



## THE AFFORDABLE HOUSING TAX CREDIT COALITION

# 2020 Charles L. Edson Tax Credit Excellence Awards Application Instructions

### The Charles L. Edson Tax Credit Excellence Awards (Edson Awards)

The Charles L. Edson Tax Credit Excellence Awards (Edson Awards) recognize Low-Income Housing Tax Credit (Housing Credit) developments from around the country at the forefront of creating stronger, healthier communities. 2020 award recipients will be recognized at an **awards ceremony on June 10, 2020, 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.

### Application Process

#### Key Application Information:

[Access the online application here.](#)

Applications must be submitted by Wednesday, March 11, 2020, at midnight ET.

**Nominations:** Nominations are encouraged from development owners, syndicators, investors, government agencies, and other stakeholders.

**Application Platform:** New this year, applications can only be submitted through an [online form](#). The new application platform and structure decreases the size of narratives that were the basis of the previous application package and adds several shorter questions. Once an application package is begun, applicants may save and resume their application package using prompts at the bottom of the screen. Once submitted, applicants will receive an acknowledgement of receipt within one business day. If you do not receive acknowledgement, please contact [awards@taxcreditcoalition.org](mailto:awards@taxcreditcoalition.org). Incomplete applications may not be considered.

**Application Deadline:** Applications must be submitted by Wednesday, March 11, 2020, at midnight ET.

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

**Questions:** Please submit any questions to [awards@taxcreditcoalition.org](mailto:awards@taxcreditcoalition.org).



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### Property Requirements

#### Key Property Requirements:

All properties must have been financed using the Low-Income Housing Tax Credit (Housing Credit).

All properties must have been placed in service between January 1, 2017, and March 25, 2020.

**Financing Requirements:** All properties must have been financed using the Low-Income Housing Tax Credit (Housing Credit).

**Placed-in-service Requirements:** All properties have been placed in service between January 1, 2017, and March 25, 2020. Should your application be selected by the judging committee, verification of the placed-in-service date through the Form 8609 or Certificate of Occupancy will be required.

**Previous Winners:** Developments which previously won or were honorable mentions for the Edson Awards may not be entered again. However, previously submitted properties that did not win are still eligible to apply.

### Edson Awards Categories

The 2020 Edson Awards will be presented in eight categories. Properties may be submitted to more than one category and **nominating organizations may submit a maximum of two properties per category.**

- Category I:**        **Rural Area**  
*City population under 50,000*
- Category II:**      **Small Metropolitan Area**  
*City population 50,000 to 300,000*
- Category III:**     **Large Metropolitan Area**  
*City population above 300,000*
- Category IV:**     **Housing for Veterans of the Armed Forces**  
*Without regard to development location*
- Category V:**       **Housing for Senior Citizens**  
*Without regard to development location*
- Category VI:**     **Housing for Other Special Needs Populations**  
*Without regard to development location*
- Category VII:**    **HUD Preservation Properties**  
*Existing properties assisted or financed under HUD programs, including public housing and Rental Assistance Demonstration conversions, that are being preserved as affordable housing, without regard to development location*
- Category VIII:**   **Historic Preservation Property**  
*Must be financed using the Historic Tax Credit, without regard to development location*