

# AFFORDABLE HOUSING FINANCE

## 2009 Readers' Choice Awards

### Project Nomination Form

If you have done an outstanding project, we want to hear about it. AFFORDABLE HOUSING FINANCE is searching for the best affordable housing projects in the nation that were completed in 2008 or will be completed in 2009. The finalists will be published in the August 2009 issue; AFFORDABLE HOUSING FINANCE readers will then vote for the winner in each category, with the winners published in the November 2009 issue. The winners also will be presented with awards at AHF Live: The Tax Credit Developers' Summit, Oct. 28, 2009, in Chicago. All questions on the nomination form must be completed, and you must submit a detailed list of the project's sources and uses of funds as well as photos or renderings. You are encouraged to answer the questions as thoroughly as possible. You may attach additional pages and information for your nomination. **The deadline is April 17, 2009.**

Please send your nomination materials to Donna Kimura, deputy editor.  
Fax to (415) 315-1248 or mail to Hanley Wood, 33 New Montgomery St., Suite 290, San Francisco, CA 94105. For more information, please e-mail [dkimura@hanleywood.com](mailto:dkimura@hanleywood.com).

We will select finalists based on our assessment of these project characteristics:

- Impact on the community by adding substantially to the affordable housing stock or improving the immediate social or economic fabric
- Role in overall community revitalization or social change
- Sets a new standard or pioneers a new method (taps new funding sources; demonstrates new efficiency in capital costs and/or maintenance/operating costs, etc.)
- Employs cost-effective or innovative design and/or construction, including energy efficiency and sustainable development
- Offers outstanding social services for tenants
- Received broad community support, including state and local government financial assistance.
- Addresses a unique challenge
- Demonstrates creative problem-solving
- Evidence of cost-effectiveness, i.e., producing housing at substantially below-market rents or home prices, at a reasonable subsidy per unit



**Project Information:**

Total development cost of project:

Hard construction costs:

Total number of units:

Total number of income-targeted, rent-restricted units:

Total development cost per income-targeted, rent-restricted unit:

Total development cost per unit for all units:

Total tax credit allocation (total credit over 10 years) (Note: Nominees do NOT have to be tax credit deals.):

Federal tax credits per tax credit eligible unit:

Describe state and local subsidies for this project. Please give a total amount for grants and soft loans from each level of government:

Give the number of units per unit type (i.e., studio, one-bedroom, etc.):

Give the average square footage and rent per unit type (i.e., studio, one-bedroom, etc.):

Give the approximate percentage of units set aside for each maximum tenant income level (i.e., 20% at 40% of area median income, etc.):

Project architect:

***Important: Please attach a detailed list of the project's sources and uses of funds.***

**Please answer the following questions with as much detail as possible. (There is no word limit.)**

Why does the nominated project deserve to be recognized based on the award criteria of this contest?

How does this project represent an innovative solution to a specific development challenge?

Elaborate on the population that the project is serving and what services it provides other than shelter:

In general, what evidence can you offer to describe the housing needs that the project meets, such as how far below market rents are rents for this project's affordable units, how quickly did they lease up, how much of a waiting list is there, does the project compete with other tax credit deals in the same market?

Describe the impact the project has had on the residents and the community:

What evidence can you provide about the cost-effectiveness of your project, i.e., providing housing at substantially below-market rents (or home prices) at a reasonable subsidy cost per unit?

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by April 17, 2009.**

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**It is recommended that you confirm that we have received your nomination.**