



## THE AFFORDABLE HOUSING TAX CREDIT COALITION

### **The Affordable Housing Tax Credit Coalition 25<sup>th</sup> Annual Charles L. Edson Tax Credit Excellence Awards**

The Affordable Housing Tax Credit Coalition (AHTCC) is pleased to announce its 25th Annual Charles L. Edson Tax Credit Excellence Awards (Edson Awards), which recognize Low-Income Housing Tax Credit (Housing Credit) developments from around the country at the forefront of creating stronger, healthier communities. Each award recipient will be recognized at the **Edson Awards ceremony on June 4, 2019, in Washington, DC**, with members of Congress representing winning properties invited to present the awards.

The annual Edson Awards are named for Charles L. Edson, an affordable housing luminary who was Transition Director for the U.S. Department of Housing and Urban Development (HUD) under President Carter. Mr. Edson served in the Office of the General Counsel at HUD and served as Co-Editor-in-Chief of *Housing and Development Reporter* for nearly 40 years. Mr. Edson is a founding partner of the law firm Lane and Edson and was later a partner at Nixon Peabody LLP.

Founded in 1988, the AHTCC is a trade organization of housing professionals who advocate for affordable rental housing financed using the Housing Credit. Our for-profit and non-profit members—including syndicators, investors, lenders, developers, legal and accounting professionals and state allocating agencies—seek to preserve, expand and improve the Housing Credit and complementary programs through legislative outreach and education.

#### **Charles L. Edson Tax Credit Excellence Awards will be presented in the following categories:**

- Category I: Developments located in a metropolitan area (minimum population of 50,000 or Standard Metropolitan Area)
- Category II: Developments located in a rural area (maximum population of 50,000)
- Category III: Special Needs Housing — without regard to development location
- Category IV: Senior Housing — without regard to development location
- Category V: Veterans Housing — without regard to development location
- Category VI: HUD Preservation Properties (privately owned existing properties assisted or financed under HUD programs that are being preserved as affordable housing) — without regard to development location
- Category VII: Public Housing — without regard to development location



## THE AFFORDABLE HOUSING TAX CREDIT COALITION

### **Application Details** **Charles L. Edson Tax Credit Excellence Awards 2019**

#### **Application Requirements:**

Provide the following components in one or two clearly labeled PDF documents to [awards@taxcreditcoalition.org](mailto:awards@taxcreditcoalition.org) by close of business on Monday, March 25, 2019:

- 1) Completed application form (below)
- 2) Completed criteria narratives (below)
  - In a separate document, please respond to the seven criteria. Each criterion may be answered by a maximum of 200 words (yielding a maximum of 1,400 words in total).
- 3) Between one and ten photos with descriptions
  - Beneath your Criteria Narratives, please paste one to ten photos of the property with descriptions. Save the document as a PDF to send. You may merge this PDF with the Application Form if you wish to do so.

Applicants will receive an acknowledgement of receipt within one business day. If you do not receive acknowledgement, please contact the AHTCC. Incomplete applications or applications that do not provide the required information will be considered ineligible.

#### **Property Requirements:**

All properties must have been financed using the Low-Income Housing Tax Credit and have been placed in service between January 1, 2016, and March 25, 2019. Winning properties must verify the placed-in-service date by providing the Form 8609, or the Certificate of Occupancy if the state has not yet issued the Form 8609. Developments which previously won or were honorable mentions for the Edson Awards may not be entered again.

#### **Nominations:**

Nominations are encouraged from state Housing Credit allocating agencies, governmental agencies, national and local nonprofits, syndicators, investors, and development owners. Entries must be sent to [awards@taxcreditcoalition.org](mailto:awards@taxcreditcoalition.org) by close of business on Monday, March 25, 2019.

#### **Judging:**

The AHTCC will establish a five-member judging panel of leading representatives from various sectors of the affordable housing community to evaluate applications.

Send any questions to [awards@taxcreditcoalition.org](mailto:awards@taxcreditcoalition.org)



THE AFFORDABLE HOUSING  
TAX CREDIT COALITION

**Application Form**  
**Charles L. Edson Tax Credit Excellence Awards 2019**

**PROJECT NAME:** \_\_\_\_\_

Project City and State \_\_\_\_\_ Congressional District: \_\_\_\_\_

Number of Units		Additional Investment and Sources	
Total Tax Credits Awarded			
Per Unit Development Cost			
Total Development Cost			
Per Unit Hard Construction Cost			

By checking this box I certify the property has been placed in service on or after January 1, 2016.

**CATEGORY:**

Entries may be considered in more than one category but are only eligible to win once. Please check all that apply.

- I — Metropolitan/Urban     
 IV — Senior Housing     
 VII — Public Housing  
 II — Rural     
 V — Veterans Housing  
 III — Special Needs Housing     
 VI — HUD Preservation Properties

**NOMINATOR INFORMATION:**

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

**ADDITIONAL INFORMATION:**

If there is a syndicator associated with the developer, please provide the following for the syndicator:

Name: \_\_\_\_\_

Contact: \_\_\_\_\_

If no syndicator, please provide the following for the direct Housing Credit investor:

Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Please indicate any other individuals or organizations that should be notified if this property is selected as a winner (please include email addresses): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



THE AFFORDABLE HOUSING  
TAX CREDIT COALITION

**Criteria Narratives and Photos**  
**Charles L. Edson Tax Credit Excellence Awards 2019**

Please provide information on the following criteria. **For each criterion, please provide a narrative with a maximum of 200 words.**

<b>Criterion</b>	<b>Suggested Items to Address</b>
1. Location	Is the development located in a particularly difficult area to develop, an inner-city infill site, remote rural area, an area near public transit, or area traditionally lacking affordable housing?
2. Resident Services	Are additional services designed to encourage resident self-sufficiency or well-being, such as assisted living services, job training programs, educational opportunities, childcare, or health care? Please distinguish between services provided on-site or in the surrounding community and, if possible, provide the utilization of services by residents, such as the number of residents participating in available programs. If the project is part of a multi-phase development, please note services provided through other phases.
3. Design Features	Does the development possess unique design features or service facilities, such as accessibility design features or green building technology?
4. Community Support	Was there notable community support for the development, either pre-construction or post-construction? Was initial opposition overcome? Were there letters of support from local, state or federal government representatives or neighborhood associations, local news coverage, or state and local awards? You may provide links to up to two media articles.
5. Financing Structure	What was the financing structure used to develop the project? Were local entities involved to provide services, or were other unique financing sources utilized?
6. Attention to Cost	Were any special measures taken to maximize the efficiency of federal dollars (note that this may be related to the "Financing Structure" criterion above) or contain costs during the development and construction process? Please note significant barriers to cost containment in your region or for the specific development, such as high land costs, regulatory burden, high labor costs, etc.
7. Other	If you feel your development should be considered for a reason outside of the scope of the above criteria, please explain.

**Following the above narratives, please provide up to 10 photos of the development and service areas with descriptions. At least one photo is required.** The AHTCC reserves the right to keep any digital submissions and make such material available for public viewing. Pictures included in applications may be made available to media and used for AHTCC promotional purposes and in press releases regarding the Edson Awards. Please provide the narratives and photos in a single PDF file. High-resolution photos of winning properties may be requested.