

Finalists Selected For The Urban Land Institute's 2016 Jack Kemp Excellence In Affordable And Workforce Housing Award

Housing Developments in Washington, California, Louisiana, Minnesota, Delaware and Maryland Receive Honors

Washington, DC ([PRWEB](#)) June 23, 2016 -- The Urban Land Institute (ULI) Terwilliger Center for Housing has announced the finalists for this year's [Jack Kemp Excellence in Affordable and Workforce Housing Award](#), which honors developments that ensure housing affordability for people with a range of incomes.

The award is provided to developments in which all or a portion of the units are affordable to households earning less than 120 percent of the area median income (AMI). The winner or winners will be announced during the ULI Fall Meeting in Dallas, October 24–27.

The 2016 Jack Kemp Excellence in Affordable and Workforce Housing Award finalists are:

- **Anthem on 12th, Seattle, Washington:** Anthem on 12th is the first private development in Seattle's Yesler Terrace public housing redevelopment and neighborhood revitalization effort. The six-story transit-oriented development consists of 120 workforce housing apartments and 4,000 square feet of ground-floor retail space. Thirty percent of the apartments are reserved for households earning 65 to 80 percent of AMI, and the remainder are affordable for households earning up to 120 percent of AMI. Proceeds from the land sale further support mixed-income redevelopment of Yesler Terrace by subsidizing an adjacent development serving households with an income of 30 to 60 percent of AMI.
- **Celadon at 9th & Broadway, San Diego, California:** Celadon at 9th & Broadway is a multigenerational high-rise apartment building in a redeveloping area on the eastern side of downtown San Diego. The 17-story building consists of 250 apartments and 5,800 square feet of ground-floor retail space. Among Celadon's apartments, 25 are reserved for youths aging out of foster care and adults under the Mental Health Services Act (MHSA) program, and 63 apartments serve frail seniors under the Program of All-Inclusive Care for the Elderly (PACE). The remainder are affordable for households with an income up to 60 percent of AMI.
- **Columbia Parc at the Bayou District, New Orleans, Louisiana:** Columbia Parc at the Bayou District is a 683-unit mixed-income development spanning 17 city blocks in New Orleans. The development includes a mix of two-story townhouses and three-story corner apartment buildings. Two-thirds of the units are public or assisted housing, and one-third are market rate. Each housing unit has either a stoop, porch, or balcony to contribute to an active street life.
- **Market Street Village, Wilmington, Delaware:** Market Street Village is a mixed-income development that provides a mix of retail space and housing for teachers and other young professionals in a transit-oriented location in the central business district. The development's 76 apartments include 63 units reserved for households at or below 60 percent of AMI and 13 units for households earning 60 to 120 percent of AMI. The development reuses three historic mid-rise buildings along the Market Street historic corridor. The locations of the buildings along the corridor were selected to reactivate vacant structures and eliminate pockets of blight.
- **Olney Springs, Olney, Maryland:** Olney Springs is a mixed-income community in Montgomery County, Maryland, that offers homeownership opportunities across the full income spectrum. The community's 57 townhouses and 57 single-family homes include 40 percent market-rate homes, 30 percent workforce homes, and 30 percent affordable homes through the county's Moderately Priced Dwelling Unit (MPDU) program.
- **South Quarter IV, Minneapolis, Minnesota:** South Quarter IV is the fourth and final phase of the redevelopment of an intersection in the Venture Village neighborhood of Minneapolis. The development

includes the Rose, a 90-unit mixed-income building inspired by the Living Building Challenge, and the preservation of Pine Cliff, an adjacent 30-unit apartment building. Twelve units are reserved as supportive housing for homeless individuals and families. In addition, 68 units of affordable housing serve a range of income groups. The remaining 43 units are market-rate rentals.

“The six finalists for this year’s ULI Kemp Award show that mixed-income housing is achievable in a wide range of markets, with benefits for neighborhoods as well as residents,” said Stockton Williams, executive director of the ULI Terwilliger Center.

ULI established the Jack Kemp Excellence in Affordable and Workforce Housing Award in 2008, naming the award in memory of Jack Kemp, former secretary of the U.S. Department of Housing and Urban Development and ULI Terwilliger Center national advisory board member. The award is given annually to affordable and workforce housing developments that represent outstanding achievements in several areas, including affordability, innovative financing and building technologies, proximity to employment centers and transportation hubs, quality of design, involvement of public/private partnerships, and replicability of the development, among other criteria.

The finalists were selected by a jury of nationally renowned housing experts who judged submissions according to each project’s ability to meet affordable and workforce housing needs in their communities. This year’s Jack Kemp Award jury members were Beverly Bates, senior vice president of development, the Community Builders Inc.; Dara Kovel, vice president of multifamily housing, Connecticut Housing Finance Authority; Linda Mandolini, president, Eden Housing Inc.; Pamela Hughes Patenaude, president, J. Ronald Terwilliger Foundation for Housing America’s Families; Mike Pitchford, president and chief executive officer, Community Preservation and Development Corp.; and Joe Reilly, president and chief executive officer, the Community Development Trust.

NOTE TO REPORTERS AND EDITORS: Courtesy images of the Jack Kemp Excellence in Affordable and Workforce Housing Award finalists are provided by ULI for use by members of the press upon request. For more details on the awards and previous winners, visit the Jack Kemp Awards [webpage](#).