

Senior Rental Properties Financed by VHDA

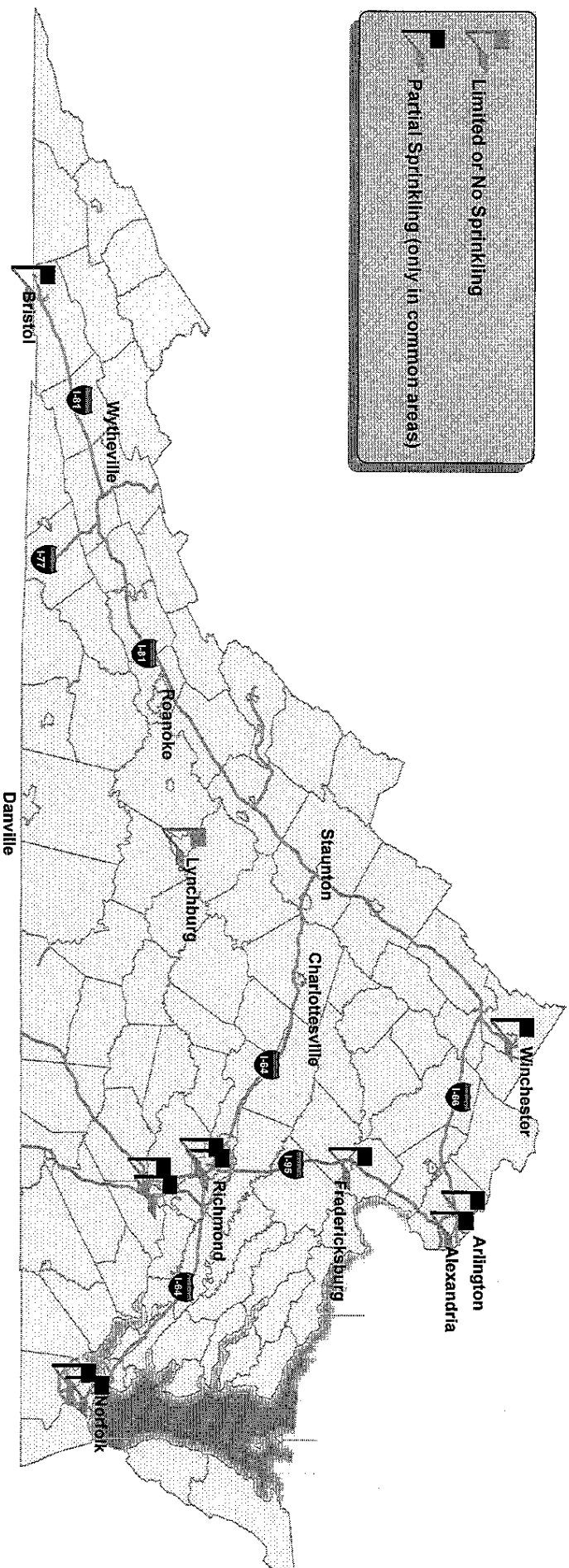
Rental Property Characteristics		Properties		Dwelling Units	
Number of Stories	Level of Sprinkling	Number	Share	Number	Share
Four or more	Limited or none	1	0.7%	101	0.7%
	Partial	11	8.1%	1,910	14.1%
	Full	2	1.5%	68	0.5%
	Limited or none	31	23.0%	2,309	17.0%
Less than four	Partial	14	10.4%	1,017	7.5%
	Full	76	56.3%	8,159	60.2%
	Total	135	100.0%	13,564	100.0%

All twelve of the properties of four or more stories with less than full sprinkling, receive federal rental subsidies or Low Income Housing Tax Credits which restrict the amount of rent that can be charged. This would make it very difficult for these properties to incur substantial capital costs, since the cost would have to be borne by the owner and could not be readily passed on to the tenants.

VHDA Financed Senior Housing Properties

With Four or More Stories and Without Full Sprinkling*

- ☒ Limited or No Sprinkling
- ☒ Partial Sprinkling (only in common areas)



* 12 properties out of 135 total senior properties

Senior Rental Properties Financed by VHDA

Property Name	Dwelling Units	Jurisdiction	Federal Deep Rental Subsidies	Expiration of Rent Subsidy	Federal Deep Development Subsidies	Degree of Sprinkling			Comments	Number of Stories
						Full	Partial	Limited or None		
Jefferson House	101	Lynchburg City			LHTCs			X	laundry & broiler room only	4 or more
1 property of four or more stories with limited or no sprinkling 101 1% of total VHDA senior units										
Woodland Hill	235	Arlington County	Section 8	2018			X			4 or more
Leisure Park Tower	150	Bristol City	Section 8	2019			X			4 or more
Tyson's Tower	266	Fairfax County	RAP		Section 236		X			4 or more
Mill Park Terrace	129	Fredericksburg City	Section 8	2019	LHTCs		X			4 or more
Hopewell Heights	150	Hopewell City	Section 8	2019			X			4 or more
Braywood Manor	238	Norfolk City	Section 8	2019			X			4 or more
Carriage House	118	Petersburg City	Section 8	2011			X		5th floor up & common areas	4 or more
Malvern Hill	55	Portsmouth City	Section 8	2012			X			4 or more
Dominion Place	249	Richmond City	Section 8		LHTCs		X			4 or more
The Renaissance	240	Richmond City	Section 8	2018	LHTCs		X			4 or more
Winchester House	80	Winchester City	Section 8	2018			X			4 or more
11 properties of four or more stories with partial sprinkling 1,910 14% of total VHDA senior units										
Scottsville School	34	Albemarle County			LHTCs			X	laundry & storage only	Less than 4
Gold Hill Village	20	Buckingham County	Section 8	2018				X		Less than 4
Courthouse Lane I	32	Caroline County	Rural Housing RA		LHTCs			X		Less than 4
Cottages at Great Bridge II	32	Chesapeake City			LHTCs			X		Less than 4
Johnson Williams	40	Clarke County			LHTCs			X		Less than 4
Dunlop Farms	88	Colonial Heights City			LHTCs			X		Less than 4
Marvin Gardens	40	Emporia City			LHTCs			X		Less than 4
Grayson Manor	32	Grayson County	Rural Housing RA		LHTCs			X		Less than 4
Reflections Senior Living	104	Henrico County			LHTCs			X		Less than 4
Madison House	100	Loudoun County	Section 8	2020	LHTCs			X	stairwells only	Less than 4
Crossings I	5	Lynchburg City						X		Less than 4
Frank Roane Apartments	26	Lynchburg City	Section 8	2010				X		Less than 4
Hillcrest	103	Lynchburg City	Section 8	2021				X	maintenance and pump room only	Less than 4
Berkley South	190	Newport News City						X		Less than 4
Great Oak	143	Newport News City	Section 8	2018				X		Less than 4
Granby House	154	Norfolk City	Section 8	2013				X	maintenance & storage only	Less than 4

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Suburban House	154	Norfolk City	Section 8	2010				X	maintenance & storage only	Less than 4
Lurray Village	34	Page County	Rural Housing RA		LIHTCs			X		Less than 4
Effingham Plaza	176	Portsmouth City	Section 8	2018				X	maintenance & storage only	Less than 4
Forest Creek	94	Richmond City			LIHTCs			X		Less than 4
Forestbrooke	158	Richmond City	Section 8	2011	LIHTCs			X		Less than 4
Norcroft	109	Richmond City			LIHTCs			X		Less than 4
Shookoe Hill III	12	Richmond City						X		Less than 4
College Green I	32	Richmond County	Rural Housing RA		LIHTCs			X		Less than 4
Harrison Community	28	Roanoke City	Section 8	2014				X		Less than 4
Springbrook Place	38	Rockingham County			LIHTCs			X		Less than 4
English Oaks	119	Stafford County			LIHTCs			X		Less than 4
Gypsy Hill House	100	Staunton City	Section 8	2010				X		Less than 4
Bettie S. Davis Village	60	Suffolk City	Section 8	2013				X		Less than 4
Hillside Apartments	36	Tazewell County			LIHTCs			X		Less than 4
Elderspit Community	16	Washington County						X		Less than 4
31 properties under four stories with limited or no sprinkling										
Massie Haven	22	Augusta County					X			Less than 4
Midway Manor	98	Charlottesville City	Section 8	2021			X			Less than 4
Cottages at Great Bridge	96	Chesapeake City			LIHTCs		X		mid-rise section only	Less than 4
Heritage Tower	100	Danville City	Section 8	2012			X			Less than 4
Holiday Village I	64	Danville City	Section 8	2017			X			Less than 4
Holiday Village II	51	Danville City	Section 8	2019			X			Less than 4
Holiday Village III	18	Danville City	Section 8	2012			X			Less than 4
Warrenton Manor	68	Fauquier County	Section 8	2013			X			Less than 4
Lexington House	78	Lexington City	Section 8	2017			X			Less than 4
Spruce Village	101	Martinsville City	Section 8	2020			X			Less than 4
Bluegrass Apartments	43	Pulaski County					X			Less than 4
Brookland Park	77	Richmond City			LIHTCs		X			Less than 4
Charmwood Forest	100	Richmond City	Section 8	2012	LIHTCs		X			Less than 4
Clearview Manor	101	Roanoke County	Section 8	2019			X			Less than 4
14 properties under four stories with partial sprinkling										
1,017 7% of total VHDA senior units										

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G and T Adult Home	18	Cumberland County				X				Less than 4
Randolph Place	50	Richmond City	Section 8			X			full sprinkler underway	Less than 4
Annie B. Rose House	91	Alexandria City	Section 8			X				4 or more
Claridge House II	304	Alexandria City	Section 8			X				4 or more
Bitaciffie	45	Alleghany County	Section 8			X				4 or more
Claridge House I	302	Arlington County	Section 8			X				4 or more
Runk and Pratt of Bedford	34	Bedford City				X				4 or more
Monticello Vista	50	Charlottesville City			LIHTCs	X				4 or more
Chesapeake Crossing I & II	294	Chesapeake City			LIHTCs	X				4 or more
Market Square I, II & III	174	Chesterfield County			LIHTCs	X			apartments only; cottages not	4 or more
Park at Ridgedale	120	Chesterfield County			LIHTCs	X				4 or more
Totty Place	22	Chesterfield County				X				4 or more
Mary Hardesty House	60	Clarke County			LIHTCs	X				4 or more
Meadows at Northridge	50	Culpeper County			LIHTCs	X				4 or more
Mountain Run	50	Culpeper County	Rural Housing RA		LIHTCs	X				4 or more
Dan River Crossing	74	Danville City			LIHTCs	X				4 or more
Danville House	106	Danville City	Section 8			X				4 or more
Coppermine Place II	66	Fairfax County			LIHTCs	X				4 or more
Evergreen House	246	Fairfax County	Section 8			X				4 or more
Forest Glen at Sully Station I & II	238	Fairfax County			LIHTCs	X				4 or more
Gum Springs Glen	60	Fairfax County			LIHTCs	X				4 or more
Heatherwood	112	Fairfax County				X			Attic also	4 or more
Hendon Harbor House	60	Fairfax County			LIHTCs	X			Attic also	4 or more
Hunters Woods Fellowship House	222	Fairfax County	Section 8			X				4 or more
Kendrick Court	139	Fairfax County			LIHTCs	X				4 or more
Lake Anne Fellowship House	100	Fairfax County	RAP		Section 236	X				4 or more
Manchester Lakes I & II	252	Fairfax County			LIHTCs	X				4 or more
Morris Glen	60	Fairfax County			LIHTCs	X				4 or more
Mount Vernon House	130	Fairfax County	Section 8			X				4 or more
Moffett Manor	98	Fauquier County			LIHTCs	X				4 or more
Oaks I & II	111	Fauquier County			LIHTCs	X				4 or more
Holland Trace	48	Franklin City			LIHTCs	X				4 or more
Madonna House	130	Fredericksburg City			LIHTCs	X				4 or more
Omni Park Place	60	Hanover County			LIHTCs	X				4 or more
Lineweaver	60	Harrisonburg City			LIHTCs	X				4 or more

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Carter Woods	80	Henrico County			LHTCS	X				4 or more
Kings Grant	90	Henrico County			LHTCS	X				4 or more
Meadows at Victoria Park	108	Henrico County			LHTCS	X				4 or more
Parham Park Place I & II	136	Henrico County			LHTCS	X				4 or more
Mirror Ridge at Community Village	150	Loudoun County			LHTCS	X			Attic also	4 or more
Sommerset House	105	Loudoun County				X			Attic also	4 or more
Wingler House East	132	Loudoun County			LHTCS	X			Attic also	4 or more
Wingler House West	132	Loudoun County			LHTCS	X			Attic also	4 or more
Calle Avenue Adult Home	26	Lunenburg County				X				4 or more
Valley View Retirement Community	109	Lynchburg City				X				4 or more
Countryside I	18	Madison County				X				4 or more
Oaks of Wellington	130	Manassas City			LHTCS	X			Attic also	4 or more
Quarry Station	79	Manassas City			LHTCS	X				4 or more
Silver Hill at the Arboretum	153	Newport News City			LHTCS	X				4 or more
Cromwell House	205	Norfolk City			LHTCS	X				4 or more
Exmore Village II	65	Northampton County	Rural Housing RA		LHTCS	X				4 or more
Bellevue	48	Orange County			LHTCS	X				4 or more
Germanna Heights	50	Orange County			LHTCS	X				4 or more
Oaks	58	Prince William County			LHTCS	X				4 or more
Park Place	148	Prince William County			LHTCS	X			Attic also	4 or more
Ptner Run at Prince William Commons I	200	Prince William County			LHTCS	X				4 or more
Ptner Run at Prince William Commons II	100	Prince William County			LHTCS	X				4 or more
Woods at Victoria Park	47	Prince William County			LHTCS	X				4 or more
Bacon Retirement Community	58	Richmond City			LHTCS	X				4 or more
Bowler Retirement Community	62	Richmond City			LHTCS	X				4 or more
Church Hill/Fairmont House	299	Richmond City	Section 8		LHTCS	X				4 or more
Columns on Grove	28	Richmond City			LHTCS	X				4 or more
Guardian Place	120	Richmond City			LHTCS	X				4 or more
Maury Village	45	Richmond City			LHTCS	X				4 or more
Shockoe Hill I	113	Richmond City	Section 8		LHTCS	X				4 or more
Shockoe Hill II	64	Richmond City			LHTCS	X				4 or more
William Byrd House	107	Richmond City			LHTCS	X				4 or more
McCray Court	68	Roanoke City			LHTCS	X				4 or more
Massanutten Manor	114	Shenandoah County	Section 8			X				4 or more
Shenandoah Commons	38	Shenandoah County			LHTCS	X				4 or more

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Enoch George Manor	60	Spotsylvania County			LHTCS	X				4 or more
Meadows at Salem Run II	80	Spotsylvania County			LHTCS	X				4 or more
Holland House	112	Virginia Beach City			LHTCS	X				4 or more
Jamestown Commons II	132	Virginia Beach City			LHTCS	X				4 or more
Silver Hill at Great Neck	122	Virginia Beach City			LHTCS	X				4 or more
Victoria Place	122	Virginia Beach City			LHTCS	X				4 or more
Fairfax Hall	54	Waynesboro City			LHTCS	X				4 or more
Stonebriar	24	Wise County			LHTCS	X				4 or more
78 properties with full sprinkling										
8,227										
61% of total VHDA senior units										
13,364										
All 135 Senior Properties										
100% of total VHDA senior units										