



# NATIONAL TRUST COMMUNITY INVESTMENT FUND

## PROJECT HIGHLIGHTS

**PROJECT GOAL:**  
Conversion of former hotel  
and retail building into office  
and related space

**DEVELOPER:**  
AVANCE, Inc., a national  
education and social services  
nonprofit organization

**TAX CREDIT INVESTOR:**  
Bank of America CDC

**TOTAL DEVELOPMENT COST:**  
\$5,900,000

**KEY PROJECT FINANCING:**  
\$825,000  
*Tax credit equity investment  
(federal historic and New  
Markets) from the  
National Trust  
Community Investment Fund*

\$2,100,000  
*Developer's Equity\**

\$2,000,000  
*Loan from AVANCE, Inc.\**

**JOBS CREATED:**  
Construction - 160  
Permanent - 23

\*These sources include CDBG,  
foundation and individual grants.

## Heimann Building, San Antonio, TX

### BACKGROUND

Designed by noted architect Atlee B. Ayres and built in 1907 as a hotel, the Heimann Building was at the heart of Alamo City's commercial district. It was the first hotel to have a telephone system and air conditioning. Despite its pedigree, the building was vacated in the 1970s when an interstate highway isolated the neighborhood from the rest of the city. It is located within the Cattleman Square Historic District, which is now one of the poorest and most neglected areas of San Antonio. Fortunately, AVANCE, a national organization that provides education and social services to 17,000 low-income parents and children, saw potential in the building. Upon acquiring the property through a donation, AVANCE's president embarked upon an ambitious rehabilitation of this San Antonio landmark.



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### THE PROJECT

The Heimann is distinguished by its Mission Revival-style stucco exterior, exposed red brick trim and a Spanish-style red roof. It has an iron post-supported overhang and second- and third-floor New Orleans-style balconies with iron railings. 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 organization, a multipurpose center, an early learning academy and a cutting-edge technology center.

### NEW MARKETS TAX CREDIT SOLUTION

The allocation of new markets tax credits (NMTC) brought 25% more equity to the project which defrayed construction cost overruns and bridged charitable contributions received during development. Without the NMTC equity, AVANCE, Inc. would have had to pay exorbitant financing costs to conventional banks on its outstanding debt. The effect would have been a reduction of AVANCE's operating reserves and resources, thus compromising its delivery of services.

### COMMUNITY IMPACT

The Heimann rehabilitation project brings important economic development activity to a Historic Business District, a HUBZone, Federal Empowerment Zone and a State Enterprise Zone. In addition, AVANCE's programs provide area businesses and residents (including indigent populations) with quality childcare, early childhood education, a technology center for young "at-risk" parents, GED certification and job training. A vast percentage of its early learning academy graduates are now gainfully employed or enrolled in school. AVANCE intends to redevelop other historic properties in low-income communities throughout Texas.

FOR MORE INFORMATION, PLEASE CONTACT

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