

Name of Project: AVANCE-Heimann Building, San Antonio, Texas
Name of CDE: National Trust Community Investment Corporation

The National Trust Community Investment Corporation (NTCIC), a subsidiary of the National Trust for Historic Preservation, received a first-round NMTC allocation of \$127 million. NTCIC provides financing for the adaptive re-use and reconstruction of historical properties located in some of the nation's most distressed communities. Because of their location and, in many cases, their advanced state of disrepair, most of these preservation projects require multiple sources of financing in order to be sustainable. NTCIC typically combines NMTCs with historic tax credit investments and other subsidies and grants to finance these projects.

In 2004, NTCIC provided \$825,000 of equity to support the \$5.9 million rehabilitation of the Heimann Building in San Antonio, Texas. The Heimann, a three-story, 20,166 square foot building, was constructed as a hotel in 1907. For many years, it prospered in the heart of San Antonio's commercial district. It was the first hotel to have a telephone system and air conditioning. The building was vacated in the 1970s, however, when the construction of Interstate 35 isolated it from other more economically vital areas of the city. Today it sits within a Federally designated Empowerment Zone and a State Enterprise Zone, in a neighborhood with a poverty rate of 44%, 46% median family income and an unemployment rate that is over 2.5 times the national average.

The Heimann is distinguished by its Mission Revival-style stucco exterior, exposed red brick trim and a Spanish-style red roof. Rehabilitation work included new floors, ceilings and roof, in addition to repairing and repointing the exterior, reconstructing balconies and replicating original canopies with steel framing. It was also wired for high-speed internet access and video conferencing. The rehabilitated property houses the national offices of the AVANCE organization, a nonprofit group that provides early childhood and parental education in low-income, primarily Hispanic areas, throughout Texas and in Los Angeles, California. The property also is home to a multipurpose center, an early learning academy and a technology center.

The NMTC allocation enabled NTCIC to invest 25% more equity than would have been possible with just the historic tax credits. The additional equity was used to fund construction costs and bridge charitable contributions that were received during construction. Without NMTC equity, the project would have had to delay completion or secure bridge financing for increased financing costs. Due to this additional equity, AVANCE now has more resources available to fund the educational and childcare services it provides to low-income residents in the neighborhood.