A UNIQUE OPPORTUNITY: Affordable Housing and Sustainable Preservation

Sakinah Linder
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%, Adaptive Reuse, Historic

Liberty Crest Apartments
MULTIFAMILY | LIHTC 4%, Adaptive Reuse, Historic

Liberty Crest Apartments
MULTIFAMILY | LIHTC 4%, Historic

Alcott Place
MULTIFAMILY | Adaptive Reuse, Historic

St. Katharine’s Family Recovery | Sage Center
Linden House
MULTIFAMILY | Adaptive Reuse, Historic
Linden House

MULTIFAMILY | Adaptive Reuse, Historic

Linden House
What One Needs to Know

NMTC

LIHTC

EB-5

TIF

QAP

EPC

179D

CDFI

VCP

HTC

221d4

IRB

PILOT

QALICB
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.
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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