

NMTC MONTHLY REPORT

A MONTHLY PUBLICATION ON THE NEW MARKETS TAX CREDIT INDUSTRY

November 2006 Volume V, Issue XI, Published By Novogradac & Company LLP

NH&RA Announces 2006 J. Timothy Anderson Awards Recipients

By Anne Townsend, Staff Writer, Novogradac & Company LLP

On October 10, the National Housing & Rehabilitation Association (NH&RA) honored seven projects as recipients of the 2006 J. Timothy Anderson Award for Excellence in Historic Rehabilitation. "Timmy Awards" winners are recognized for the outstanding rehabilitation of historical structures using the federal historic rehabilitation tax credit (FHRTC). The awards were presented at NH&RA's 2006 Fall Forum at the Ritz Carlton in Boston, Mass.

The 2006 winners, by category, project name, project location and project developer, are:

- Market Rate Large: Peerless Lofts, Providence, R.I., Cornish Associates.
- Most Innovative Adaptive Re-Use and/or Commercial Rehabilitation: Masonic Temple (Tremont Grant), Baltimore, Md., William C. Smith & Company.
- Affordable Housing (Large — More than \$5 Million Total Development Cost): New Holland Apartments, Danville, Ill., New Holland, LP
- Affordable Housing (Small — Less Than \$5 Million Total Development Cost): Asushnet Commons, New Bedford, Mass., Women's Institute for Housing and Economic Development.
- Mixed Income Housing (Large — More than \$5 Million Total Development Cost): The Apartments at Boott Mills, Lowell, Mass., Winn Development.
- Mixed Income Housing (Small — Less than \$5 Million Total Development Cost): Liberty School Apartments, Glasgow, Ky., AU Associates Inc.
- Best Scattered-Site Development: Salem Historic Homes, Salem, N.J., HDC, LLC.

Thom Pollock, executive director of Crosspoint Human Services, the developer of New Holland Apartments in Danville, Ill., said that winning the award was an honor, especially since the judges were such leaders in their field. "I think what is most reaffirming about this win is that the judges of the projects were significant people within the industry, one of whom is Timothy Anderson's son," said Pollock. "There were other judges named — people who know historic rehabilitation and the difficulty of doing these projects. It feels like you're judged by a blue ribbon committee and, needless to say, they're doing it with a pool of 49 applicants for the various categories, and I don't know how many applied for the Affordable Large Projects category, but one out of 49 is pretty cool."

Two developments received honorable mentions. By category, project name, project location and project developer, they are:

- Most Innovative Adaptive Re-Use and/or Commercial Rehabilitation: Cadillac Building, Seattle, Wash., Historic Seattle.
- Affordable Housing (Large — More than \$5 Million Total Development Cost): Mattapan Heights Phase II, Mattapan, Mass., Trinity Financial.

According to Peter Bell, executive director of NH&RA and presenter of the awards, the competition was fierce and many of the competitors could have come out on top. "Almost all the projects submitted could have been winners;

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the quality of applicants was rather impressive," he said.

NH&RA created the award in 2005 to honor the life and work of renowned Boston architect and preservation activist J. Timothy Anderson. Anderson was a remarkable figure in the field of historic rehabilitation. His legacy includes numerous Boston-area projects, as well as a seminal study that helped preserve South Beach in Miami.

Of the total applications received, 40.9 percent placed as finalists. Of the finalists, 83.4 percent received some form of tax credits other than the FHRTC. Fifty percent received federal low-income housing tax credits (LIHTCs) only, 16.7 percent received both federal and state LIHTCs, 16.7 percent received new markets tax credits (NMTCs) and another 16.7 percent received no LIHTCs or NMTCs.

The contenders were regionally diverse and the contest drew national attention. NH&RA received 34.1 percent of the applications from the Midwest, 20.5 percent from New England, another 20.5 percent from the Mid-Atlantic, 15.9 percent from the South, 4.5 percent each from both the Plains and the Pacific Northwest, and none from the West.

The development community's interest in the contest grew this year, attracting 25 percent more applications than last year. Thom Amdur, associate director of NH&RA, credits both improved media exposure and increased contest categories to the growth in applicants.

"We noticed that a lot of really great projects didn't fit into last year's criteria and it was difficult for smaller projects to compete with big ones. We wanted to make room for these applicants," Amdur said. Timmy Awards officials made this room by adding categories to accommodate the demand of smaller, yet excellent projects built with the aid of FHRTCs.

In 2005 NH&RA recruited a diverse panel of judges. All the judges returned for a second year and include two past NH&RA presidents, several architects, Anderson's son, a former colleague of Anderson's and a former National Conference of State Historic Preservation Officers (NCSHPO) member.

The finalists were judged and selected by a diverse panel of experts that included:

- Josh Anderson, Cathartes Private Investments
- Lisa Burcham, Burcham and Associates
- John L. Kelly, Nixon Peabody LLP
- John Mackey, Reznick Group
- Paul McGinley, McGinley Kalsow & Associates LLP
- Karl Stumpf, RTKL Associates Inc.

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ISSN 1541-2474

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“Different types of uses, buildings and communities [of the applicant pool] make their jobs challenging, but they do a great job of analyzing the different projects to decide which projects deserve to be singled out for the award,” said Bell.

For the future, Bell says he hopes the Timmy Awards will grow as more applicants from across the country learn about the program. ❖

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