norfolk City	John Kownack	757-314-2669	N	ELD	43	43	618.0	0	0	0	0	0	750,000	0	0
King's Arms	Hampton City	Philip Page, Jr.	757-727-6337	N	ELD	38	38	537.3	0	0	0	0	0	604,171	0	0
<b>BALANCE OF STATE POOL:</b>																
Settlers Point Apartments	Washington County	Noah Nordheimer	301-998-0415	R	FAM	62	62	757.2	0	0	0	0	0	0	428,417	0
Amherst Village Apartments	Amherst County	Adam Stockmaster	301-365-9314	R	ELD-RW/S	48	48	744.8	0	0	0	0	0	0	250,894	0
Springdale Village Apartments	Bristol City	Noah Nordheimer	301-998-0415	R	FAM	136	136	731.7	0	0	0	0	0	0	876,573	0
New River Gardens II Apartments	Radford City	Gary Ellis	704-357-6000	R	FAM	44	44	727.6	0	0	0	0	0	0	289,899	0
Lexington House Apartments	Lexington City	Robert Margolis	301-365-9314	R	ELD-RW/S	78	78	725.1	0	0	0	0	0	0	373,577	0
Southview Village	Smyth County	Matthew Finkle	212-801-1073	R	FAM	72	72	723.3	0	0	0	0	0	0	356,970	0
Abingdon Terrace Apartments	Washington County	Robert Goldsmith	276 623 9000	R	ELD-RW/S	32	32	719.1	0	0	0	0	0	0	214,091	0
Windemere Apartments	Lexington City	Adam Stockmaster	301-365-9314	R	ELD-RW/S	38	38	719.0	0	0	0	0	0	0	232,494	0
Washington Court	Washington County	Gary Ellis	704-357-6000	R	ELD-RW/S	39	39	713.6	0	0	0	0	0	0	259,761	0
Lakeside Manor	Rockbridge County	David Koogler	281-292-1940	R	FAM	23	23	710.0	0	0	0	0	0	0	140,055	0
The Virginian	Lynchburg City	Jim Sari	336-972-4182	R	ELD-RW/S	76	76	701.7	0	0	0	0	0	0	848,478	0
Woods Landing Apartments	Washington County	Gary Ellis	704-357-6000	R	ELD-RW/S	40	40	698.5	0	0	0	0	0	0	262,206	0
Newpark Apartments	Danville City	Tracy Doran	843-284-5150	R	FAM	96	96	690.1	0	0	0	0	0	0	633,911	0
Timber Ridge III	Lynchburg City	Thomas Crowe	317-587-0341	N	FAM	24	24	673.4	0	0	0	0	0	0	296,750	0
Exmore Village	Northampton County	David Koogler	281-292-1940	R	ELD-RW/S	36	36	671.8	0	0	0	0	0	0	235,485	0
Clearview Manor	Roanoke County	Matthew Finkle	212-801-1073	R	ELD-RW/S	100	100	633.0	0	0	0	0	0	0	588,749	0
Spruce Village	Martinsville City	Matthew Finkle	212-801-1073	R	ELD-RW/S	100	100	623.2	0	0	0	0	0	0	546,383	0
<b>DISQUALIFIED DUE TO MARKET CONDITIONS:</b>																
Crescent Park Senior Apartments	Fredericksburg City	Tracy Doran	843-284-5150	N	ELD	60	60	699.7	0	0	0	0	0	0	0	0
Grayson Park	Richmond City	Tracy Doran	843-284-5150	N	FAM	114	114	603.4	0	0	0	0	0	0	0	0
Oxford Apartments	Botetourt County	Eugene Cook	703-743-5700	N	FAM	60	60	566.4	0	0	0	0	0	0	0	0
<b>DID NOT MEET THRESHOLD:</b>																
Villas at Chaparral Woods	Roanoke County	Peter Shkreli	843-458-4350	N	ELD	48	48	495.0	0	0	0	0	0	0	0	0
La Crosse Apartments	Mecklenburg County	Kenneth Outcalt	216-475-8900	N	FAM	84	84	468.3	0	0	0	0	0	0	0	0
Northwinds Apartments	Wythe County	Todd Copeland	757-473-3706	R	FAM	144	144	0.0	0	0	0	0	0	0	0	0
<b>TAX CREDITS FUNDED IN EACH POOL</b>									1,729,137	962,070	2,131,855	1,429,822	1,357,946	2,616,699	679,311	
<b>TAX CREDITS AVAILABLE IN EACH POOL</b>									2,037,914	1,018,957	3,032,717	1,552,265	1,710,299	3,115,578	1,118,360	2,679,250
<b>REMAINING CREDITS IN EACH POOL</b>									308,777	56,887	900,862	122,443	352,353	498,879	439,049	

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<b>TIER ONE AT-LARGE POOL:</b>																	
Springdale Village Apartments	Bristol City	Noah Nordheimer	301-998-0415	R	FAM	136	136	731.7	0	0	0	0	0	0	0	876,573	
Heritage Forest II Apartments	Newport News City	Thomas Johnston	757-640-2226	N	FAM	104	104	706.4	0	0	0	0	0	0	0	576,108	
Meadow Run Apartments	Orange County	Adam Stockmaster	301-365-9314	R	ELD-RW/S	43	43	703.3	0	0	0	0	0	0	0	243,902	
28th Street Senior Apartments	Richmond City	Lee Alford	804-644-0546 x17	N	ELD	39	39	701.8	0	0	0	0	0	0	0	371,088	
Howard Manor Apartments	Arlington County	Shelynda Burney	202-885-9552	R	FAM	76	69	631.2	0	0	0	0	0	0	0	956,590	
															<b>TOTAL CREDITS FUNDED IN AT-LARGE POOL =</b>		<b>3,024,261</b>
<b>TIER TWO AT-LARGE POOL:</b>																	
New River Gardens II Apartments	Radford City	Gary Ellis	704-357-6000	R	FAM	44	44	727.6	0	0	0	0	0	0	0	289,899	
Lexington House Apartments	Lexington City	Robert Margolis	301-365-9314	R	ELD-RW/S	78	78	725.1	0	0	0	0	0	0	0	373,577	
Southview Village	Smyth County	Matthew Finkle	212-801-1073	R	FAM	72	72	723.3	0	0	0	0	0	0	0	356,970	
Abingdon Terrace Apartments	Washington County	Robert Goldsmith	276 623 9000	R	ELD-RW/S	32	32	719.1	0	0	0	0	0	0	0	214,091	
Windemere Apartments	Lexington City	Adam Stockmaster	301-365-9314	R	ELD-RW/S	38	38	719.0	0	0	0	0	0	0	0	232,494	
Washington Court	Washington County	Gary Ellis	704-357-6000	R	ELD-RW/S	39	39	713.6	0	0	0	0	0	0	0	259,761	
Lakeside Manor	Rockbridge County	David Koogler	281-292-1940	R	FAM	23	23	710.0	0	0	0	0	0	0	0	140,055	
Elkmont Manor	Rockingham County	David Koogler	281-292-1940	R	FAM	44	44	701.7	0	0	0	0	0	0	0	217,899	
The Virginian	Lynchburg City	Jim Sari	336-972-4182	R	ELD-RW/S	76	76	701.7	0	0	0	0	0	0	0	848,478	
Woods Landing Apartments	Washington County	Gary Ellis	704-357-6000	R	ELD-RW/S	40	40	698.5	0	0	0	0	0	0	0	262,206	
Oakmeade Apartments	Henrico County	Kevin Orth	401-553-2002	R	FAM	100	100	697.6	0	0	0	0	0	0	0	780,873	
Craigmont Manor	Augusta County	David Koogler	281-292-1940	R	FAM	44	44	697.1	0	0	0	0	0	0	0	222,983	
Timber Ridge III	Lynchburg City	Thomas Crowe	317-587-0341	N	FAM	24	24	693.4	0	0	0	0	0	0	0	296,750	
Newpark Apartments	Danville City	Tracy Doran	843-284-5150	R	FAM	96	96	690.1	0	0	0	0	0	0	0	633,911	
Surry Village II Apartments	Surry County	Adam Stockmaster	301-365-9314	R	FAM	32	32	689.8	0	0	0	0	0	0	0	226,837	
The Pointe At Pickett Farms	Norfolk City	Thomas Johnston	757-640-2226	N	FAM	120	120	688.9	0	0	0	0	0	0	0	1,050,313	
Grottoes Manor	Rockingham County	David Koogler	281-292-1940	R	FAM	46	46	672.0	0	0	0	0	0	0	0	218,541	
Exmore Village	Northampton County	David Koogler	281-292-1940	R	ELD-RW/S	36	36	671.8	0	0	0	0	0	0	0	235,485	
Brook Run Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	132	132	670.0	0	0	0	0	0	0	0	724,270	
The Gardens at Almond Creek	Henrico County	Gary Hammond, Jr.	770-481-0853	N	FAM	60	60	668.6	0	0	0	0	0	0	0	745,258	
Cedar Street Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	58	58	663.7	0	0	0	0	0	0	0	339,023	
Center 800 Phase I	Suffolk City	Arthur "Jib" Edwards	410-269-0900	N	FAM	82	82	663.0	0	0	0	0	0	0	0	1,236,701	
Rocktown Crossing	Harrisonburg City	David Cooper, Jr.	614-396-3200	N	FAM	40	40	657.3	0	0	0	0	0	0	0	590,000	
Myers Corner Apartments	Augusta County	Alex Fekas	540-989-0431	N	FAM	54	54	656.6	0	0	0	0	0	0	0	498,352	
Overview Terrace	Spotsylvania County	Corbin Anderson	804-564-1601	N	FAM	100	100	656.3	0	0	0	0	0	0	0	1,297,929	
Cosby Village Manor	Chesterfield County	Michael Haas	502 638-0534	N	FAM	108	108	638.6	0	0	0	0	0	0	0	1,300,000	
Round Hill Meadows	Orange County	William Park	434-979-2900	N	FAM	60	60	638.2	0	0	0	0	0	0	0	565,010	
Clearview Manor	Roanoke County	Matthew Finkle	212-801-1073	R	ELD-RW/S	100	100	633.0	0	0	0	0	0	0	0	588,749	
Robert Regan House	Clarke County	Eugene Cook	703-743-5700	N	ELD	60	60	631.4	0	0	0	0	0	0	0	673,071	
Mt. Vernon Apartments	Fairfax County	Leslie Steen	703-642-3830	R	FAM	183	174	631.1	0	0	0	0	0	0	0	1,436,800	
Harbor Square Apartments	Hampton City	William Fabbri	561-242-4814	R	FAM	367	367	623.3	0	0	0	0	0	0	0	2,447,529	
Spruce Village	Martinsville City	Matthew Finkle	212-801-1073	R	ELD-RW/S	100	100	623.2	0	0	0	0	0	0	0	546,383	
Partrea I Senior Apartments	Norfolk City	John Kownack	757-314-2669	N	ELD	43	43	618.0	0	0	0	0	0	0	0	750,000	
Patterson Crossing	Hampton City	Philip Page, Jr.	757-727-6337	N	FAM	20	20	617.0	0	0	0	0	0	0	0	250,792	
King's Arms	Hampton City	Philip Page, Jr.	757-727-6337	N	ELD	38	38	517.3	0	0	0	0	0	0	0	604,171	
Stedman Drive Apartments	Petersburg City	Kenneth Outcalt	216-475-8900	N	FAM	84	84	516.9	0	0	0	0	0	0	0	1,233,597	

NOTES:

- 1 - Elderly Developments (excluding Rehab Elderly with Subsidy) that exceed the 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 Local Housing Authority pools that do not score above the double lines in their respective pools then compete in the geographic pools.
- 4 - 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.
- 5 - All developments in the Tier One At-Large Pool and Round Hill Meadows are selected to be funded.
- 6 - Additional development selected to be funded.

COLORS INDICATE THE GEOGRAPHIC LOCATION OF DEVELOPMENTS

Development Type - N = New Construction; A = Adaptive Reuse; R = Rehabilitation

FAM = Family; SRO = Single Room Occupancy; ELD = Elderly; ELD-RW/S = Elderly Rehab with Subsidy

2011 FINAL RANKINGS.XLS

6/8/2011