

## Project Profile

# Legacy Heights

*Transforming Communities through  
Green Development*



Candor. Insight. Results.

## Project Basics

The Housing Authority of the City of Alexandria was recently awarded a \$7.9 million public housing grant from the United States Department of Housing and Urban Development as part of the American Recovery and Reinvestment Act of 2009 ("ARRA") for the "Creation of Energy Efficient, Green Communities."

The grant funds will fund the first phase of a new community, Legacy Heights. The three-phase, \$35 million, comprehensive housing redevelopment effort will provide 205 rental units and 37 single family homes at a variety of income levels, and a community center and recreation amenities. This grant will allow the housing authority to proceed with a comprehensive revitalization effort in the midst of a housing market still recovering from a deep financial crisis.



**Project before redevelopment**

**Successful development efforts require strong knowledge and proactive identification of available resources to maximize every opportunity.**

**From tax and funding assistance to strategic planning and advisory services, Baker Tilly specialists serve a national client base helping to make their affordable housing development goals a reality.**

## Community Impact

The first phase of Legacy Heights will deliver sixty-five (65) new public housing units to the local residents, and will be the first new production of public housing in the city of Alexandria since the early 1980s.

Alexandria's housing authority is one of only thirty-six housing authorities nationwide to receive the ARRA grant for green communities. The completed project will increase energy efficiency and environmental performance and thereby reduce energy costs, generate resident and housing authority energy savings, and reduce greenhouse gas emissions attributable to energy consumption.



**A green development plan: Sixty-five new public housing units**

The grant is intended for activities that include the development of connections to neighborhoods and green space; site improvements that provide surface water management techniques that capture and use rain; water conservation through the use of water-conserving appliances, fixtures and efficient irrigation; energy efficiency that meets Energy Star standards for new construction; and the use of renewable energy resources.

Analyzing the options, overcoming barriers, and uncovering resources are all integral parts of making a development successful.

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## Baker Tilly's Role

The housing authority engaged Baker Tilly to provide comprehensive economic stimulus consulting services. Baker Tilly served as the grant writer for the housing authority's "Green Communities" public housing stimulus application. Now that the housing authority has obtained the funds, Baker Tilly will provide a range of development services to the housing authority including:

- > Transaction structuring, capital and lending
- > Compliance and oversight services to ensure that the project substantively increases energy efficiency and environmental performance of public housing properties; reduces energy costs; generates resident and housing authority savings, and; reduces green house gas emissions.
- > Work with the housing authority to demonstrate to HUD, through documentation and required reporting mechanisms, that Legacy Heights is a "Benchmark Project." Specifically, Baker Tilly will assist the housing authority in the documentation of how and to what extent the project:
  - Promotes energy efficiency
  - Provides a healthy, safe living environment
  - Lowers utility costs
  - Conserves energy, water materials and other resources
  - Utilizes renewable energy resources where feasible
  - Enhances the health of local and regional ecosystems
- > Work with Housing Authority to certify that all CFRC funds will only be used to pay for eligible Capital Fund activities and expenses to facilitate transformational energy and/or water efficiency and "Green" retrofits
- > Ensure that the housing authority provides new construction that meets the certification requirements of the Green Communities Criteria
- > Assisting the housing authority in the reporting of the number of units successfully developed, cost of "green" interventions per unit; number of units utilizing renewable energy sources, and; number of units developed to provide safe/healthy living environments.
- > Collecting and providing to HUD baseline and post project energy consumption at the building level, contract scopes and costs.
- > Overseeing the substantiation of the proper installation of specified systems through the certification of an independent audit.
- > Overseeing the integrated design process and lead the Green Development Team in its implementation of the Green Community Plan in the site selection, architectural and engineering drawings, and bid specifications for the project.

## Need Help With Your Next Project?

If you have a project you're contemplating, contact our Baker Tilly real estate and construction advisors. They can help ensure success by advising on one phase of your project—or all of them.

**We welcome the opportunity to meet with you to discuss how we can help you meet your development goals. For more information, visit our web site at [bakertilly.com](http://bakertilly.com) or contact us at 800 362 7301.**

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