

# NCSHA 2016 Annual Awards Entry Form

(Complete one form for each entry)

**Deadline: Wednesday, June 15, 2016**

Visit [ncsha.org/awards](http://ncsha.org/awards) to view the Annual Awards Call for Entries.

**Instructions:** Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact [awards@ncsha.org](mailto:awards@ncsha.org) or 202-624-7710.

Fill out the entry name *exactly* as you want it listed in the program.

**Entry Name:** \_\_\_\_\_

**HFA:** \_\_\_\_\_

**Submission Contact:** (Must be HFA Staff Member) \_\_\_\_\_ **Email:** \_\_\_\_\_

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

\_\_\_\_\_

Use this header on the upper right corner of each page:

**HFA:** \_\_\_\_\_

**Entry Name:** \_\_\_\_\_

**Select the appropriate subcategory of your entry and indicate if you are providing visual aids.**

<b>Communications</b>	<b>Homeownership</b>	<b>Legislative Advocacy</b>	<b>Management Innovation</b>
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
<b>Rental Housing</b>	<b>Special Needs Housing</b>	<b>Special Achievement</b>	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

## Michigan State Housing Development Authority Turning a High School into Senior Apartments

### **Preserving and rehabilitating a community landmark**

Built in 1926, Fremont High School served local students for 86 years. Shannon Morgan, senior vice president of HRS Communities and Home Renewal Systems, said it best: "That means that everyone in Fremont born between 1910 and 1996 who went to public school attended classes in this building."

As a result, the building is part of the lifeblood of the community. When Fremont voters approved the millage to build the new high school, which opened in 2012, part of the campaign to pass the millage included a pledge to preserve the old high school building.

Home Renewal Systems purchased the former high school building the same year the new school opened. Using Federal Historic Preservation Tax Credits and Low Income Housing Tax Credits, they transformed classrooms into 32 affordable and six market rate senior apartments.

HRS carefully and professionally preserved the historic character of the school by completely restoring the exterior, including the interior courtyard, which had been filled in to create additional classroom space, as well as preserving interior corridors—including some of the lockers—and restoring oak cabinetry and trim. The building also has modern systems such as geothermal heating.

### **In-demand housing**

Before the project was completed, more than 200 applications for residency had been received and HRS still maintains a long waiting list today. In addition, the Fremont Area Recreation Authority/Community Center is located in the non-historic 1980s addition containing athletic facilities. The former kitchen now houses commercial tenants.

The rehabilitation of Fremont High School not only preserved the historic character of the building, it continued the rich relationship between the community and its school. Today, former students, faculty and staff are among the residents who now live where they learned.

Resident Norma Krise lives in a former classroom, she heard that math used to be taught there. In a recent interview with news media group MLive she said her apartment is safe, comfortable, and homey.

"It is one of the nicer ones I've seen," Krise said. "It's a nice little getaway."

### **Collaboration and Investment**

This project received strong support from the community and surrounding institutions. It is an excellent example of public/private partnerships and the power of collaboration. The project received Federal Low-Income Historic Tax Credits and Federal Historic Rehabilitation Tax Credits. Additional financing came from our partners at the Bank of Holland, Chemical Bank, Quinn-Evans and Wolverine Building Group.

## Michigan State Housing Development Authority Turning a High School into Senior Apartments

### **Impact on the Neighborhood and Community**

The investment and preservation of the former Fremont High School, which is listed on the National Register of Historic Places, revolved around the transformation of existing classroom spaces into 38 highly efficient, modern and attractive senior apartments. This work has re-established the building as a cornerstone of the downtown area and strengthened the fabric of the community. Residents and downtown business owners have repeatedly shown their appreciation for the preservation of the old school building, specifically remarking on the replacement of all exterior windows with historically accurate windows and the complete restoration of the building exterior, including the dramatic restoration of the interior courtyard.

The project was well received by the community from the start, as is evident by the level of local support and collaboration during the development process. The adaptive reuse of the building provided much-needed senior housing and a unique opportunity for aging locals to live in a historic structure. The project had a waiting list of more than 200 applicants before the building was completed and it was fully leased within weeks of opening.

According to HRS, there were many requests for tours and presentations about the development from local organizations, former students and parents who were excited to see the building turned into such a beautiful space, and have some former staff, students and teachers now living in the building.

### **Award-Winning Development**

In early June 2016 The Gateway received an honorable mention from the Affordable Housing Tax Credit Coalition at the 22nd Annual Charles L. Edson Tax Credit Excellence Awards (Rural Housing) at the Rayburn House congressional office building in Washington, D.C.

Presented to the most outstanding Low-Income Housing Tax Credit properties in seven categories by the Affordable Housing Tax Credit Coalition, the Edsons convene members of Congress, businesses and organizations each year on Capitol Hill to celebrate Housing Credit developments at the forefront of creating stronger, healthier communities in urban, suburban and rural areas nationwide.

“The Edson Awards recognize the Housing Credit’s ability to strengthen lives, communities and the economy, and this year’s winners remind us how vital the program is not only in Michigan but nationwide,” said Anthony J. Alfieri, president of the Affordable Housing Tax Credit Coalition. “As the primary source of financing for affordable housing, the Housing Credit must be expanded to make more developments like The Gateway possible.”

### **Ongoing Benefits with Priceless Value**

Thanks to Home Renewal Systems and their hand-picked development team, Fremont Senior Apartments are now a valuable asset to the community. The rehabilitation provides 38 livable units for low-income seniors and gives new life to the historic Fremont High School. While much of the building’s original architecture and fixtures were preserved during the project, many necessary changes to the buildings systems like plumbing, roofing and HVAC were made. The prime location gives residents easy access to the downtown business district as well as local

Michigan State Housing Development Authority  
Turning a High School into Senior Apartments

amenities, including the public library, city hall and recreation center. This single investment has strengthened Fremont’s business district and the community as a whole. MSHDA is proud to sponsor and support this rehabilitation of Fremont Senior Apartments.

“We used the Low-Income Housing Tax Credit and the Federal Historic Tax Credit. These deals are extremely complex. Without incentives from the county, the state, and the federal level these types of deals wouldn’t happen.” Shannon Morgan, Senior Vice President – HRS Communities

Development Information	MSHDA Incentives/Investments	
<b>Total Cost: \$11,400,000</b>	MSHDA Tax-Exempt Loan: \$8,700,000	10-Year Value of Credit: \$13,165,020
<b>Units: 38</b>	Annual LIHTC: \$1,316,502	Historic Tax Credit: \$2,038,400
<b>Jobs Created* : 190</b>		

\* Source: NAHB April 2015 report, “The Economic Impact of Home Building in a Typical Local Area.

# The Gateway

before renovations



# The Gateway

after renovations



# The Gateway

award-winning development

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MSHDA Executive Director, Kevin Elseneimer and representatives from HRS Communities with Representative Bill Huizenga.