



Novogradac

Journal of Tax Credits

News, Analysis and Commentary On Affordable Housing, Community Development and Renewable Energy Tax Credits

January 2019 • Volume X • Issue I

Published by Novogradac & Company LLP



Developments of Distinction Awards

Developments of Distinction Awards Highlight Best of Affordable Housing

BRAD STANHOPE, SENIOR EDITOR, NOVOGRADAC & COMPANY LLP

A pioneer in low-income housing tax credit (LIHTC) lease-to-own programs, a former orphanage, affordable housing complexes in rural Indiana and Washington, D.C., and a new site on the former location of a 70-year-old public housing property in Michigan are among the winners of the Novogradac Journal of Tax Credit Developments of Distinction Awards for 2018.

The honors go to developers who demonstrate excellence and outstanding achievement in the development of affordable rental housing using the LIHTC and/or U.S. Department of Housing and Urban Development (HUD) financing.

“These winners exhibit the best in affordable housing, showing how developers can work with residents and local communities to create fantastic homes,” said Rebecca Arthur, co-chairwoman of the Novogradac 2019 Affordable Housing Conference: Using RAD

and the LIHTC to Improve Communities in Miami, where the honorees will be recognized Jan. 10.

“It’s inspiring to see the work that these organizations do,” said Rich Larsen, co-chairman of the conference. “The winners are found all over the nation, in both rural areas and urban communities.”

Here are profiles of this year’s winners.

continued on page 2

continued from page 1



Image: Courtesy of CHN Housing Partners
Rob Curry helped lead CHN Housing Partners in Cleveland during a 20-year period in which the organization developed 3,100 affordable homes.

LIHTC Champion

Rob Curry, who will step down June 30 as executive director of CHN Housing Partners in Cleveland, led the organization during a 20-year period in which it developed 3,100 homes, secured 45 low-income housing tax credit awards and helped its 1,000th family achieve home ownership through CHN’s LIHTC lease-purchase program.

Curry worked in community development in Maryland and Chicago before moving to Cleveland in 1980, where he served as program director of Cleveland’s Local Initiative Support Corp. office. He

helped CHN grow from a small affordable housing provider that served about 5,000 people per year to an organization that now serves more than 30,000 low-income families.

CHN’s signature program is its LIHTC lease-purchase program, which helps LIHTC residents purchase their affordable homes after the 15-year compliance period ends. While Curry is leaving CHN Housing Partners, he intends to continue to work in community development.

Metropolitan Community Impact

The former Holy Family Orphanage, a landmark in downtown Marquette, Mich., was remade into a 56-apartment affordable housing complex, Grandview Marquette Apartments, with walkable access to jobs, stores and services.

The orphanage was home to a mix of abandoned and orphaned children until it closed in 1967—ultimately becoming a rite of passage for local teens, who would

continued on page 3

Image: Courtesy of Home Renewal Systems LLC
The former Holy Family Orphanage in Marquette, Mich., was remade into Grandview Marquette, a 56-apartment affordable housing complex with supportive services.



continued from page 2

break in and spend the night in a “haunted” structure. By 2014, it was a source of urban blight, but Home Renewal Systems LLC oversaw the renovations and the property reopened in late 2017 with supportive services to help the residents.

The property also was a recipient of a 2018 Michigan Governor’s Award for Historic Preservation.

Rural Community Impact

Rural Kendallville, Ind., with 9,800 residents, is home to Atz Place, an affordable apartment complex that serves households with residents 55 and older who earn \$9,000 to \$27,000 per year.

Developed by Woda Cooper Companies, Atz Place features 38 apartments in a two-story building with LEED Platinum certification. The amenities include a large lobby, multipurpose community room, grandchild room, fitness room, laundry, raised-bed gardens and a gazebo.



Image: Courtesy of Woda Cooper Companies Inc. **Atz Place, in Kendallville, Ind., provides 38 affordable apartments for seniors in a county that has few senior services.**

The \$5.9 million development is on the former site of the vacant Atz Ice Cream plant, the premium ice cream factory that closed in 2011 after 90 years. Woda Cooper Companies purchased the site in 2014 and developed the complex in a county with less than 50,000 people and few senior services. In addition to Atz Place, Woda Cooper funded two new pedestrian crossing signals near the property to improve neighborhood safety.

Preservation of Existing Affordable Rental Housing

A distressed, 48-unit HUD Section 8 housing complex in a gentrifying neighborhood of Washington, D.C., was transformed into Portner Flats, a 96-apartment complex that was planned and developed in collaboration with the property’s tenant association.



Image: Courtesy of Judy Davis **Washington, D.C., is home to Portner Flats, a 96-apartment complex that was planned and developed in partnership with the tenant association of the distressed former property.**

The joint venture between Somerset Development Company and Jonathan Rose Companies was built on the site of the former 48-unit Portner Place Apartments. The development team worked with the tenant association to acquire the property and undertake an innovative redevelopment plan.

The property was rezoned to allow greater density and a portion of the property was sold to a national developer to cross-subsidize the redevelopment of Portner Flats. Construction finished in March 2018, completing a development that gained broad neighborhood support.

Preservation of Existing Public Housing

The 70-year-old Parkridge public housing complex in Ypsilanti, Mich., was built for workers at the Willow Run plant in the 1940s and converted to public housing a decade later. Now Ypsilanti-Washtenaw Housing Corporation demolished the property to make room for

continued on page 4



Image: Courtesy of Affirmed Housing Group
Eastgate, a 42-apartment affordable housing complex in San Marcos, Calif., is designed to appeal to a diverse community.

continued from page 3

New Parkridge, which includes 86 quality apartments with townhouses.

New Parkridge’s architectural design connects each home to the community and features street-facing homes with front porches, sidewalks, driveways and yards. It includes playgrounds, a grilling area and community garden. Supportive services are offered by Eastern Michigan University and Avalon Housing.



Image: Courtesy of Ypsilanti Housing Commission
A former public housing complex in Ypsilanti, Mich., was demolished and replaced by New Parkridge, which has 86 quality apartments with townhouses.

When the waiting lists opened in February 2017 for New Parkridge and another development, approximately 1,400 applications were received in one week and the apartments were leased immediately upon completion.

Family Housing

An unused, flat, 15-acre space in the heart of San Marcos, Calif., was transformed into a master planned community, and one corner is now Eastgate, a 42-apartment affordable complex developed by Affirmed Housing.

Eastgate rents to residents who earn 50 to 60 percent of the area median income and offers ground-floor commercial retail space in a prime, walkable location. Eastgate was designed to appeal to a diverse community of emerging entrepreneurs, new businesses, local artists, families and college students.

Eastgate is a prime example of a multiuse, affordable housing community built to the local city’s requirements.

continued on page 5

continued from page 4

Special Needs Population

A first-of-its-kind development in a desirable area of Minnesota is making a big difference. 66 West, a 39-apartment affordable housing complex in Edina, Minn., is focused on long-term housing for unaccompanied homeless youth.

Developer Beacon Interfaith Housing Collaborative collaborated with Edina Community Lutheran Church to complete the development to provide long-term housing, supportive services and convenience to transportation and employment.

Apartments have a refrigerator, range, full bathroom and central air, while the development has a secure entry system, elevator, exercise room, laundry rooms,



Image: Courtesy of Beacon Interfaith Housing Collaborative
66 West in Edina, Minn., offers long-term housing for unaccompanied homeless youth. It's the first such development in the area.

multipurpose rooms, a computer lab and on-site management and social services. ❖

This article first appeared in the January 2019 issue of the Novogradac Journal of Tax Credits.

© Novogradac & Company LLP 2019 - All Rights Reserved

Notice pursuant to IRS regulations: Any U.S. federal tax advice contained in this article is not intended to be used, and cannot be used, by any taxpayer for the purpose of avoiding penalties under the Internal Revenue Code; nor is any such advice intended to be used to support the promotion or marketing of a transaction. Any advice expressed in this article is limited to the federal tax issues addressed in it. Additional issues may exist outside the limited scope of any advice provided – any such advice does not consider or provide a conclusion with respect to any additional issues. Taxpayers contemplating undertaking a transaction should seek advice based on their particular circumstances.

This editorial material is for informational purposes only and should not be construed otherwise. Advice and interpretation regarding property compliance or any other material covered in this article can only be obtained from your tax advisor. For further information visit www.novoco.com.

EDITORIAL BOARD

PUBLISHER

Michael J. Novogradac, CPA

EDITORIAL DIRECTOR

Alex Ruiz

TECHNICAL EDITORS

Thomas Boccia, CPA
James R. Kroger, CPA
Diana Letsinger, CPA

Matt Meeker, CPA
John Sciarretti, CPA
Stacey Stewart, CPA

COPY

SENIOR EDITOR

Brad Stanhope

MARKETING MANAGER

Teresa Garcia

COPY EDITOR

Mark O'Meara

CONTENT MANAGEMENT SPECIALIST

Elizabeth Orfin

CONTRIBUTING WRITERS

John DeJovine
Karen Destorel
Joyce Hsia
Justin Chubb Lurya

Forrest Milder
Stephanie Naquin
John Tess

ART

CARTOGRAPHER

David R. Grubman

CREATIVE DIRECTOR

Alexandra Louie

PRODUCTION

James Matuszak

Laura Fischer

CONTACT

CORRESPONDENCE AND EDITORIAL SUBMISSIONS

Alex Ruiz
alex.ruiz@novoco.com
415.356.8088

ADVERTISING INQUIRIES

Christianna Cohen
christianna.cohen@novoco.com
925.949.4216

EDITORIAL MATERIAL IN THIS PUBLICATION IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSTRUED OTHERWISE.

ADVICE AND INTERPRETATION REGARDING THE LOW-INCOME HOUSING TAX CREDIT OR ANY OTHER MATERIAL COVERED IN THIS PUBLICATION CAN ONLY BE OBTAINED FROM YOUR TAX ADVISOR.

ADVISORY BOARD

OPPORTUNITY ZONES

Glenn A. Graff
Steven F. Mount

APPLEGATE & THORNE-THOMSEN
SQUIRE PATTON BOGGS

LOW-INCOME HOUSING TAX CREDITS

Bud Clarke
Tom Dixon
Rick Edson
Richard Gerwitz
Rochelle Lento
John Lisella
Philip Melton
Thomas Morton
Mary Tingerthal
Rob Wasserman

BOSTON FINANCIAL INVESTMENT MANAGEMENT
BOSTON CAPITAL
HOUSING CAPITAL ADVISORS INC.
CITI COMMUNITY CAPITAL
DYKEMA GOSSETT PLLC
U.S. BANCORP COMMUNITY DEV. CORP.
BELLWETHER ENTERPRISE
PILLSBURY WINTHROP SHAW PITTMAN LLP
MINNESOTA HOUSING FINANCE AGENCY
U.S. BANCORP COMMUNITY DEV. CORP.

PROPERTY COMPLIANCE

Michael Kotin
Kerry Menchin
Michael Snowdon
Gianna Solari Richards

KAY KAY REALTY
CONAM MANAGEMENT CORPORATION
HIGHRIDGE COSTA HOUSING PARTNERS
SOLARI ENTERPRISES INC.

HOUSING AND URBAN DEVELOPMENT

Flynnan Janisse
Ray Landry
Denise Muha
Monica Sussman

RAINBOW HOUSING
DAVIS-PENN MORTGAGE CO.
NATIONAL LEASED HOUSING ASSOCIATION
NIXON PEABODY LLP

NEW MARKETS TAX CREDITS

Frank Altman
Merrill Hoopengardner
Scott Lindquist
Tracey Gunn Lowell
Ruth Sparrow
Elaine DiPietro

COMMUNITY REINVESTMENT FUND
NATIONAL TRUST COMMUNITY INVESTMENT CORP.
DENTONS
U.S. BANCORP COMMUNITY DEV. CORP.
FUTURES UNLIMITED LAW PC
BLOOMING VENTURES LLC

HISTORIC TAX CREDITS

Jerry Breed
John Leith-Tetrault
Bill MacRostie
John Tess

MILES & STOCKBRIDGE
NATIONAL TRUST COMM. INVESTMENT CORP.
MACROSTIE HISTORIC ADVISORS LLC
HERITAGE CONSULTING GROUP

RENEWABLE ENERGY TAX CREDITS

Bill Bush
Benjamin Cook
Jim Howard
Forrest Milder

STEM INC.
NEXTPOWER CAPITAL
DUDLEY VENTURES
NIXON PEABODY LLP

© Novogradac & Company LLP
2019 All rights reserved.
ISSN 2152-646X

Reproduction of this publication in whole or in part in any form without written permission from the publisher is prohibited by law.