

APPLEGATE & THORNE-THOMSEN NEWSLETTER

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INSIDE THIS ISSUE

PG. 2: QUARTERLY
HIGHLIGHTS

PG. 3: PARKSIDE OF OLD
TOWN GROUND BREAKING

PG. 4: KARLA VALENTI
PURA BELPRE AWARD
WINNER

PG. 5: EXTRA (TAX) CREDIT
LIHTC SEMINAR DETAILS



Hello 2025!

Q1 Highlights & Reflections

As we kick off 2025, we're excited to share highlights from Q1: celebrating milestones, new projects, and the continued impact of our work in affordable housing and community development.

01/05

Applegate &
Thorne-Thomsen
ATTORNEYS AT LAW

QUARTERLY HIGHLIGHTS

WHAT WE'VE BEEN UP TO!



January

Casino Night: We rang in the new year with a lively evening full of games, laughter, and great company as we toasted to 2024.

National Women's Shelter Network Annual Conference:

Debbie Kleban, moderated a powerful panel on financing shelters and community facilities at the National Women's Shelter Network Annual Conference, capping off an inspiring week with meaningful connections, and a keynote by Gloria Estefan.

February

Illinois Affordable Housing Forum: We proudly sponsored the Illinois Affordable Housing Forum, where several of our attorneys shared insights on key panels alongside fellow leaders shaping the future of housing in Illinois.

March

Civic Love Luncheon: We were honored to sponsor and attend the National Public Housing Museum's inaugural Civic Love Luncheon, celebrating the intersection of art, culture, and housing justice.



Parkside of Old Town

FINAL PHASE BREAKS GROUND



We are proud to have supported Parkside of Old Town, the redevelopment of a portion of the former Cabrini Green site, since the closing of its earliest phases in 2006.

This effort has spanned multiple phases, partners, and decades, and many members of the ATT team have contributed along the way (Bridget White, Nicole Jackson, Glenn Graff, Steve Friedland, Claudia Bell, Paul Davis, Kelli Harsch, Benjameen Quarless, Gregory Whitehead, Benjamin Swartzendruber, Mark Burns, Tom Thorne-Thomsen and others). It has been a privilege to work alongside Holsten Real Estate Development & Management Corporation and the Cabrini Green LAC Community Development Corporation as they've brought this long-term vision to life.

Check out the photos of some of our team members celebrating the groundbreaking of this final phase, and congratulations to all who made it possible!



Congratulations Karla!

CHIEF EXPERIENCE OFFICER BY DAY

AWARD WINNING AUTHOR BY NIGHT

We are thrilled to share that our Chief Experience Officer, Karla Valenti, has been awarded the prestigious Pura Belpré Children's Author Award for her latest book, Lola!

Named after the first Latina librarian at the New York Public Library, the Pura Belpré Award honors outstanding literature that uplifts and celebrates the Latino cultural experience.

Lola, published by Alfred A. Knopf, follows a young girl in modern-day Mexico City on a magical realist adventure to save her brother, introducing readers to the enchanting world of Floresta and its mythical beings, while exploring profound themes of grief, hope and forgiveness.

Please join us in celebrating Karla's incredible achievement!

PURA BELPRÉ WINNER
2025



Congratulations, Karla!

Extra (Tax) Credit

2 DAYS LEFT FOR EARLY BIRD PRICING!

Tomorrow is the last day of early bird pricing for our *Extra (Tax) Credit* program. Join us for a 1.5-day training program in Chicago on June 24-25, co-located with the National Council of State Housing Agencies' Housing Credit Connect annual conference.

What to Expect:

Day 1 – June 24

8:00 – 9:00 AM | Networking Breakfast & Check-In

9:00 AM | Welcome Remarks

9:15 AM | The Basics of Tax Credits and Affordable Housing

10:30 AM | Understanding Investor Projections – How to Understand a Project Through the Numbers

11:45 AM | Networking Break

12:00 PM | Keynote Lunch featuring Seema Radhakrishnan, HUD Multifamily Housing Midwest Regional Director

1:00 PM | HUD Programs for Multifamily Housing and Intersections with LIHTC

2:15 PM | Networking Break

2:30 PM | Additional Tax Credits for Buying Buildings – The Acquisition Credit

4:00 PM – 6:00 PM | Reception at Showroom Food Hall (located inside the Marriott Marquis) with light bites and great conversation

Day 2 – June 25

8:00 – 9:00 AM | Networking Breakfast

9:00 AM | 4% LIHTC Transactions – How to Leverage Tax-Exempt Bonds for Tax Credits

10:30 PM | Networking Break

10:45 AM – 12:00 PM | Before and After Year 15 – Preparing for an Investor Exit and Planning a Resyndication

Don't miss this opportunity to gain "extra credit" in tax credit expertise and to build valuable connections. Starting June 1, our program rates will be increasing by:

\$50 for Nonprofit participants

\$75 for For-Profit participants

If you've been considering joining, now is the perfect time! Sign up by May 31 to lock in our current pricing before the increase takes effect.

[Register now!](#)

05/05