

AFFORDABLE HOUSING FINANCE

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INSIDE:
**THE CRA
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AFFORDABLE
HOUSING**

READERS' CHOICE AWARDS

34 finalists selected as
top developments of 2012-13



2013 READERS' CHOICE AWARDS

34 shining developments are selected as this year's finalists

BY BENDIX ANDERSON, DONNA KIMURA, AND CHRISTINE SERLIN

AFFORDABLE HOUSING FINANCE is pleased to present the 34 finalists of its ninth annual Readers' Choice Awards for the nation's top developments of 2012 and 2013.

We received more than 140 nominations this year, and we carefully selected the finalists in eight categories.

Over the following pages, you'll read about these outstanding developments that were selected on our assessment of several key characteristics, including adding to the affordable housing stock, neighborhood revitalization, innovative financing, and community support.

Now it's up to you to choose the most deserving in each category as well as an overall winner. Get a closer look at the developments through expanded slideshows at www.housingfinance.com, and then you'll have the opportunity to vote between July 17 and Aug. 16. Voting is open to AFFORDABLE HOUSING FINANCE magazine and newsletter subscribers as of July 1.

The winners will be announced on the website in September and honored at AHF Live: The 2013 Affordable Housing Developers' Summit, Nov. 20-22, at the Fairmont Millennium Park in Chicago.

ONLINE COVERAGE Go to www.housingfinance.com to view slideshows of each finalist and to vote for your favorite development in each category as well as the overall best development.

GREEN FINALIST

HARVEST COMMONS APARTMENTS

Developer: Heartland Housing, Inc., and First Baptist Congregational Church

Architect: Landon Bone Baker Architects

Major Funders: Enterprise Community Investment; Illinois Housing Development Authority; Illinois Department of Commerce and Economic Opportunity; city of Chicago; U.S. Bank; Illinois Department of Human Services; Local Initiatives Support Corp.; Corporation for Supportive Housing; Enterprise Community Partners; Toyota Together Green; National Audubon Society

After falling into disrepair and closing nearly a decade ago, Chicago's landmark Viceroy Hotel on the West Side has undergone a historic and green rehab.

Heartland Housing, Inc., and First Baptist Congregational Church, who partnered on the rehab of the 89-unit Harvest Commons Apartments, focused on sustainability, healthy living, and community engagement.

The \$22.3 million project, which is pursuing Enterprise Green Communities certification, features geothermal heating and cooling, a solar-thermal domestic hot water system, native landscaping and rain

gardens, high-efficiency lighting and water fixtures, and energy monitors.

A highlight of the project is a roughly 4,000-square-foot urban farm. A part-time farm coordinator will maintain the area and engage the residents. It will feature raised beds with vegetables, a small orchard, a chicken coop, and bees. The project also includes a teaching kitchen with a part-time licensed dietitian.

A public cafe will be operated by St. Leonard's Ministries.

"The idea is to engage residents around food so they can learn about healthy eating habits and get some exer-



cise," says Hume An, director of real estate development for Heartland.

Eighty of the units are for residents earning 60 percent or less of the area median income (AMI) while the remainder will be for residents earning 30 percent or less of the AMI. The majority of the units are for formerly homeless or those at risk, while 17 units have been set aside for formerly incarcerated individuals. The Chicago Housing Authority awarded 89 project-based vouchers.