

NAHMANews™

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

NAHMA Salutes Developers and Managers of High-Quality Affordable Housing

Alexandria, Va., Aug. 3, 2017 — The National Affordable Housing Management Association (NAHMA) announces the winners of its annual Affordable Housing Vanguard Awards. These awards recognize newly developed or significantly rehabbed affordable multifamily housing communities that showcase high-quality design and resourceful financing.

The excellence exhibited throughout these multifamily developments belies the notion that affordable housing cannot be assets to their communities. Vanguard Award winners deliver powerful proof that affordable housing done well can transform neighborhoods as well as the lives of individual residents.

Winners of the Affordable Housing Vanguard Awards will be recognized at an awards ceremony at the NAHMA fall meeting in October in Washington, D.C.

This year's winners are:

Vanguard Award for New Construction:

Small Property (less than 100 units):

Teague Terrace, Los Angeles, Calif.; Management Company: Solari Enterprises Inc.; Owner: Women Organizing Resources Knowledge + Service (WORKS), Los Angeles, Calif.

Large Property (more than 100 units):

The Bonifant at Silver Spring, Silver Spring, Md.; Management Company: Humphrey Management; Owner: Montgomery Housing Partnership, Silver Spring, Md.

Vanguard Award for Major Rehabilitation of an Existing Rental Housing Community:

Atlantic City Townhouse, Atlantic City, N.J.; Management Company: Multifamily Management Services; Owner: ACTH Housing Partners LP, Seattle, Wash.

Vanguard Award for Major Rehabilitation of a Nonhousing Structure:

Immanuel Place, Long Beach, Calif.; Management Company: Thomas Safran & Associates; Owner: Thomas Safran & Associates, Los Angeles, Calif.

Vanguard Award for Major Rehabilitation of a Historic Structure into Affordable Housing:

Arcade Apartments, St. Louis, Mo.; Management Company: Dominion; Owner: Dominion, Plymouth, Minn.

The Vanguard Awards:

- Demonstrate that exceptional new affordable housing is available across the country;

- Demonstrate that the affordable multifamily industry is and must be creative and innovative if such exceptional properties are to be built given the financial and other challenges to development;
- Highlight results of the private/public partnerships required to develop today's affordable housing; and
- Share ideas for unique design and financing mechanisms with industry practitioners to further stimulate creative development in the affordable multifamily industry.

The judges of this year's Vanguard Awards were distinguished NAHMA members from across the country: George C. Caruso, SHCM, NAHP-e, CEO, The Cooper Companies, Fort Washington, Md.; Nancy Evans, SHCM, NAHP-e, general manager, CSI Support & Development, Warren, Mich.; Steven Henderson, NAHP-e, chief operating officer, Prospera Property Management, San Antonio, Texas; Michael Johnson, SHCM, NAHP-e, executive vice president, Alco Management Inc., Memphis, Tenn.; and James M. McGrath, SHCM, NAHP-e, chairman, PRD Management Inc., Cherry Hill, N.J.

About the winners:

Teague Terrace was funded, designed and developed to provide high-quality affordable housing to the most vulnerable individuals in Los Angeles County. The 56-unit affordable housing apartment complex, located in the Eagle Rock neighborhood of Los Angeles, is centered within an open courtyard with interlinked multilevel common spaces.

The community, which opened August 2015, provides permanent housing for individuals with developmental disabilities, homeless military veterans with special needs, homeless individuals receiving services through the county's Department of Mental Health, and individuals receiving services through the county's Department of Health Services.

Teague Terrace incorporates "edible" landscaping, outdoor recreation and various other amenities, despite being a high-density urban infill development. Designed by FSY Architects Inc., the complex follows the natural topography of the site in an effort to minimize disturbance and excavation. All units are provided with considerable natural light and ventilation while integrating universal design features catering to the needs of the resident population.

The community provides on-site supportive services to residents with the goal of retaining housing for those most at-risk of falling back into homelessness. Additionally, the housing community incorporates a program to support and promote a better quality of life for residents by providing on-site enrichment activities, promoting existing community resources and assisting residents in organizing a tenant council.

The programs and services offered at Teague Terrace are tailored to meet the needs of the residents by providing a variety of on-site activities designed to bolster educational achievement and encourage a love of learning.

The Bonifant at Silver Spring, located in the heart of downtown Silver Spring, Md., is a modern 11-story, 149-apartment community designed to cater to today's senior.

Between 2015 and 2030, Maryland's 60-plus population is anticipated to increase from 1.2 million to 1.7 million, a 40 percent increase, according to the state Department on Aging. Spurred by these numbers, Montgomery Housing Partnership (MHP) and the Donohoe Companies, working with the Montgomery

County, offered an innovative solution that provides much needed affordable housing for seniors in a prime location in a county strapped for available land.

The Bonifant project, which opened June 2016, combines a number of innovative approaches including creative land use and dedication to affordable housing with a full array of senior services, co-location of residential space and public-use facility, transit-oriented development and a public/private partnership.

In addition, the Bonifant is the first residential property built alongside a public-use facility in the county and is part of growing efforts to use county-owned land to increase the supply of housing affordable to lower-income residents. This land use approach is a new model for affordable housing and is serving as a model for other mixed-income and mixed-use developments locally and around the nation.

The availability of discounted public land, along with the infusion of multiple sources of public funding, allowed MHP and Donohoe to serve a lower income mix than would otherwise have been possible. Of the 149 apartments, 15 are for seniors earning less than 30 percent of area medium income (AMI), 43 are for seniors at less than 50 percent AMI, 81 are for seniors less than 60 percent of AMI, and 10 are at-market rates with no income restrictions.

Atlantic City Townhouse was one of the first ventures into the southern New Jersey market by developer Vitus. In an area where more than 15 percent of the population is over 65 and 20 percent of that population is under the poverty line, Atlantic City did not have many affordable housing options for seniors.

The major rehab project was completed on time in December 2015 and within budget. The construction phase was particularly challenging since the property has 175 units for seniors and none of the residents were relocated from their units during the rehab of the property, which was originally built in 1980.

The largest challenge was the retrofitting of the 13 Americans with Disabilities Act accessible units, which required walls to be moved and additional structural supports to be put into place.

With all residents remaining in place during the project, the management team, Multifamily Management Services, set up hospitality suites for the residents to use during the days work was going on in their apartment. Residents had access to breakfast, lunch, cable television, telephone, restrooms and other amenities that they would normally have in the comfort of their apartment.

Staff met with each resident individually to determine if there were any special accommodations needed such as packing and unpacking any items to insure no added burden was put on any of the residents. Extra social service programs were also brought in during the rehabilitation to keep residents occupied for the few hours they may need to be out of their apartment on any given day.

The main goal of **Immanuel Place** was to restore an underutilized church into sustainable senior affordable housing with 15 permanent supportive housing units plus low-income units for formerly homeless individuals. The project earned Built It Green Platinum certification. The mixed-income adaptive reuse was a success and the main goal was met.

Immanuel Place is a 25-unit senior affordable housing community located in Long Beach, Calif., for people age 62 and over. Originally built in 1922, the former Immanuel Church housed traditional Baptist worship services and operated as a community center before becoming vacant in 2012.

The building was restored and transformed into housing while maintaining its architectural heritage. The complex completed construction in October 2016 and was fully leased in November 2016.

Immanuel Place was developed by Thomas Safran & Associates Development, in partnership with Clifford Beers Housing and the city of Long Beach.

The community room is a major architectural feature, with large and refurbished stained glass windows, a fully restored 1963 Aeolian Skinner organ, original renovated lighting fixtures and original hardwood design components throughout the space. The team focused on keeping as many original character elements as possible. A historic paint analysis was completed to inform the final exterior paint color selection.

The units are all one-bedroom and provide ample space for each resident. Each unit has historic character and design features, such as existing columns and unique windows.

The main goal of the **Arcade Apartments** in St. Louis, Mo., was to repurpose a vacant high-rise to provide affordable housing to artists. The goal was met Dec. 1, 2015, when 282 apartment homes became 100 percent occupied by more than 400 residents.

The Arcade Building is a historical landmark that was built in 1906. Originally housing offices and retail, Arcade was once known as the largest indoor shopping mall in the country as well as the largest concrete structure in the world at that time. After closing completely in 1978, the Arcade building remained vacant for more than 30 years.

In 1998, the St. Louis community rallied around a downtown revitalization plan called, Downtown Now! This plan actually mentioned the historic restoration of the Arcade building being an important component of the effort. Fifteen years later, the city of St. Louis spearheaded this revitalization effort by acquiring the Arcade and selected Dominion to complete the restoration.

Dominium purchased the property in 2014. Of the 17 funding sources for the restoration, 15 were Missouri based—this was truly a local community effort. Dominion arranged financing from 12 different sources.

The major rehab project transformed a 100-year old, 19-story office building into a mixed-use, mixed-income community comprised of apartments and 55,000 square feet of commercial space. It is the largest housing development in downtown St. Louis in the last 50 years.

The architect seamlessly combined two buildings into one project with more than 50 distinct unit plans. The measures taken to preserve the integrity of the historic character were extensive. It includes a 19th-floor rooftop deck with panoramic views of downtown St. Louis and the Gateway Arch.

For additional details on the NAHMA Vanguard Award winners and program, visit <http://www.nahma.org/awards-contests/vanguard-award/>.

NAHMA is the leading voice for affordable housing management, advocating on behalf of multifamily property managers and owners whose mission is to provide quality affordable housing. NAHMA supports legislative and regulatory policy that promotes the development and preservation of decent

and safe affordable housing, is a vital resource for technical education and information and fosters strategic relations between government and industry. NAHMA's membership represents 75 percent of the affordable housing industry, and includes its most distinguished multifamily owners and management companies. Visit www.nahma.org for more information.

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