

2011 LOW INCOME HOUSING TAX CREDIT PROGRAM: PRELIMINARY 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
NONPROFIT POOL:																
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	544,817	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
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
Timberlake Place	Charlottesville Ci	Christopher Murray	434-817-5288	N & A	ELD	27	26	700.4	196,052	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
LOCAL HOUSING AUTHORITY POOL:																
James Bland Apartments IV	Alexandria City	Roy Priest	703 549-7115	N	FAM	44	44	819.9	0	702,127	0	0	0	0	0	0
Pendleton Park	Alexandria City	Connie Staudinger	703-549-7115 x36	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
NORTHERN VIRGINIA POOL:																
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	601.1	0	0	1,436,800	0	0	0	0	0
NORTHWEST/NORTH CENTRAL POOL:																
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
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
Elkmanor Manor	Rockingham County	David Koogler	281-292-1940	R	FAM	44	44	701.7	0	0	0	217,899	0	0	0	0
Timberlake Place	Charlottesville Ci	Christopher Murray	434-817-5288	N & A	ELD	27	26	700.4	0	0	0	196,052	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 Count	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
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
RICHMOND POOL:																
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
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
Brook Run Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	132	132	640.0	0	0	0	0	724,270	0	0	0
Cedar Street Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	58	58	609.3	0	0	0	0	339,023	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
TIDEWATER POOL:																
Burnt Ordinary Village Apartments	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

BALANCE OF STATE POOL:

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
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
New River Gardens II Apartment	Radford City	Gary Ellis	704-357-6000	R	FAM	44	44	717.6	0	0	0	0	0	0	289,899	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

DID NOT MEET THRESHOLD:

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

DISQUALIFIED DUE TO MARKET CONDITIONS:

Crescent Park Senior Apartment	Fredericksburg Cit	Tracy Doran	843-284-5150	N	ELD	60	60	704.7	0	0	0	0	0	0	0	0
Cosby Village Manor	Chesterfield Count	Michael Haas	502 638-0534	N	FAM	108	108	638.6	0	0	0	0	0	0	0	0
Round Hill Meadows	Orange County	William Park	434-979-2900	N	FAM	60	60	658.2	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

TAX CREDITS FUNDED IN EACH POOL:	1,695,086	932,896	2,131,855	1,477,672	1,357,946	2,616,699	679,311	0
TAX CREDITS AVAILABLE IN EACH POOL:	2,037,899	1,018,949	3,032,696	1,552,254	1,710,285	3,115,557	1,118,350	2,694,525
REMAINING CREDITS IN EACH POOL:	342,813	86,053	900,841	74,582	352,339	498,858	439,039	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
TIER ONE AT-LARGE POOL:																
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
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
Elkmont Manor	Rockingham County	David Koogler	281-292-1940	R	FAM	44	44	701.7	0	0	0	0	0	0	0	217,899
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
TIER TWO AT-LARGE POOL:																
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
New River Gardens II Apartment	Radford City	Gary Ellis	704-357-6000	R	FAM	44	44	717.6	0	0	0	0	0	0	0	289,899
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
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
Timberlake Place	Charlottesville Ci	Christopher Murray	434-817-5288	N & A	ELD	27	26	680.4	0	0	0	0	0	0	0	196,052
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
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
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 Count	Corbin Anderson	804-564-1601	N	FAM	100	100	656.3	0	0	0	0	0	0	0	1,297,929
Brook Run Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	132	132	640.0	0	0	0	0	0	0	0	724,270
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
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
Cedar Street Apartments	Richmond City	Alex Olson	804-230-1220 x31	R	FAM	58	58	609.3	0	0	0	0	0	0	0	339,023
Mt. Vernon Apartments	Fairfax County	Leslie Steen	703-642-3830	R	FAM	183	174	591.1	0	0	0	0	0	0	0	1,436,800
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 development.

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 Preliminary Rankings.XLS
5/17/11