



DIAMOND AND ASSOCIATES

**Low Income Tax Credit Advisory Work
Tax Credit Awards
July 2013**

	Project Name	Type	Units	Status
1	Somerset Apartments/ Adolfina Villanueva I, Philadelphia TC91-103	New	24	October 1992
2	Adolfina Villanueva II, Philadelphia TC93-0053	New	30	January 1995
3	Ambler Supportive Housing Services, Ambler	Rehab	8	January 1995
4	Sylvan Heights, Harrisburg, Pennsylvania TC96-14	Rehab	48	February 1998
5	Johnnie Tillmon, Philadelphia, Pennsylvania TC95-91	New	23	November 1997
6	6 th and Berks, Philadelphia, Pennsylvania TC97-113	New	26	June 1999
7	El Palacio Inca, Denver, Colorado	Rehab	12	June 1999
8	Universal Courts II, Philadelphia, Pennsylvania TC98-01, TC98-18	New	21	October 1999
9	6 th and Montgomery, Philadelphia TC2000-114, TC2001-44	New	20	February 2003
10	Pheasant Hill Estates - Phase II, Harrisburg TC2000-25	New	48	October 2000
11	16 th and Federal Streets, TC99-67, TC2001-418	New and Rehab	53	November 2001.
12	Richard Allen Phase III, Philadelphia TC2001-102	Rehab	178	Closed December 2001. Occupancy complete in June 2003
13	Darby Townhouses, Delaware County TC2001-101	Rehab	171	Closed and in service December 2001.
14	Cambridge, Philadelphia TC2001-435	New	44	Completion Summer 2003
15	Beecham Complex, Philadelphia TC2001-433	Rehab	6	February 2002.

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	Project Name	Type	Units	Status
16	Suffolk Manor, Philadelphia TC2001-304	Rehab	138	Closing Spring 2003
17	St. Ignatius Senior Housing, Philadelphia TC2001-720	New	68	In construction. Occupancy Fall 2003.
18	Tasker Phase I TC2002-102	New	180	Closed December 2002.
19	Cambridge Phase II TC2002-411	New	40	Closing achieved in the Spring of 2003.
20	Mt. Olivet TC2002-303	Rehab	161	Closing achieved in December 2003.
21	Tasker II	New	184	Tax Free Bonds and 4% Tax Credits Approved in March 2003. Closing achieved in December 2003.
22	Mill Creek Phase I	New	80	9% Tax Credits Approved in March 2003. Closing achieved in December 2003.
23	Neumann North Senior Housing	Rehab	67	Tax Credits and Financing Committed in November 2003. Completed and occupied January 2006.
24	Coral Street Arts House	Rehab	27	9% Tax Credits and PennHOMES funding awarded in March 2003. Closing achieved in the Fall 2004.
25	Yorktown	New	37	Tax credits and financing committed in September 2002, then renewed in the Fall of 2004. Closing Fall 2005.
26	The Pavilion	Rehab	296	Bond financing and tax credits awarded in early 2001, closed Fall of 2002.
27	Center Park III	New	39	Tax Credits and financing allocated in November 2003, closing April 2004.
28	Freedom Village	New	22	Tax credits awarded in March 2004
29	Washington Square West	Rehab	131	Tax credits awarded in December 2003
30	16 th and Federal Phase III	New and Rehab	55	Tax credits awarded in March 2004
31	Walnut Park Plaza	Rehab	224	Tax credits awarded in March 2004
32	Germantown House	Rehab	141	Tax credits awarded in March 2004

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33	Mill Creek Phase II	New	80	Tax credits awarded March 2004, closed Fall 2004.
34	Sellersville Court	New	20	9% Tax Credits and PennHOMES awarded in September 2004. Closing occurred November 2005. Construction completed November 2006. Additional 9% Tax Credits awarded in March 2006.
35	Ludlow Scattered Sites	Rehab	75	9% Tax Credits awarded in March 2006.
36	Angela Court II	New	54	9% Tax Credits awarded in March 2006.
37	St. John Neumann Place	Rehab	75	9% Tax Credits awarded in March 2006
38	Clara Baldwin	Rehab	59	9% Tax Credits awarded in March 2006. Additional Tax Credits awarded in March 2007.
39	Marshall Shepard Village	Rehab	80	4% Tax Credits awarded in September 2006
40	Mt. Tabor Senior Housing	New	73	9% Tax Credits awarded in September 2006, closed fall 2007
41	Brandywine Health and Housing Center	New	24	9% Tax Credits awarded in September 2006
42	Evelyn Saunders Phase I	New	40	9% Tax Credits awarded in March 2007
43	New Salem Acres	Rehab	150	9% Tax Credits awarded in March 2007
44	Warnock Street Phase I	Rehab	50	9% Tax Credits awarded in March 2007
45	Pennsdale II	Rehab	38	9% Tax Credits and PennHomes were awarded in September 2007
46	Riverside Senior Apartments	Rehab	150	4% Tax Credits and Tax-Exempt Bonds awarded December 2007, Closing April 2008
47	Opportunities Housing for the Aging	Rehab	275	4% Tax Credits and Tax-Exempt Bonds awarded December 2007, then again in July 2011. Closing scheduled for June 2012.

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48	Ecumenical Senior Housing	Rehab	316	4% Tax Credits and Tax Exempt Bonds awarded February 2008. Closed July 2008. Construction complete July 2009.
49	Connelly House	New	79	9% Tax Credit allocation in May 2008. Closing December 2008
50	Hancock Manor	Rehab	45	9% Tax Credit allocation in May 2008. Closing December 2008
51	Oak Hill Phase II – Wadsworth	New	100	9% Tax Credit allocation in May 2008. Closing December 2008.
52	Jewish Federation - Elkins Park	New	85	9% Tax Credit allocation in July 2009. Closed April 2010.
53	HELP III Philadelphia	New	63	9% Tax Credit allocation in July 2009. Closed December 2009.
54	Penn Villa	New	23	Tax Credit Exchange Program. Closed May 2010.
55	Limekiln Manor	Rehab	40	Tax Credit Exchange Program. Closed December 2009
57	Evelyn Sanders II	New	27	9% Tax Credit allocation in July 2009. Closed December 2009.
58	Lutheran North Camden	Rehab	89	9% Tax Credit allocation in 2008 for 89 scattered site row houses in North Camden. Project completed in 2009.
58	Bellefield Dwellings	Rehab	158	9% and Historic Preservation of 158 apartments in Pittsburgh, PA. Credit allocation in July 2011. Closing occurred in May 2012.
59	Mt. Vernon Manor Phase I	Rehab	75	9% Preservation of 75 scattered site apartments. Credit allocation in July 2011. Closing scheduled for June 2012.
60	WCRP Villanueva Preservation	Rehab	77	9% Credits awarded in 2011. Closing July 2013.
61	B'nai B'rith Apartments	Rehab	151	4% Tax Credits and Tax Exempt Bonds.

	Project Name	Type	Number	Status
62	Benedict's Place	New	85	4% Tax Credits, Tax Exempt Bonds and HUD 202 Financing. Credit allocation in July 2011. Closing achieved in May 2012.
63	Mission Green	New	61	9% Tax Credits. Closing projected for Early 2013.
64	Bensalem Veterans	New	40	9% Tax Credits. Closing projected for Late 2012.
65	North Scranton Junior High School	Rehab	58	9% Tax Credits. Closing projected for Late 2012
66	Jessup Family Housing	New	75	9% Tax Credits. Closing Achieved in October 2012
67	Tasker Village	Rehab	28	9% Tax Credits Awarded in March 2013. Closing projected for September 2013.
68	Nitza Tufino Townhomes	New	25	9% Tax Credits Awarded in March 2013. Closing projected for September 2013.
69	Fairthorne Apartments	New	40	4% Tax Credits and Tax Exempt Bond Allocation Awarded in June 2013. Closing projected for September 2013.
70	Gateway on Main	New	60	9% Tax Credits Awarded in July 2013. Closing projected for March 2014.
	Total		5,412	