

A brief description of how the project meets the Judging Criteria, based on the following section below:

- **Project completion date (no later than 9/1/2024);**
- **Any other pertinent information the applicant wishes to include;**
- **High-resolution images of plans and/or photographs, preferred over renderings, that clearly demonstrate the project and help in the evaluation of the application; and**
- **Point of contact for Award Submission**
- **Submit a featured image and 2-3 additional images for ULI Marketing purposes**
- **Printed display board (size details below)**

JUDGING CRITERIA

Applications should clearly address the following six (6) categories and should be organized in the same manner:

- **PROJECT OVERVIEW** – provide a descriptive 2-3 sentence project overview.
- **COMPLETENESS** – describe in detail the completeness and financial viability of the project. A program and/or process (i.e. growth management strategy or publicly guided development program) must be fully implemented and must be a sound investment of private and/or public funds in terms of their success in transforming communities and neighborhoods.
- **A SENSE OF PLACE AND QUALITY** – explain how the project reflects the special characteristics of the locality, community, and region in which it is located OR creates an inspiring environment that becomes an important anchor of the surrounding community. The project shall achieve a high standard of excellence in all areas – design, construction, economics, marketing, and management.
- **SUSTAINABILITY** – describe how the project incorporates elements of sustainability such as being in a priority funding area (preferably a redevelopment or infill site), use of existing infrastructure, utilization of green technologies (building and/or site), use of alternative transportation methods and/or transit-oriented design, and addressing existing local neighborhood needs such as job training, employment growth, educational and recreational programs for all ages.
- **VISIONARY AND EMULATION** – illustrate how the project steps out from the norm, taking a concept to a brand-new level that others will want to emulate.
- **A NEED** – demonstrate that the project responds to the unique needs of the area in which it is located and to the customers it will serve.

All submissions are due by **July 12, 2024 @ 11:59pm**. Email all applications to Lisa.Norris@uli.org and mail a check for \$250 made payable to:

The Urban Land Institute of Baltimore c/o Lisa Norris
1215 E. Fort Avenue, Suite 200 Baltimore, MD 21230

A **printed display board** is also part of the submission requirements. The board should, at minimum, provide project name, location, team, and high-resolution images. Boards shall be 36 x 36 inches standard foam core board and are due no later than 4:00pm on **July 19, 2024**. Boards may be delivered to:

The Urban Land Institute of Baltimore c/o Lisa Norris
1215 E. Fort Avenue, Suite 200 Baltimore, MD 21230

Project Name: Legacy at Twin Rivers
Company: Enterprise Community Development

Applicant name: Janine Lind
Address: 875 Hollins St, #202, Baltimore, MD 21201
Phone number: 410.230.2104
Email: jlind@ecdcommunities.org

All of the companies / individuals that were involved in the project:

- Developer: Enterprise Community Development
- Architect: Grimm & Parker Architects
- Contractor: Harkins Builder, Inc.
- Civil Engineer: Vogel Engineering + Timmons Group

A 2-3 sentence “overview” paragraph describing the project:

Legacy at Twin Rivers (formerly Roslyn Rise) addresses the acute need for modern, accessible, and affordable housing in the high-cost area of Columbia, MD. Enterprise is preserving and expanding affordable housing in this area by replacing an aging and obsolete community that was built in the 1960s with a higher-density, modern, accessible, amenity-rich, mixed-income, multifamily community. By reimagining the site plan and adding density appropriate to a community within a short walk of Columbia Town Center, Enterprise was able to transform the original property, comprised of 58 units (now demolished), into Legacy at Twin Rivers, which now features 153 mixed-income new apartment homes across two attractive residential buildings, including an increased number of affordable apartments.

A brief description of how the project meets the Judging Criteria:

Legacy at Twin Rivers, completed in April 2024, initially comprising 58 units, now features 153 new apartment homes across two four-story structures in Columbia, Maryland. This redevelopment, part of a multiphase effort to replace 300 aging apartments with 600 new homes, embraces a mixed-income approach. Where the project was inaccessible, deteriorating, and lacking in any amenities, the new community is now accessible, modern, energy-efficient and amenity-rich.

Approximately one-third of the apartments are reserved for low-income earners (50% AMI), one-third for workforce housing (80% AMI), and one-third at market rate. The community offers diverse housing options, including one-, two-, three-, and four-bedroom units, with 14 units specifically designated for persons with disabilities. Residents benefit from modern amenities such as in-unit washer/dryers, club rooms, fitness centers, and business centers.

The Legacy at Twin Rivers development was funded through a unique mixed-income financing structure, which combines 4% and 9% Low-Income Housing Tax Credit equity and debt financing from Enterprise Housing Credit Investments, Bank of America, and Fannie Mae. Community Homes Housing Incorporated, the former first mortgage lender on the site, subordinated its first mortgage position in the redevelopment and provided additional soft debt alongside Maryland CDA. Furthermore, a land swap with the Columbia Association enabled the construction of common spaces and outdoor

recreation areas and allows easy access to walking and biking trails throughout Columbia. Legacy at Twin Rivers prioritizes sustainability by incorporating green building standards and features to support residents with disabilities. By expanding beyond traditional housing services to include common areas and outdoor facilities, the project fosters a vibrant and inclusive community environment.

Legacy at Twin Rivers serves a diverse population, offering housing options for households at all income levels. Fifty-one of the units are supported by a Housing Assistance Payment (“HAP”) contract, allowing the community to serve residents at extremely low incomes. The mixed-income nature of the community will create a more sustainable model for the long term.

The community offers residents a comprehensive array of social services and amenities, enriching their lives and fostering a vibrant community atmosphere. Convenient access to public transportation, including nearby bus stops and connections to the Columbia Mall area, facilitates easy commuting and access to essential services. On-site outdoor recreation areas, such as a signature plaza area, dog park, playground, and family recreation area, enhance residents' quality of life by providing opportunities for socializing, exercising, and enjoying leisure activities without leaving the community.

In addition to outdoor amenities, Legacy at Twin Rivers provides a range of indoor facilities to cater to residents' recreational and educational needs. Common spaces include a club room, after-school homework club space, fitness center, business center, and game room. Notably, the inclusion of a homework room allows Enterprise Community Development to expand a successful after-school and summer learning program, fulfilling a long-standing need for the community's younger residents. These amenities contribute to creating a dynamic and supportive environment where residents can thrive and build connections within the neighborhood.

The Legacy development has had a profound and positive impact on residents in Columbia, Maryland. By providing a mix of affordable housing options, including units reserved for low-income earners and workforce housing, the project addresses the pressing need for accessible and secure housing in the community. This has alleviated financial burdens for many residents, allowing them to allocate resources to other essential needs and pursuits. The commitment to preserving affordability ensures long-term stability for residents, shielding them from the threat of displacement due to escalating rents. This stability fosters a sense of security and belonging, enabling residents to establish roots and build meaningful connections within the neighborhood.

Substantial sustainability and energy efficiency elements, such as green building standards and energy-saving features, are integrated into the design and function of the Legacy at Twin Rivers development. These design choices contribute to environmental sustainability and have the potential to reduce long-term operating costs, making the project financially sustainable over its lifecycle. The project's ability to secure favorable financing terms, including tax-exempt bond debt issued by the Maryland Community Development Administration and Payment In Lieu of Taxes through Howard County, indicates a proactive approach to maximizing cost savings and optimizing financial performance.

Legacy at Twin Rivers serves as a model for future development initiatives, inspiring similar projects aimed at revitalizing other areas within Columbia. Its success demonstrates the feasibility and benefits of investing in mixed-income housing and community amenities, leading to broader efforts to enhance the overall livability and sustainability of the city. Innovative financing structures, including LIHTC transactions and reimaging the site plan through a land swap with Columbia Association, enable the development of modern amenities, accessible units, and green features while ensuring long-term

affordability for residents. The emphasis on accessibility and sustainability further demonstrates the project's innovative approach to community development. With 100% of units visitable and 5% UFAS compliant, Legacy at Twin Rivers prioritizes the needs of residents with disabilities, promoting an inclusive living environment.

By replacing outdated infrastructure and introducing modern, accessible, and sustainable housing options, the Legacy development has transformed the physical landscape of the neighborhood. This revitalization has enhanced the aesthetics of the area and attracted new residents and businesses, breathing new life into the community. The project's mixed-income approach and commitment to affordability promote socioeconomic diversity within the neighborhood.

This Legacy community is exceptionally well-located and allows residents to remain in a community of opportunity and affluence, with proximity to excellent schools, job opportunities, healthcare, and shopping and services. Legacy's unique features encourage interaction among residents from different backgrounds, contributing to a stronger sense of community and unity.

Point of contact: Rida Dhanani, PROFILES, rida@profilespr.com