



## **Town of Beaufort, NC**

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
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### **Board of Commissioners Regular Meeting 6:00 PM Monday, October 10, 2022 Train Depot, 614 Broad Street Beaufort, NC 28516 Minutes**

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#### **Call to Order/Pledge of Allegiance**

Mayor Sharon Harker called the meeting to order at 6:00 p.m. and invited all to join in reciting the Pledge of Allegiance.

#### **Roll Call**

Elizabeth Lewis, Town Clerk, called the roll.

#### **PRESENT:**

Mayor Harker

Mayor Pro Tem Hagle

Commissioner Oliver

Commissioner Cooper

Commissioner Terwilliger

Commissioner Hollinshed

#### **Agenda Approval**

Commissioner Hagle made a motion to approve the agenda as presented.

The motion carried unanimously.

#### **Public Comment**

Pearlie Oden, 1100 Pine Street (Apart B) in Beaufort, questioned the ownership of the Oceanview Cemetery, specifically on the east side. She also asked if there was a plan to close the cemetery.

The Mayor confirmed there was no plan to close the cemetery at this time and asked the Town Attorney, Arey Grady to address the ownership question.

Mr. Grady discussed deeds associated with Oceanview Cemetery. He explained the Town's position and noted they had been performing maintenance on the property for many years, because they exercised their right to take authority over the cemetery through State Statute.

Margaret Powell, 264 Glenda Drive (Unit 1) in Beaufort, also spoke about the Oceanview Cemetery questioning ownership and sharing history. She discussed background on the cemetery through deed references and past committee involvement. She requested a meeting of the Mayor and several Town officials to discuss her concerns regarding ownership of the cemetery; she asked that other citizens who were interested be invited as well.

Mayor Harker confirmed she would be in touch with Ms. Powell in efforts to set up a meeting.

### **Presentations**

1. Beaufort Housing Authority- Dick DeButts

Dick DeButts, Chairman of the Beaufort Housing Authority gave a presentation on future efforts to transform the Housing Authority's owned and controlled low-income housing units into a Public Private Partnership with Winn Developers. A copy of the presentation is incorporated as part of the meeting minutes.

Rachel Carroll, Director of the Beaufort Housing Authority, provided an annual financial update, noting there were no Audit findings for fiscal year ending 2021.

### **Items of Consent**

1. Minutes- August 22nd & 24th, September 12th & 26th
2. Proposed 2023 Board of Commissioners Meeting Schedule

Commissioner Hagle made a motion to approve the items of consent as presented.

The motion carried unanimously.

### **Items for Discussion and Consideration**

1. Case # 22-13 Final Plat – 1791 Live Oak

Kyle Garner, Planning & Inspections Director, shared the staff report regarding Case # 22-13, Final Plat for 1791 Live Oak. He explained the Planning Board's recommendation from their September 19, 2022 meeting, that being a decision on the final plat with the condition that the final plat should not be signed or recorded until the access easement is signed and executed. He noted that at the prior Work Session meeting, the Board requested additional maps, and those maps were included in the meeting packet for review.

Commissioner Oliver asked if there would be a recordable survey required at some point.

Mr. Garner confirmed there would be a survey required. He asked Josh Johnson to speak on a prior property dispute.

Mr. Johnson confirmed the property line dispute had been resolved, and the owners of the mini storage were building on property they owned. He also confirmed there would be a final survey to confirm the property lines.

Commissioner Hagle made a motion to approve the Final Plat, with the conditions recommended by the Planning Board: no signatures on the final document until the easement has been executed as well as a recorded survey has been obtained.

The motion passed unanimously.

2. Case #22-19 Final Plat – Salt Wynd Preserve (Phase I)

Mr. Garner explained the applicant was requesting to subdivide a 37.06-acre tract into 47 single-family residential lots. He also shared there was an infrastructure improvement bond associated with the project, totaling \$3,153,123.36. He noted recreation fees in the amount of \$5,527.20 will need to be paid prior to Final Plat recordation.

Commissioner Oliver confirmed the number was 46 single-family homes and one larger lot, noting the importance of keeping a correct count of the residential lots.

Commissioner Hagle made several comments about the stormwater system associated with the development. He shared his concerns regarding the construction and maintenance of the pervious pavement stormwater design, noting he did not want the Town to be faced with future flooding issues.

Commissioner Terwilliger commented on the proposed Homeowners Association (HOA) rules, regulations and guidelines put together by the developer; he suggested they were strict and thorough. He shared his concerns of the Town being in a position to monitor any funds or performance of HOA's, noting it would be demanding on resources, time and money. He suggested hardy inspections and oversight of the development process.

Commissioner Hollinshed agreed with Commissioner Terwilliger's comments and pointed out there was a document in the meeting packet that addressed each homeowner's responsibilities.

Commissioner Hagle noted the restrictions on individual lots were separate from the maintenance of streets and sidewalks. He discussed the importance of following proper construction guidelines to ensure the stormwater system was effective in the development.

Sam Bell, Assistant Town Engineer, discussed the permeable pavement construction process, sharing examples of similar projects throughout Town and noting the maintenance required to keep those areas functioning properly.

Mr. Johnson addressed Commissioner Hagle's concerns, sharing the construction process would be monitored through North Carolina Department of Environmental Quality (NC DEQ); he noted infiltration testing must take place before a stormwater permit is issued. He explained a field official from NC DEQ would do a site-visit to test the infiltration rate and determine whether the system is functional. He also shared as part of the permitting process, the developer must supply a notarized operation and maintenance agreement that will be in the name of the HOA, which will address periodic inspections of the system.

Commissioner Hagle made a motion to approve the final plat, subject only to confirmation that the restrictive covenants contain the requirement that the State stormwater permits be properly maintained.

The motion carried unanimously.

## **Public Hearing**

1. Voluntary Annexation (Salt Wynd Phase II)

Commissioner Oliver made a motion to open the Public Hearing.

The motion carried unanimously.

Ms. Lewis shared on September 26, 2022, a Certificate of Sufficiency regarding the petitions for voluntary annexation submitted by Beaufort Agrihood, LLC was presented to the Board. Public Notice of the October 10th Public Hearing was published in the Carteret County News-Times on September 28, 2022 and October 5, 2022. Ms. Lewis explained that staff was requesting a Public Hearing be conducted on the question of voluntary

annexation of several portions the following parcels: 731609153648000; 731609161556000; 731609167703000. She noted if approved, the draft ordinance attached in the meeting packet will need to be adopted.

Mr. Grady commented on the draft ordinance, explaining the conditions listed within the document. He noted that the ordinances associated with Phase I and Phase II of the Salt Wynd Project both reference Exhibit A, which is a legal description that must be provided before the documents recorded; both annexations will be effective when all of the conditions are met and the documents are filed at the Register of Deeds.

Commissioner Cooper asked if this was the entire area that would require annexation, or if there would be additional phases coming before the Board of Commissioners for approval.

Beth Clifford, applicant, the request before the Board would be the final annexation request associated with the Salt Wynd project.

Commissioner Oliver noted a portion of the property is in a floodplain, and asked if the design of those areas addressed mitigation requirements for stormwater and flooding.

Mr. Johnson confirmed a portion of the development was in the floodplain. He explained any development within that flood zone would have to meet all Town Ordinances and obtain proper building permits.

Mayor Harker asked if there was anyone in the audience that wished to speak on the question of voluntary annexation.

There was none.

Commissioner Hagle made a motion to close the Public Hearing.

The motion carried unanimously.

Commissioner Hagle made a motion to approve the annexation and proposed draft ordinance to extend the corporate limits of the Town of Beaufort.

The motion carried unanimously.

2. Case # 22-21 Subdivision Text Amendment - Preliminary Plat Process

Commissioner Hollinshed made a motion to open the Public Hearing.

The motion carried unanimously.

Mr. Garner explained the proposed Subdivision Text Amendment would change the Preliminary Plat process, allowing the Board of Commissioners to have final approval on all Preliminary Plats.

Mayor Harker asked if anyone in the audience wished to make a comment on the proposed Text Amendment.

There was none.

Commissioner Hagle made a motion to close the Public Hearing.

The motion carried unanimously.

Commissioner Terwilliger made a motion to adopt the proposed Subdivision Text Amendment as presented.

The motion carried unanimously.

### **Manager Report**

Todd Clark, Town Manager, provided a monthly report that highlighted upcoming events and projects happening throughout Town. He share the detailed Manger's Report can be accessed on the Town's website by visiting: <https://www.beaufortnc.org/boardofcommissioners/page/managers-report>.

He also informed the group of a new webpage recently added to the Town's website, which lists current projects and status updates for each. He shared that page can be accessed on the Town's website by visiting: <https://www.beaufortnc.org/boardofcommissioners/page/managers-report>

### **Mayor/Commissioner Comments**

Commissioner Hollinshed thanked all staff members who were involved with the 2022 National Night Out event, noting there was an excellent turnout.

Commissioner Cooper thanked Fire Chief Ray and Rachel Johnson for their help educating the community on ways to donate in response to Hurricane Ian. He also commended the Police Department on a successful National Night Out. He expressed the importance of citizen participation and thanked those who were at the meeting.

Commissioner Oliver shared that he recently attended a conference focusing on the opioid crisis within Carteret County. He expressed his concerns on the matter and noted the importance of staying involved in efforts to help cure the epidemic.

Commissioner Hagle shared he recently read a NCDOT Improvement Plan that noted four future projects for the Town of Beaufort. He noted there were several safety articles on the Town's website, under the Police Department's page, and encouraged everyone to read those articles. He reminded the group of White Cane Awareness Day, which takes place on October 15th.

Commissioner Terwilliger had no comments.

Mayor Harker shared that she had started an initiative called "Reading with the Mayor". For the month of October, she partnered with the Beaufort Old Towne Rotary to read and provide books to 2nd grade students at Beaufort Elementary and Tiller School. She acknowledged several staff members and thanked them for their efforts to ensure the Town was safe during Tropical Storm Ian. She also noted the great success of Beaufort Police Department during the National Night Out event.

### **Closed Session**

1. Pursuant to NCGS 143-318.11 (a) (3)

Commissioner Hagle made a motion to enter closed session, pursuant to NCGS 1430318.11 (a) (3).

The motion carried unanimously.

### **Adjourn**

Commissioner Hagle made a motion to adjourn the meeting at 8:35 p.m.

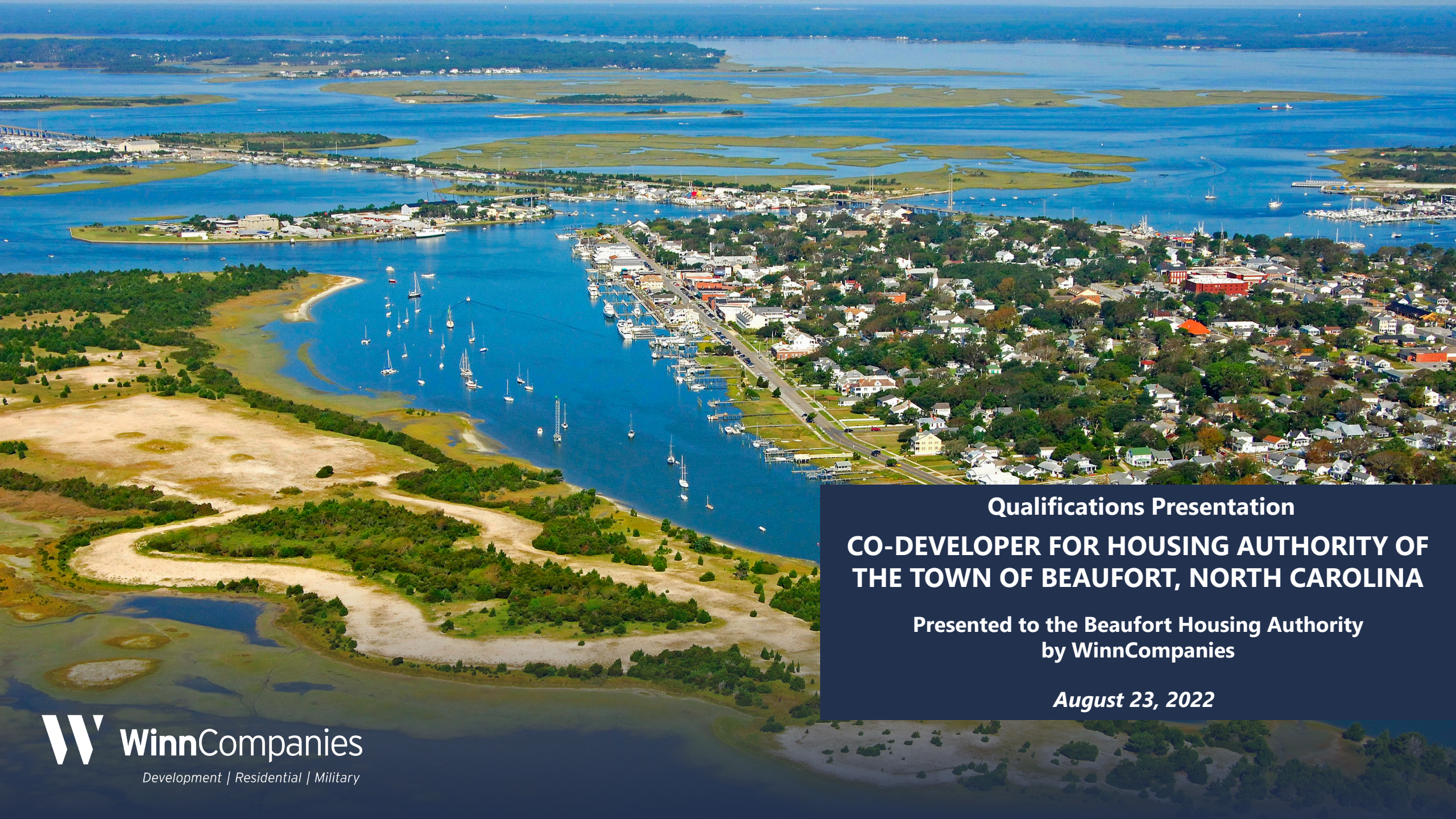
The motion carried unanimously.

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Sharon Harker, Mayor

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Elizabeth Lewis, Town Clerk



**Qualifications Presentation**  
**CO-DEVELOPER FOR HOUSING AUTHORITY OF**  
**THE TOWN OF BEAUFORT, NORTH CAROLINA**

**Presented to the Beaufort Housing Authority**  
**by WinnCompanies**

*August 23, 2022*

# WHY WINN COMPANIES

## *Sustainable, “People-First” Placemaking*

### UNPARALLELED EXPERIENCE THROUGH FIVE DECADES OF PARTNERSHIPS

- **Largest manager of affordable housing** in the US and **among the top 10 managers of all rental housing**
- Recent and robust **value-add experience and results**

### COMMUNITY SUCCESS THROUGH FINANCIAL SUCCESS

- Winn is committed to **achieving owners’ financial goals and objectives** through efficient operations
- Ultimate long-term success will be when this project is viewed as **socially and economically sustainable**

### TRANSFORMATION THROUGH SOCIAL IMPACT AND COMMUNITY ENGAGEMENT

- **Largest and most respected provider of resident services** in the multifamily industry
- Partnering to create **measurable, positive individual and community outcomes** in housing, employment, education, community engagement, health and economic mobility

### DIVERSITY THROUGH TEAM AND EXECUTION

- Our commitment starts by valuing diversity and inclusion **within our own team and at the community**
- Expectation of M/WBE and Section 3 participation **through every scope and component** of the project

# WHY SELECT OUR TEAM

 <b>Increase affordable housing inventory</b>	 <b>Create sustainable and resilient community</b>	 <b>Financially feasible development</b>
Affordable, workforce, senior, and mixed-income housing will be seamlessly integrated, with equitable access to high-quality amenities, services, and public space.	Our impact on the built environment will strengthen the community's environmental resilience and enhance neighborhood safety with appropriate green space and parking.	We will minimize financial burden to taxpayers by leveraging private market and programmatic funding.
 <b>Resident-focused placemaking</b>	 <b>Relocation plan</b>	 <b>Respectful and transparent communication</b>
All residents, community members, and stakeholders will have a seat at the table and the project will provide services that fulfill the community's needs.	If required, thoughtful one-for-one replacement of existing units with right-to-return and comprehensive relocation advisory services	The Beaufort Housing Authority and its residents wants a partner. We envision a long-term, mutually-beneficial relationship for decades to come



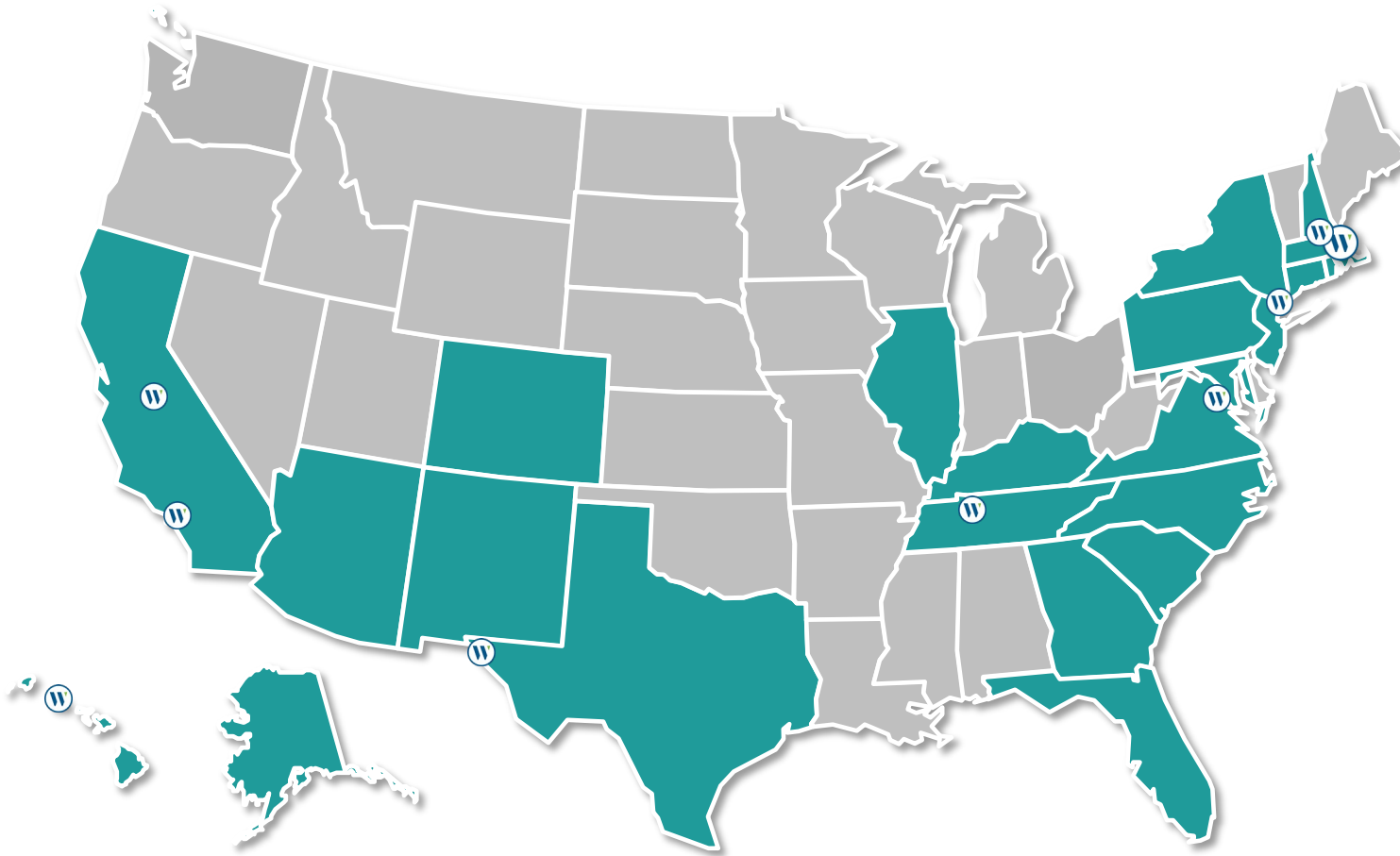
# LONG-TERM PARTNER



- Winn is a privately held family business founded in 1971 by Arthur Winn. Gilbert Winn, 44, succeeded Arthur Winn as Chief Executive Officer of Winn Companies in 2015. Gilbert manages the company with the President and co-Managing Partner Larry Curtis.
- After 50 years in business, Winn is the largest manager of affordable housing in the United States. Winn now manages over 100,000 housing units, in 628 properties, in 23 states and the District of Columbia, with over 3,700 employees.
- Winn's portfolio has a value in excess of \$2,500,000,000. Many of the properties that were built 50 years ago when the company was founded are still in our portfolio.
- As long-term owners and investors, we consider the long-term lifecycle impact of every action we take.
- WinnCompanies and its affiliates have never missed a mortgage, tax, or loan payment.



# WHERE WE OPERATE

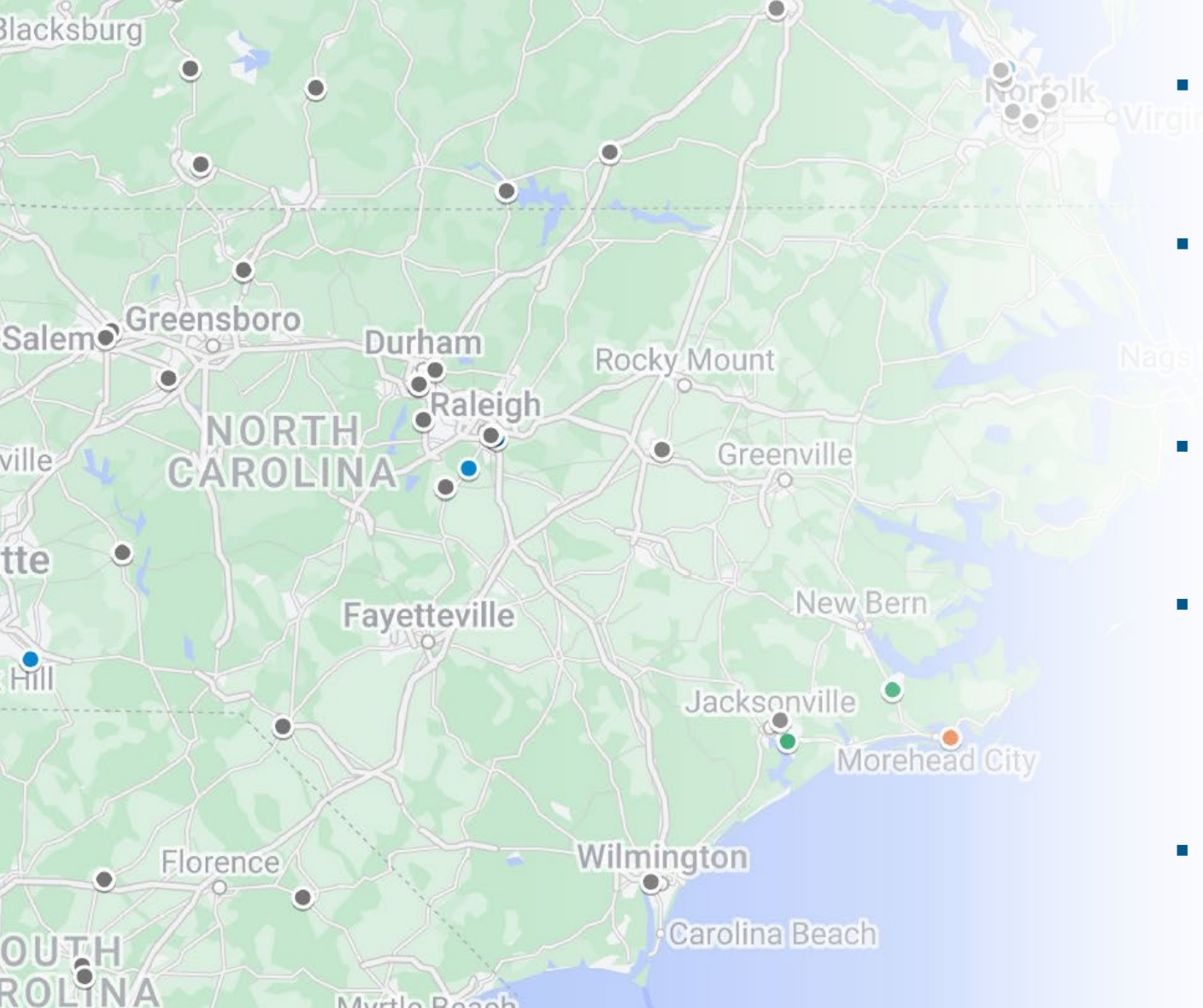


**Headquarters:**  
Boston, MA

**Regional Offices**  
El Paso, TX  
Fresno, CA  
Honolulu, HI  
Los Angeles, CA  
Lowell, MA  
Nashville, TN  
New York, NY  
Washington, D.C.

Portfolio as of 1/1/2022	
Total Properties Managed	628
Total Units Managed	103,000*
Affordable Units	52,000
LIHTC Units	45,600
Properties owned by WinnCompanies	121
Units owned by WinnCompanies	14,600
Total Properties Managed	628

\*All units, including Winn-owned

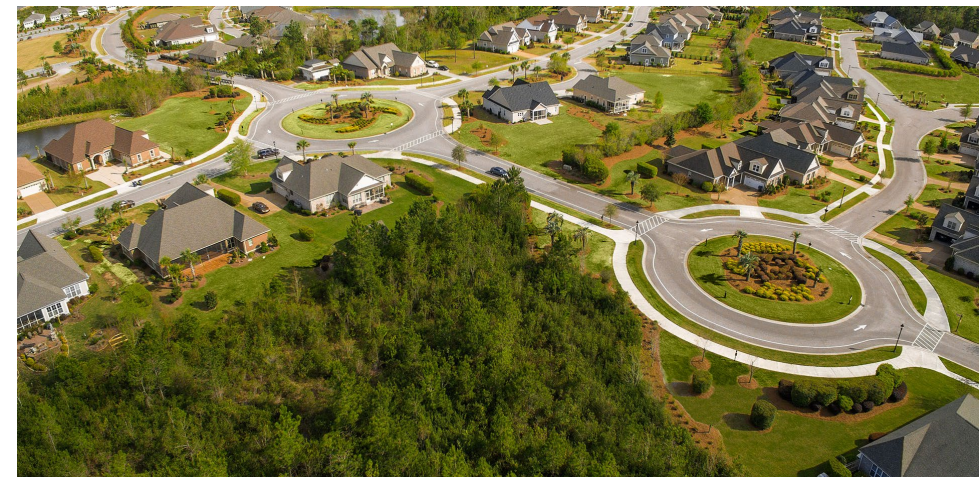


- The company has operated housing in North Carolina **since 2007** and now owns a 180-unit community in Raleigh.
- Currently manage **six sites** with more than **6,600 units** in North Carolina, including 1,500 homes at the Marine Corps Air Station Cherry Point, Havelock, NC.
- Program types in this portfolio include LIHTC, RAD, Section 8, privatized military housing, and unrestricted market rate units.
- In partnership with Tise Keister, Winn is transforming the 125-year-old Osage Mill in Bessemer City, into 139 apartments, 30,000 square feet of commercial space, and activated outdoor public space.
- **240** Winn team members work in North Carolina, supported by corporate team members in Boston and Washington, D.C., to support operations.

# NORTH CAROLINA PRESENCE

# STEWART EXPERIENCE

- Stewart is a North Carolina-based engineering, design, and planning firm
- Founded in 1994 by Willy E. Stewart, PE, the firm has more than 160 employees.
- Stewart has successfully led the rezoning process for clients on projects totaling more than 100,000 acres. These projects span from infill sites in city centers to sites larger than 10,000 acres across the United States.
- Recent Awards include:
  - 2022 North Carolina Chapter of the American Society of Landscape Architects Merit Award: Wilmington Tree Root and Sidewalk Study
  - 2021 Triangle Business Journal Top CEOs of the Year: Willy Stewart
  - 2020 Charlotte Business Journal Best Places to Work: Stewart Engineering
  - 2020 North Carolina Chapter of the American Society of Landscape Architects Merit Award: Duke University Student Health & Wellness Center and Chimney Rock State Park Trail Structure
  - 2019 National Council of Structural Engineers Association Excellence in Structural Engineering Awards: North Carolina Agricultural and Technology (A&T) State University Student Center





# TISE-KIESTER EXPERIENCE

- A North Carolina-based architecture and planning company that offers a wide range of design and documentation services.
- The company has built up a broad and varied portfolio of projects in the Southeast since its founding in 1987, with extensive affordable and historic reuse experience.
- Tise-Kiester Architects designed the first LEED for Commercial Interiors project in North Carolina in 2007.
- Recent Awards:
  - 2021 North Carolina Main Street Award of Merit for Best Adaptive Reuse Project – Grey Hosiery Mill Re-use
  - 2020 Advisory Council on Historic Preservation (ACHP) and U.S. Department of Housing and Urban Development (HUD) Secretary’s Award for Excellence in Historic Preservation – Historic Ashe Hospital
  - 2020 Affordable Housing Tax Credit Coalition Charles L. Edson Tax Credit Excellence Award, Seniors Category – Historic Ashe Hospital
  - 2019 North Carolina Housing Agency NCHFA Rental Housing Project of the Year – Supportive Housing Category – SECU Lakeside Reserve
  - 2019 North Carolina Housing Agency NCHFA Rental Housing Project of the Year – Rental Category – Cypress Court

# HARBOR125 AND RESIDENCES AT HARBORWALK CASE STUDY



- 22 affordable rental units and 30 market-rate and workforce housing condominiums developed on the Boston Harbor.
- Extensive site raising to place the housing out of the flood zone.
- Of the 30 condominium units, 16 are market rate; 14 restricted to households earning between 80% and 120% AMI
- Both of the new buildings achieved LEED Gold certification
- More than 850 homebuyers applied and qualified for the 14 workforce condominiums
- Adjacent to 12-acre mixed use development, overlooking Boston Harbor in East Boston
- The Boston Housing Authority maintains fee simple ownership and control of the eastern portion of the site, which represents approximately 62% of the total site.
- In addition to the residential units, the building's ground floor features a community room overlooking Boston Harbor, bicycle rentals, more than 1,000 square feet of community space to serve residents and members of the public, 3,384 square feet of retail space and outdoor recreation space.



# MARY ELLEN McCORMACK CASE STUDY



- Joint development partnership between the AFL-CIO Housing Investment Trust, the Boston Housing Authority (BHA), and WinnCompanies.
- Four-phase, \$1.6 billion redevelopment will transform existing 27-acre, 1,016-unit public housing complex into a mixed-use community with 3,000 mixed income apartment homes, retail, and community uses.
- As the site sits close to the Atlantic Ocean, extensive site improvements will be required to prevent future flooding from climate change.
- 200 units of new workforce/middle income housing will be created in the first two phases.
- Approximately 15% of the site will be preserved as open space, linked by walking and bike paths to distinctive features, including but not limited to, a tot lot, playground, dog park, community gardens, and community green for resident and neighborhood events.
- Today, the site contains 1,016 deeply affordable public housing units which are beyond repair, spread throughout 35 buildings, with little to no on-site supportive services and a tenant profile suffering from high levels of unemployment, social disconnection and low economic mobility.
- WinnDevelopment hosts weekly office hours, with bilingual staff, so that residents can learn more about the community and partnered with coUrbanize to host an informational website for current residents.



**WE'VE DONE THIS BEFORE  
AND WE'VE DONE THIS  
WELL**

**HARBORWALK RESIDENCES AND HARBOR125 –  
EAST BOSTON, MA**



**GORDON H. MANSFIELD  
VETERANS COMMUNITY –  
TINTON FALLS, NJ**



**THE RESIDENCES AT  
BRIGHTON MARINE –  
BOSTON, MA**



**BROOKSIDE ESTATES –  
ANDOVER, MA**



**201 CANAL –  
LOWELL, MA**



**IVY SQUARE –  
BRIDGETON, NJ**



**THE WATSON –  
QUINCY, MA**



**CITY CROSSING –  
JERSEY CITY, NJ**



# CAROLINA COTTAGE AESTHETIC

FRONT STREET

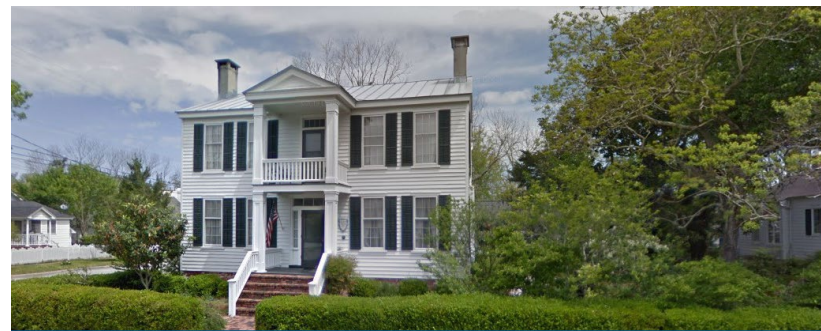


ATLANTIC HOTEL

BEAUFORT HOTEL



BLACKBEARD HOUSE



301 ANNE STREET

FULLER HOUSE



DUKE UNIVERSITY MARINE LAB



AERIAL VIEW

LEFFERS COTTAGE



# VERTICALLY-INTEGRATED ORGANIZATION

## *Value, Coordination and Efficiency Through Integrated Management*

- The long-term success of our organization depends, in large part, on **operational excellence and motivated and engaged team members**
- Our team members are motivated to excel by a corporate culture of **clear expectations, effective communication, personal responsibility, and measurable goals**
- Over **60% of our managerial and supervisory positions held by team members of color** and represent the communities we manage
- **More than 25%** of our North Carolina team members are non-white
- Investing in *Connected Communities* works. **Operational costs are lower** at properties with resident services than at those without resident services
- **Extensive network** of partners and relationships with city and state agencies, elected officials, advocacy groups and service organizations
- Nationally-recognized **Housing Stability Initiative**





# CONNECTED COMMUNITIES

Connected Communities is WinnCompanies' integrated **social impact** department, engaging our **staff, residents and community partners to work towards measurable outcomes – not just outputs**

- We were **the first for-profit affordable housing development and management organization** in the U.S. to earn the Certified Organization for Resident Engagement & Services (CORES) designation from Stewards of Affordable Housing for the Future (SAHF).
- We partner with more than **300 local partners** for coordinated, high-quality programs and services across the Mid-Atlantic
- **\$40M+ in Emergency Rent accessed nationwide** to stabilize renters across **all income types** during the COVID-19 pandemic
- Our innovative, integrated outcomes-tracking platform, **CONNECT 360**, supports our staff with connecting residents to community resources and programs and enables our staff to manage referrals, workflow, and most importantly, impact.

# OUR COMMITMENT TO SUSTAINABILITY

- Investopedia recognized Winn as best **Property Management Company for Environmental Programs in 2021**
- Leader in green certification standards, with over a dozen projects certified through LEED, Energy Star Multifamily New Construction, Zero Energy Ready Homes, Passive House, National Green Building Standard, and Enterprise Green Communities
- In addition to having more than 3 megawatts of solar PV across our portfolio, we delivered the **largest community solar project** in DC. The renewable energy produced by the system directly benefits eligible low-income residents
- Over the past three years, construction recycling on WinnDevelopment projects has diverted more than **4,500 tons of construction waste** from landfills and ultimately diverting **70% of waste** across 10 key development projects
- We have leveraged public and private resources to support more than \$50 million in energy conservation and clean energy projects across projects in the Northeast and Mid-Atlantic.
- Smart practices, include engaging residents around sustainability and **tracking and analyzing consumption to conserve energy, water and money**



# PUBLIC FINANCING EXPERTISE

## *Winn has played a major role in housing advocacy and policymaking at a federal, state and local level*

- We understand these financing tools because **we helped to create them.**
- As a **long-term owner**, WinnCompanies cares about its reputation and takes pride in fostering and maintaining positive community relationships.
- We develop, operate and own **every type of multi-family housing**, including market rate, mixed-use, middle-income, affordable and senior housing.
- **WinnDevelopment President and Managing Partner, Larry Curtis** has received recognition and honors across the industry as a leading advocate for tax credits.
- Strong track record of **bringing deals across the finish line.**
- WinnCompanies is one of the industry's leading advocates for **workforce housing**, arguing for the creation of specific federal/state legislation and financing programs to stimulate development of this much-needed option.



# WINN AWARDS

**2022 Engineering News Record Project of the Year Award, Best Residential Project:** Clippership Wharf, East Boston, MA

**2022 Preservation Massachusetts Thomas M. Menino Award:** Wells School, Southbridge, MA

**2021 Monmouth County Planning Board Award:** Gordon H. Mansfield Veterans Village, Tinton Falls, NJ

**2021 Multifamily Executive MFE Award for Mixed-Income Development:** Residences at Brighton Marine, Brighton, MA

**2021 Preservation Massachusetts Mayor Thomas Menino Award:** Cobbet Hill, Lynn, MA

**2021 Preserve Rhode Island Rhody Award for Historic Preservation:** Prospect Heights, Pawtucket, RI

**2021 Preservation Connecticut Award:** The Tyler, East Haven, CT

**2021 Novogradac Journal of Tax Credits Award for Historic Rehabilitation:** The Tyler, East Haven, CT

**Finalist - 2021 National Apartment Association (NAA) Excel Awards - Large Community of the Year:** The Village at Brookline, Brookline, MA

**2021 National Apartment Association (NAA) Excel Awards - Military Community of the Year:** Fort Hood Family Housing, Killeen, TX

**2020 Affordable Housing Finance Readers' Choice Awards - Overall Best Development and Best Green Development:** The Tyler, East Haven, CT

**2020 National Apartment Association (NAA) Excel Awards - Large Community of the Year:** Mystic Place, Medford, MA

**2020 Massachusetts Apartment Association (MAA) Excellence Award for Large Community of the Year (Before 1999):** The Village at Brookline, Brookline, MA

**2019 ULI Jack Kemp Excellence in Affordable and Workforce Housing Award:** The Watson, Quincy, MA

**2019 Multifamily Executive Magazine Excellence Award for Mixed-Use Development:** Sibley Square, Rochester, NY

**2019 National Apartment Association (NAA) Excel Return on Energy Award for Water Reduction:** Parkway Heights, Everett, MA

**2019 National Affordable Housing Management Association (NAHMA) Communities of Quality Award**

**for Exemplary Elderly Development:** Alice G. Winn Family Heritage House, Newburyport, MA

**2019 Connecticut Apartment Association (CTAA) Nutmeg Award for Management Company of the Year:** WinnResidential

**2018 National Affordable Housing Management Association (NAHMA) Communities of Quality Award for Exemplary Family Development:** Castle Square, Boston, MA

**2018 National Affordable Housing Management Association (NAHMA) Communities of Quality Award for Turnaround of a Troubled Property:** Atlantic Apartment Homes, Washington, DC

**2018 Affordable Housing Finance Magazine Readers' Choice Award for Mixed Use:** Sibley Square, Rochester, NY

**2018 Multi-Family Executive Magazine Award for Best Adaptive Reuse:** The Residences at Mill 10, Ludlow, MA

**2018 Preservation Alliance of Philadelphia Preservation Achievement Award for Economic Development:** Breslyn House, Philadelphia, PA

## COMMITTED TO M/WBE PARTNERSHIPS

For 19 years, MassHousing, Massachusetts' Housing Finance Agency, has recognized Winn with its Property Management Award of Excellence, recognizing the highest value of contracts for goods, services and supplies to MWBEs serving MassHousing-financed properties

Since 2003, nearly 40 percent of WinnResidential's \$470.2 million dollars spent on goods, supplies and services at MassHousing Communities has been awarded to MWBE partners

# WHY PARTNER WITH WINNCOMPANIES

*The best team to provide the highest quality service to residents and financial returns for your team*



Housing leader



Platform for success



Growth mindset



Sustainability



Experienced owner's perspective



Vendor relationships that help produce savings



Committed, long-term community partner



Employees are source of our success