

A UNIQUE OPPORTUNITY: Affordable Housing and Sustainable Preservation



PENNROSE

Bricks & Mortar | Heart & Soul

Sakinah Linder

MOSELEYARCHITECTS

Tom Liebel



Willy Moore

MULTIFAMILY | LIHTC 9%, Historic



Fells Point Station

MULTIFAMILY | LIHTC 9%, Historic



Fells Point Station

MULTIFAMILY | LIHTC 4%, Historic



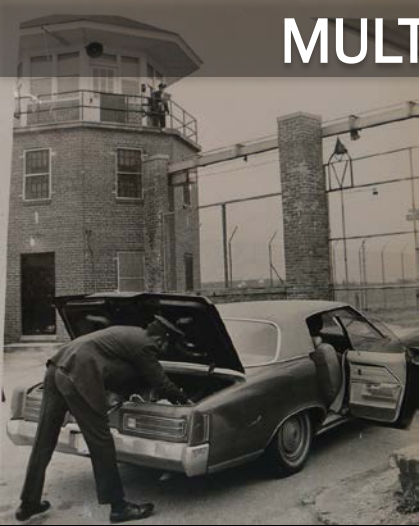
North Street Apartments

MULTIFAMILY | LIHTC 4%, Historic



North Street Apartments

MULTIFAMILY | LIHTC 4%, Adaptive Reuse, Historic



Liberty Crest Apartments

MULTIFAMILY | LIHTC 4%, Adaptive Reuse, Historic



Liberty Crest Apartments

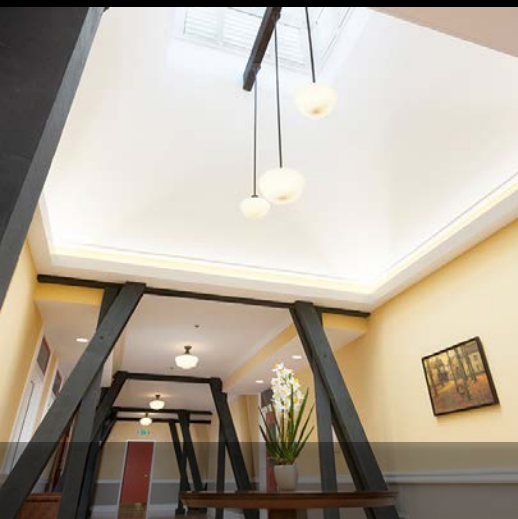
MULTIFAMILY | LIHTC 4%, Historic



Alcott Place

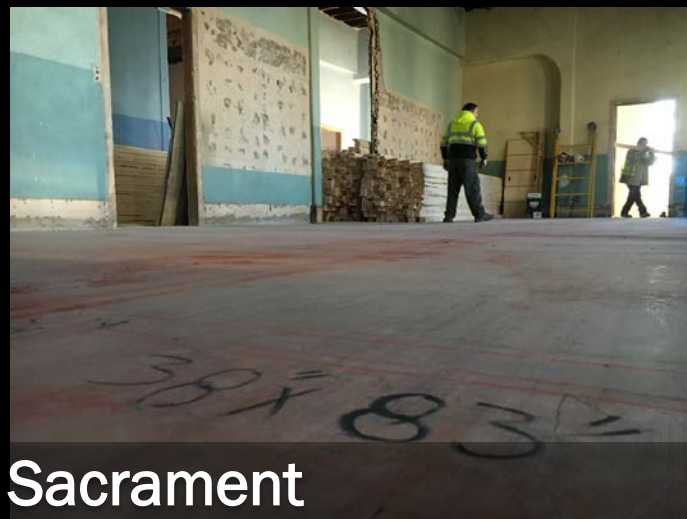
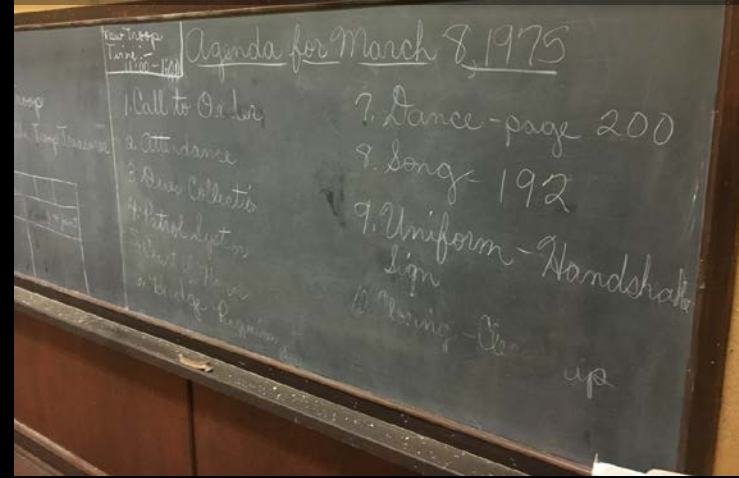


MULTIFAMILY | LIHTC 4%, Historic



Alcott Place

MULTIFAMILY | Adaptive Reuse, Historic



Independence Place | Blessed Sacrament

MULTIFAMILY | Adaptive Reuse, Historic



Independence Place | Blessed Sacrament

MULTIFAMILY | Adaptive Reuse, Historic



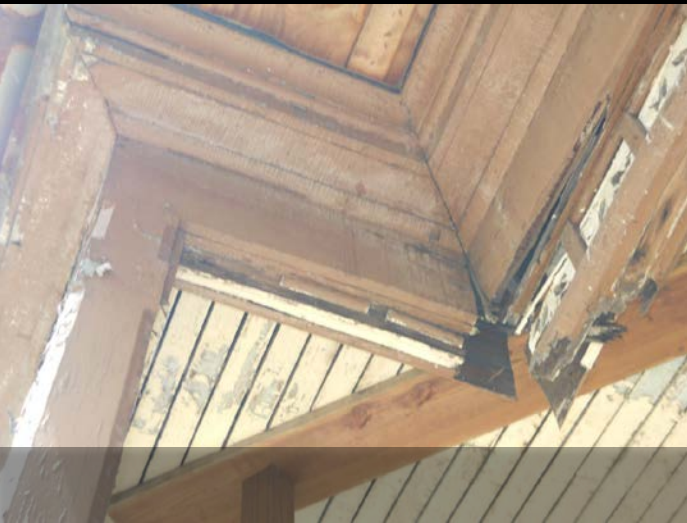
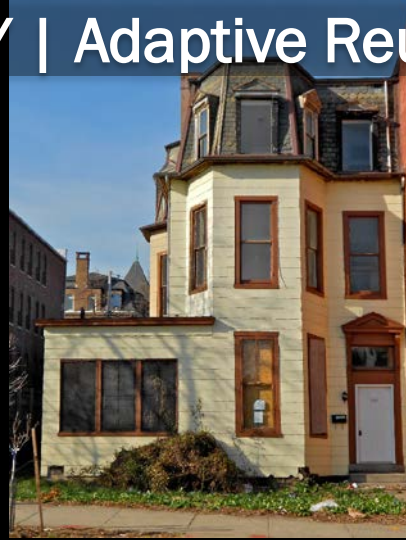
St. Katharine's Family Recovery | Sage Center

MULTIFAMILY | Adaptive Reuse, Historic



St. Katharine's Family Recovery | Sage Center

MULTIFAMILY | Adaptive Reuse, Historic



Linden House

MULTIFAMILY | Adaptive Reuse, Historic



Linden House

What One Needs to Know

A word cloud featuring various acronyms and codes. The most prominent words are 'NMTG' in a large, dark teal font, and 'HTC' in a large, olive green font. Other visible words include 'LIHTC' in brown, 'EB-5' in brown, 'TIF' in green, 'QAP' in teal, 'EPC' in olive, 'EZ' in yellow, '221d4' in yellow, 'IRB' in brown, 'PILOT' in green, 'QALICB' in brown, 'VCP' in yellow, '179D' in yellow, and 'CDFI' in teal. The words are arranged in a dynamic, overlapping layout.

LIHTC EB-5 TIF NMTG QAP EPC EZ 221d4 IRB PILOT QALICB VCP 179D CDFI HTC

Historic Preservation – A Top Ten List

1. Historic Tax Credit Projects are not difficult – complex, but not difficult.
2. Build a team with the Development, Design and Construction experience to understand the challenges ahead.
3. Talk to your Preservation Officials – early and often.
4. Talk to your local building code officials – early and often.
5. Be Honest and offer Full-Disclosure to officials reviewing your project.

Historic Preservation – A Top Ten List

6. Budget adequate construction contingency funds, especially for structural issues.
7. Pay particular attention to “hot-button” issues: rooftop additions, windows and new entrances.
8. Think Creatively and look at potential synergies – LIHTC, New Market Tax Credits, Brownfield Funds, etc.
9. Anticipate the unexpected.
10. Keep a sense of humor.



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