

## 2021 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
<b>Non-Profit Pool</b>										
Braddock Nine	Fairfax County	Nina Janopaul	APAH	New Construction	Elderly	36	36	559.09	\$ 950,000	Score high enough to receive credits
Colbrook	Chesterfield County	Lee Alford	BHC	New Construction	General	47	47	537.36	\$ 893,300	Score high enough to receive credits
Wellesley	Newport News City	Samantha Brown	CHP	Rehabilitation	Elderly	40	40	529.02	\$ 248,786	Score high enough to receive credits
Cross Creek Rehab	Portsmouth City	Samantha Brown	CHP	Rehabilitation	General	78	73	528.04	\$ 599,557	Moves to Tidewater pool
Westside Village Apartments	Halifax County	Todd Travis	Huntington Housing	Acquisition/Rehab	General	70	70	516.65	\$ 599,225	Moves to Balance of State pool
The Ridges 62	Shenandoah County	Samantha Brown	CHP	Rehabilitation	General	62	62	512.80	\$ 510,607	Moves to Northwest/North Central pool
Holly Court	Lancaster County	Samantha Brown	CHP	Rehabilitation	Elderly	40	40	508.17	\$ 260,923	Moves to Balance of State pool
Tranquility at the Lakes II	Virginia Beach City	Jessica Guglielmo	VBCDC	New Construction	Elderly	38	38	507.80	\$ 466,000	Moves to Tidewater pool
Grayson Manor	Grayson County	Samantha Brown	CHP	Rehabilitation	Elderly	32	32	507.28	\$ 207,802	Moves to Balance of State pool
Saint Elizabeth Apartments	Richmond City	Jason Brown	CCC	New Construction	General	56	56	503.94	\$ 675,000	Moves to Richmond MSA pool
Sweetbriar II Apartments***	Washington County	Robert Goldsmith	People, Inc.	New Construction	General	22	22	502.59	\$ 41,673	Moves to Balance of State pool
Brookland Park Apartments	Richmond City	Shelynda Brown	Enterprise Community Hsg.	New Construction	General	66	66	494.19	\$ 904,060	Moves to Richmond MSA pool
Woods at Yorktown Rehab	York County	Samantha Brown	CHP	Rehabilitation	General	54	54	492.46	\$ 431,357	Moves to Tidewater pool
Poplar Creek Homes***	Halifax County	Earl Howerton	Southside Outreach Group	New Construction	General	32	32	476.91	\$ 43,400	Moves to Balance of State pool
Quarry Station	Prince William County	Shelley Murphy	Wesley	Rehabilitation	Elderly	80	80	443.67	\$ 871,141	Moves to Northern Virginia pool
									<b>Available Credits</b>	<b>\$ 2,480,015</b>
									<b>Funded</b>	<b>\$ 2,092,086</b>
									<b>Left for At Large</b>	<b>\$ 387,929</b>
<b>Local Housing Authority Pool</b>										
South First Phase One***	Charlottesville City	John Sales	Charlottesville RHA	New Construction	General	62	62	548.93	\$ 75,000	Score high enough to receive credits
Block 17 Apartments	Norfolk City	Richard Sciortino	Brinshore	New Construction	General	68	47	536.82	\$ 1,057,060	Score high enough to receive credits
Choice Neighborhood III-R	Newport News City	Karen Wilds	NNRHA	New Construction	General	71	58	501.58	\$ 1,300,000	Score high enough to receive credits
Creighton Phase A	Richmond City	Juan Powell	TCB/RRHA	New Construction	General	68	68	436.77	\$ 1,470,000	Unfunded
									<b>Available Credits</b>	<b>\$ 2,480,015</b>
									<b>Funded</b>	<b>\$ 2,432,060</b>
									<b>Left for At Large</b>	<b>\$ 47,955</b>
<b>New Construction</b>										
Autumn Willow 9	Fairfax County	Nicholas Bracco	Michaels Dev.	New Construction	Elderly	75	75	601.03	\$ 2,075,000	Score high enough to receive credits
Tuscarora Crossing 9% Phase 2A	Loudoun County	James Edmondson	E&G Group	New Construction	General	44	44	585.16	\$ 1,325,790	Score high enough to receive credits
									<b>Available Credits</b>	<b>\$ 3,600,922</b>
									<b>Funded</b>	<b>\$ 3,400,790</b>
									<b>Remaining</b>	<b>\$ 200,132</b>
<b>Northern Virginia</b>										
Quarry Station	Prince William County	Shelley Murphy	Wesley	Rehabilitation	Elderly	80	80	443.67	\$ 871,141	Score high enough to receive credits
									<b>Available Credits</b>	<b>\$ 2,979,324</b>
									<b>Funded</b>	<b>\$ 871,141</b>
									<b>Left for At Large</b>	<b>\$ 2,108,183</b>

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Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>Northwest / North Central VA Pool</b>										
Middlebrook Trace	Staunton City	Thomas Taft, Sr.	Taft-Mills Group	New Construction	General	82	82	572.52	\$ 1,260,260	Score high enough to receive credits
Southwood Apartments A	Albemarle County	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	70	70	537.60	\$ 1,153,191	Moves to Tier One
Pleasant View	Shenandoah County	Jen Surber	Surber Dev.	New Construction	General	48	48	517.69	\$ 827,278	Moves to Tier Two
The Ridges 62	Shenandoah County	Samantha Brown	CHP	Rehabilitation	General	62	62	512.80	\$ 510,607	Moves to Tier Two
Woodstock Village Apartments	Shenandoah County	James Hendricks	Petersburg CDC	Acquisition/Rehab	General	46	46.00	497.93	\$ 368,000	Moves to Tier Two
									<b>Available Credits</b>	<b>\$ 1,521,076</b>
									<b>Funded</b>	<b>\$ 1,260,260</b>
									<b>Left for At Large</b>	<b>\$ 260,816</b>
<b>Richmond MSA Pool</b>										
Ashlake Trails	Chesterfield County	David Koogler	Mark-Dana	New Construction	Elderly	67	67	541.26	\$ 905,912	Score high enough to receive credits
288 Lofts	Chesterfield County	Richard Counselman	Nusbaum	New Construction	General	112	112	528.37	\$ 1,678,800	Moves to Tier One
Old Hundred Trace	Chesterfield County	Thomas Taft, Sr.	Taft-Mills Group	New Construction	General	54	54	527.68	\$ 770,077	Moves to Tier Two
Glade View Trace	Chesterfield County	Thomas Taft, Sr.	Taft-Mills Group	New Construction	Elderly	50	50	520.75	\$ 646,646	Moves to Tier Two
Saint Elizabeth Apartments	Richmond City	Jason Brown	CCC	New Construction	General	56	56	503.94	\$ 675,000	Moves to Tier Two
Birch Island Apartments	Sussex County	James Hendricks	Petersburg CDC	Acquisition/Rehab	General	48	48	503.82	\$ 400,000	Moves to Tier Two
Brookland Park Apartments	Richmond City	Shelynda Brown	Enterprise Community Hsg.	New Construction	General	66	66	494.19	\$ 904,060	Moves to Tier Two
Townhomes at Warwick Place III	Richmond City	Gerald Burr	Canterbury	New Construction	General	65	65	456.02	\$ 961,460	Moves to Tier Two
									<b>Available Credits</b>	<b>\$ 1,922,838</b>
									<b>Funded</b>	<b>\$ 905,912</b>
									<b>Left for At Large</b>	<b>\$ 1,016,926</b>
<b>Tidewater MSA Pool</b>										
Blaine Landing Apartments	James City County	Richard Counselman	Nusbaum	New Construction	General	59	59	568.04	\$ 1,215,000	Score high enough to receive credits
925 Apartments	Virginia Beach City	Thomas Johnston	TFJG	New Construction	General	128	128	554.49	\$ 1,800,000	Moves to Tier One
Grande Oak III	York County	Jen Surber	Surber Dev.	New Construction	Elderly	49	49	548.62	\$ 909,123	Moves to Tier Two
Saratoga Place	Suffolk City	Jen Surber	Surber Dev.	New Construction	General	76	76	538.68	\$ 1,135,531	Moves to Tier Two
Cross Creek Rehab	Portsmouth City	Samantha Brown	CHP	Rehabilitation	General	78	73	528.04	\$ 599,557	Moves to Tier Two
Washington Terrace	Suffolk City	Charles Heritage	Southcreek	New Construction	General	72	72	526.4	\$ 1,310,000	Moves to Tier Two
Tranquility at the Lakes II	Virginia Beach City	Jessica Guglielmo	VBCDC	New Construction	Elderly	38	38	507.8	\$ 466,000	Moves to Tier Two
Woods at Yorktown Rehab	York County	Samantha Brown	CHP	Rehabilitation	General	54	54	492.46	\$ 431,357	Moves to Tier Two
									<b>Available Credits</b>	<b>\$ 2,810,683</b>
									<b>Funded</b>	<b>\$ 1,215,000</b>
									<b>Left for At Large</b>	<b>\$ 1,595,683</b>

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<b>Balance of State Pool</b>										
Miller's Rest Apartments II	Lynchburg City	Austin Pittman	Lawson	New Construction	General	40	40	532.79	\$ 625,000	Score high enough to receive credits
Westside Village Apartments	Halifax County	Todd Travis	Huntington Housing	Acquisition/Rehab	General	70	70	516.65	\$ 599,225	Score high enough to receive credits
Holly Court	Lancaster County	Samantha Brown	CHP	Rehabilitation	Elderly	40	40	508.17	\$ 260,923	Score high enough to receive credits
Grayson Manor	Grayson County	Samantha Brown	CHP	Rehabilitation	Elderly	32	32	507.28	\$ 207,802	Score high enough to receive credits
Sweetbriar II Apartments***	Washington County	Robert Goldsmith	People, Inc.	New Construction	General	22	22	502.59	\$ 41,673	Score high enough to receive credits
Mecklenburg Manor	Mecklenburg County	Rick Edson	NFP Affordable Housing Corp.	Acquisition/Rehab	General	51	51	486.75	\$ 440,000	Score high enough to receive credits
Poplar Creek Homes***	Halifax County	Earl Howerton	Southside Outreach Group	New Construction	General	32	32	476.91	\$ 43,400	Score high enough to receive credits
Rivermont School Apartments	Alleghany County	Lisa Sari	Landmark	Mixed Construction	General	49	49	412	\$ 775,000	Below Threshold
									<b>Available Credits</b>	<b>\$ 2,339,480</b>
									<b>Funded</b>	<b>\$ 2,218,023</b>
									<b>Left for At Large</b>	<b>\$ 121,457</b>
<b>Accessible Supportive Housing (ASH) Pool</b>										
Cool Lane Apartments***	Henrico County	Allison Bogdanovic	VSH	Adaptive Reuse	General	86	86	523.30	\$ 95,000	Recommend funding from ASH pool
Florida Terrace	Lynchburg City	Jeffrey Smith	RUSH Homes	New Construction	General	31	31	441.15	\$ 511,415	Recommend funding from ASH pool
Horner	Chesterfield County	Lee Alford	BHC	New Construction	General	49	49	533.50	\$ 827,433	Recommend funding from ASH pool
Premier Circle PSH	Albemarle County	Allison Bogdanovic	VSH	New Construction	General	80	80	532.60	\$ 1,099,892	Recommend funding from ASH pool
Townhomes at Liberty Place	Richmond City	Gerald Burr	Canterbury	New Construction	PWD	39	39	390.72	\$ 561,700	Below Threshold
									<b>Funded</b>	<b>\$ 2,533,740</b>
<b>Tier One</b>										
925 Apartments	Virginia Beach City	Thomas Johnston	TFJG	New Construction	General	128	128	524.49	\$ 1,800,000	Score high enough to receive credits
Southwood Apartments A	Albemarle County	Sunshine Mathon	Piedmont Housing Alliance	New Construction	General	70	70	517.60	\$ 1,153,191	Score high enough to receive credits
288 Lofts	Chesterfield County	Richard Counselman	Nusbaum	New Construction	General	112	112	508.37	\$ 1,678,800	Score high enough to receive credits
									<b>Available Credits</b>	<b>\$ 5,538,949</b>
									<b>Funded</b>	<b>\$ 4,631,991</b>
									<b>Left for At Large</b>	<b>\$ 906,958</b>
<b>Tier Two</b>										
Cross Creek Rehab	Portsmouth City	Samantha Brown	CHP	Rehabilitation	General	78	73	528.04	\$ 599,557	Score high enough to receive credits
Grande Oak III	York County	Jen Surber	Surber Dev.	New Construction	Elderly	49	49	518.62	\$ 909,123	Unfunded
The Ridges 62	Shenandoah County	Samantha Brown	CHP	Rehabilitation	General	62	62	512.80	\$ 510,607	Unfunded
Saratoga Place	Suffolk City	Jen Surber	Surber Dev.	New Construction	General	76	76	508.68	\$ 1,135,531	Unfunded
Old Hundred Trace	Chesterfield County	Thomas Taft, Sr.	Taft-Mills Group	New Construction	General	54	54	507.68	\$ 770,077	Unfunded
Birch Island Apartments	Sussex County	James Hendricks	Petersburg CDC	Acquisition/Rehab	General	48	48	503.82	\$ 400,000	Unfunded
Glade View Trace	Chesterfield County	Thomas Taft, Sr.	Taft-Mills Group	New Construction	Elderly	50	50	500.75	\$ 646,646	Unfunded
Woodstock Village Apartments	Shenandoah County	James Hendricks	Petersburg CDC	Acquisition/Rehab	General	46	46	497.93	\$ 368,000	Unfunded
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Woods at Yorktown Rehab	York County	Samantha Brown	CHP	Rehabilitation	General	54	54	492.46	\$ 431,357	Unfunded
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Brookland Park Apartments	Richmond City	Shelynda Brown	Enterprise Community Hsg.	New Construction	General	66	66	474.19	\$ 904,060	Unfunded
Townhomes at Warwick Place III	Richmond City	Gerald Burr	Canterbury	New Construction	General	65	65	436.02	\$ 961,460	Unfunded
									<b>Available Credits</b>	<b>\$ 906,958</b>
									<b>Funded</b>	<b>\$ 599,557</b>
									<b>Remaining</b>	<b>\$ 307,401</b>

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Development Name	Jurisdiction	Developer Contact	Owner Entity	Dev Type	Target	Total Units	Tax Credit	Tax Credit Score	Credit Request	Preliminary Status
<b>WITHDRAWN</b>										
The Rendezvous	Hopewell City	Tavaris McCoy	Hopewell RHA	New Construction	General	64	64			

**NOTES:**

1- Available Credits calculated at \$2.8125.

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 - Accessible Supportive Housing (ASH) pool is not funded as a result of deal scoring rank.

\* - Final rankings are subject to Virginia Housing Board approval.

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