



RADAR: Rental Assistance Demonstration Activity Report

Status of Rental Assistance Demonstration (RAD) Developments in Baltimore City

December 23, 2016

Maryland Department of Housing and Community Development
Community Development Administration
7800 Harkins Road
Lanham, Maryland 20706
(301) 429-7854 Phone
(800) 543-4505 Toll Free
(800) 735-2258 TTY
www.dhcd.maryland.gov

Lawrence J. Hogan Jr., Governor
Boyd K. Rutherford, Lt. Governor
Kenneth C. Holt, Secretary



Property Name: Allendale Apartments
Address: 3600 W. Franklin Street
Baltimore, MD 21229
Number of Units: 164
Occupancy: Senior



Project Information

The Allendale Apartments involves the acquisition and rehabilitation of 164 senior units consisting of 164 one-bedroom units in an eleven (11) story, elevator-serviced building. Nine (9) of the 164 units will serve tenants with disabilities.

All 164 units will serve households at or below 60% of Area Median Income. The Project will benefit from a Housing Assistance Payment contract with the Department of Housing and Urban Development for all units.

Project Status: Completed
Construction Completion: 100% as of December 2016
Construction Status: The rehabilitation of this project has been completed on time and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$27,469,141	
Sources of Funding:	\$9,210,000	First Mortgage
	\$8,180,176	Low Income Housing Tax Credit Equity (LIHTC)
	\$2,300,000	State Rental Housing Works (RHW)
	\$7,505,000	HABC Take Back Financing
	\$230,153	Interim income
	\$42,812	Deferred Development Fee

Development Team

Developer:	Enterprise Housing Corporation
General Contractor:	Harkins Builders, Inc.
Architect:	Marks, Thomas Architects
Property Manager:	The Winn Management Company

Property Name: BE Mason
Address: 2121 Windsor Garden Lane
Baltimore, MD 21207
Number of Units: 225
Occupancy: Senior



Project Information

The Bernard E. Mason Apartments involves the acquisition and rehabilitation of 225 senior units consisting of 225 one-bedroom units in two five (5) story, elevator-serviced buildings. Twenty of the 225 units will serve tenants with disabilities.

A total of 219 units will serve households at or below 60% of Area Median Income and six (6) units at market rate. The Project will benefit from a Housing Assistance Payment contract with the Department of Housing and Urban Development for 219 units.

Project Status: Under construction
Construction Completion: 91% as of December 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$38,331,976	
Sources of Funding:	\$12,500,000	First Mortgage
	\$11,699,559	Low Income Housing Tax Credit Equity (LIHTC)
	\$12,635,000	HABC Take Back Financing
	\$1,366,607	Interim income
	\$130,810	Deferred Development Fee

Development Team

Developer:	PIRHL, Inc.
General Contractor:	PIRHL, Inc.
Architect:	Zavos Architecture+Design
Property Manager:	Equity Management

Property Name: Bel Park Tower
Address: 3800 West Belvedere Ave.
Baltimore, MD 21215
Number of Units: 253
Occupancy: Mixed Population



Project Information

Bel Park Tower Apartments is the acquisition and rehabilitation of a 253 unit housing development for families and non-elderly persons with disabilities in an eleven (11) story elevator-serviced building. The Project will offer affordable units with a mix of efficiency and one-bedroom floor plans. All 253 units will serve households with incomes at or below 60% of the Area Median Income (AMI). The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Under construction
Construction Completion: 46% as of December 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$35,401,883	
Sources of Funding:	\$13,525,000	First Mortgage
	\$10,279,040	Low Income Housing Tax Credit Equity (LIHTC)
	\$8,620,000	HABC Take Back Financing
	\$1,693,851	Interim income
	\$1,283,992	Deferred Development Fee

Development Team

Developer:	Landex Development, LLC
General Contractor:	Hamel Builders
Architect:	Moseley Architects
Property Manager:	Winn Residential

Property Name: The Brentwood
Address: 401 East 25th Street
 Baltimore, MD 21218
Number of Units: 150
Occupancy: Mixed Population



Project Information

The Brentwood is the acquisition and rehabilitation of a 150-unit elderly/ non-elderly disabled development in a thirteen (13) story elevator-serviced building. The project consists of 86 efficiency units and 64 one-bedroom units. All units will be affordable and targeted as to households at or below 60% AMI. The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Under construction
Construction Completion: 42% as of December 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$33,047,838	
Sources of Funding:	\$10,200,000	First Mortgage
	\$10,199,493	Low Income Housing Tax Credit Equity (LIHTC)
	\$2,500,000	State Rental Housing Works (RHW)
	\$8,930,000	HABC Take Back Financing
	\$975,845	Interim income
	\$242,500	Deferred Development Fee

Development Team

Developer: Telesis Baltimore Corporation
General Contractor: Harkins Builders, Inc.
Architect: Marks, Thomas Architects
Property Manager: NPLLC c/o CT Associates

Property Name: Govans Manor
Address: 5220 York Road
Baltimore, MD 21212
Number of Units: 191
Occupancy: Mixed Population



Project Information

Govans Manor is the acquisition and rehabilitation of a 191-unit elderly/ non-elderly disabled development in an eleven (11) story elevator-serviced building. The project consists of 102 efficiency units and 89 one-bedroom units. 186 units will be affordable and targeted as to households at or below 60% AMI. 5 units will be offered at market rate. The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Contract pending
Construction Completion: 0% as of December 2016
Construction Status: The rehabilitation of this project is scheduled to begin shortly. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$40,882,163	
Sources of Funding:	\$16,000,000	First Mortgage
	\$11,117,769	Low Income Housing Tax Credit Equity (LIHTC)
	\$12,000,000	HABC Take Back Financing
	\$1,302,373	Interim income
	\$462,021	Deferred Development Fee

Development Team

Developer:	PIHRL Developers, LLC.
General Contractor:	PIHRL Contractors, LLC.
Architect:	Zavos Architect + Design, LLC
Property Manager:	Residential One

Property Name: Hollins House
Address: 1010 W. Baltimore Street
Baltimore, MD 21223
Number of Units: 130
Occupancy: Senior



Project Information

Hollins House entails the acquisition and renovation of a 130 unit multifamily property in a nine (9) story elevator-serviced building for seniors in Baltimore, Maryland. All units will be affordable and targeted as to households at or below 60% AMI. The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Under construction
Construction Completion: 80% as of December 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$26,087,540	
Sources of Funding:	\$11,475,000	First Mortgage
	\$7,589,770	Low Income Housing Tax Credit Equity (LIHTC)
	\$6,100,000	HABC Take Back Financing
	\$150,000	Interim income
	\$772,770	Deferred Development Fee

Development Team

Developer:	Community Housing Inc.
General Contractor:	Harkins Builders, Inc.
Architect:	Grimm+Parker Architects
Property Manager:	Edgewood Management Corporation

Property Name: Lakeview Towers
Address: 717 Druid Hill Park Lake Drive
 Baltimore, MD 21217
Number of Units: 302
Occupancy: Mixed Population



Project Information

Lakeview Towers Apartments involves the acquisition and rehabilitation of a 302 unit housing development for families and non-elderly persons with disabilities in a fifteen (15) story elevator-serviced building. The Project will offer affordable units with a mix of efficiency and one-bedroom floor plans. All 302 units will serve households with incomes at or below 60% of the Area Median Income (AMI) and will receive the benefit from a Conversion Housing Assistance Payments contract with the Department of Housing and Urban Development.

Project Status: Under construction
Construction Completion: 62% as of December 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications. Note: On Friday, July 3, 2016 a fire occurred at Lakeview Towers. The fire occurred in a pile of discarded roofing materials outside one of the two towers. There were no injuries. Although there was no fire damage to the structure, smoke and water damage resulted in 11 residents of the property being temporarily displaced. The general contractor and owner responded to this unfortunate incident in a manner acceptable to DHCD. DHCD conducted an on-site inspection on July 7, 2016 in response to the incident.

Financial Summary

Total Development Cost:	\$42,536,668	
Sources of Funding:	\$18,395,000	First Mortgage
	\$11,252,458	Low Income Housing Tax Credit Equity (LIHTC)
	\$11,850,000	HABC Take Back Financing
	\$630,235	Interim income
	\$408,975	Deferred Development Fee

Development Team

Developer:	Landex Development, LLC.
General Contractor:	Hamel Builders
Architect:	Moseley Architects
Property Manager:	Winn Residential

Property Name: McCulloh Homes Extension
Address: 501 Dolphin Street
Baltimore, MD 21217
Number of Units: 350
Occupancy: Mixed Population



Project Information

McCulloh Homes Extension is the acquisition and rehabilitation of a 350-unit elderly/ non-elderly disabled development in one fifteen (15) story and one sixteen (16) story elevator-serviced building. The project consists of 134 efficiency units, 200 one-bedroom units and 16 two-bedroom units. All units will be affordable and targeted as to households at or below 60% AMI. The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Contract pending
Construction Completion: 0% as of December 2016
Construction Status: The rehabilitation of this project is scheduled to begin shortly. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$78,678,000	
Sources of Funding:	\$29,883,000	First Mortgage
	\$25,900,000	Low Income Housing Tax Credit Equity (LIHTC)
	\$22,895,000	HABC Take Back Financing

Development Team

Developer:	The Community Builders and HABC
General Contractor:	Harkins Builders, Inc.
Architect:	Cho Ben Holback
Property Manager:	Residential One

Property Name: Pleasant View Gardens Senior (PVG Senior)
Address: 110 N. Central Avenue
Baltimore, MD 21202
Number of Units: 110
Occupancy: Senior



Project Information

Pleasant View Gardens Senior (PVG Senior) is the acquisition and rehabilitation of a 110-unit elderly development in a four (4) story elevator-serviced building. The project consists of 110 efficiency units. All units will be affordable; 12 will be targeted to households at or below 30% AMI, 28 will be targets to households at or below 50% AMI and 69 units will be targeted to households at or below 60% AMI. The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Contract pending
Construction Completion: 0% as of December 2016
Construction Status: The rehabilitation of this project is scheduled to begin shortly. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$17,195,396	
Sources of Funding:	\$5,700,000	First Mortgage
	\$5,029,547	Low Income Housing Tax Credit Equity (LIHTC)
	\$6,244,813	State Partnership Rental Housing Program (PRHP)
	\$114,000	FHA Working Cap Refund
	\$58,573	Interim income
	\$48,463	Deferred Development Fee

Development Team

Developer:	Michaels Development Company and HABC
General Contractor:	Bozutto Corporation
Architect:	Marks, Thomas Architects
Property Manager:	Intrasite Realty Management

Property Name: Primrose Place Apartments
Address: 820 South Caton Avenue
 Baltimore, MD 21229
Number of Units: 125
Occupancy: Mixed Population



Project Information

Primrose Place Apartments involves the acquisition and renovation of a 125 one-bedroom unit multifamily property for seniors and non-elderly disabled (NED) in a nine (9) story elevator-serviced building. 120 units will serve households with incomes at or below 60% of the Area Median Income (AMI) and 5 units will be offered at market rate. The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Under construction
Construction Completion: 14% as of June 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$21,575,378	
Sources of Funding:	\$5,961,300	First Mortgage
	\$6,147,754	Low Income Housing Tax Credit Equity (LIHTC)
	\$2,005,000	State Rental Housing Works (RHW)
	\$6,900,000	HABC Take Back Financing
	\$537,831	Interim income
	\$23,493	Deferred Development Fee

Development Team

Developer:	Community Housing Partners Corp./ French Development Company, Inc.
General Contractor:	Southway Builders
Architect:	Marks, Thomas Architects
Property Manager:	Towner Management

Property Name: Wyman House
Address: 123 W. 29th Street
Baltimore, MD 21218
Number of Units: 175
Occupancy: Mixed Population



Project Information

Wyman House Apartments involves the acquisition and rehabilitation of an existing sixteen (16) story elevator-serviced public housing apartment tower located in Baltimore City, Maryland, in the historic Charles Village neighborhood. The Project will offer a mix of 112 efficiencies and 63 one-bedroom units that will serve seniors and non-elderly disables residents with incomes at or below 60% of the Area Median Income (AMI). The project will benefit from a Housing Assistance Payment Contract with the Department of Housing and Urban Development for all units.

Project Status: Under construction
Construction Completion: 53% as of December 2016
Construction Status: The rehabilitation of this project is on schedule and on budget. DHCD conducts regular site visits to inspect the progress and make sure that quality work is performed in a timely and cost-effective manner. Additionally, the project architect and general contractor coordinate to ensure that all renovation activity is completed in accordance with approved architectural plans and specifications.

Financial Summary

Total Development Cost:	\$31,063,316	
Sources of Funding:	\$7,339,000	First Mortgage
	\$9,744,254	Low Income Housing Tax Credit Equity (LIHTC)
	\$961,773	State Rental Housing Works (RHW)
	\$12,300,000	HABC Take Back Financing
	\$176,326	Interim income
	\$541,963	Customer Investment Fund/DHCD Energy Funds

Development Team

Developer:	Pennrose Properties, LLC./ HABC
General Contractor:	Southway Builders
Architect:	Marks, Thomas Architects
Property Manager:	Pennrose Management Company

RAD Project Applications Received or Pending Approval			Information as of December 23, 2016										
Developer	Project	Address	Credit Enhancement	County	Application Receipt Date	Anticipated Closing Date	Total Project Costs	Bond	RHW	Other DHCD Funds	Total Units	Occupancy	
Projects in Process													
1	Michaels Development Co., LLP	Pleasant View Gardens Family	1099 Orleans Street et. Al Baltimore, MD 21202	FHA	Baltimore City	04/25/14	May-16	\$30,619,081	\$10,677,819	\$0	\$0	201	Families
2	Homes for America	Chase House	1027 Cathedral Street Baltimore, MD 21201	FHA	Baltimore City	01/07/16	Oct-16	\$35,986,588	\$6,800,000	\$2,500,000	\$200,000	189	Mixed Pop
3	Telesis Baltimore Corp.	The Ellerslie	601 Wyanoke Avenue Baltimore, MD 21218	FHA	Baltimore City	03/30/16	Q4/16- Q1/17	\$24,943,509	\$11,250,000	\$1,500,000	\$0	117	Mixed Pop
4	The Woda Group	Somerset Extension	1400 E. Monument Street Baltimore, MD 21205	FHA	Baltimore City	09/01/16	Mar-17	\$15,849,820	\$7,750,000	\$2,500,000	\$0	65	Mixed Pop
5	Landex	Hillside Park	4902 Parkton Court Rear Baltimore, MD 21202	TBD	Baltimore City	07/01/16	Q2 -17	\$5,481,271	\$4,321,225	\$1,742,046	TBD	30	Families
TOTAL								\$112,880,269	\$40,799,044	\$8,242,046	\$200,000	602	
RAD Project Application Not Received, but Anticipated			Information as of December 23, 2016										
Developer	Project	Address	Credit Enhancement	County	Application Receipt Date	Closing Date	Total Project Costs	Bond	RHW	Other DHCD Funds	Total Units	Occupancy	
Projects in Process													
1	TCB	Monument East	633 Aisquith Street Baltimore, MD 21217	FHA	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	170	Mixed Pop
2	Michaels Development Group	Rosemont Tower	740 Poplar Grove Street Baltimore, MD 21212	FHA	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	203	Mixed Pop
3	CHP	Van Story Branch (West Twent	11 West 20th Street Baltimore, MD 21218	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	357	Mixed Pop
4	Current Owner	Heritage Crossing	900 Argyle Avenue et. Al Baltimore, MD 21218	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	75	Elderly
5	Current Owner	Townes at the Terraces	202 N. Fremont Avenue Baltimore, MD 21223	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	203	Mixed Pop
6	Current Owner	Arbor Oaks	811 Dartmouth Road Baltimore, MD 21209	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	62	Families
7	Landex	Broadway Overlook	100 N. Broadway Baltimore, MD 21207	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	87	Families
8	Homes For America	Broadway 58	Scattered Site	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	58	Families
9	Homes For America	Hollander Ridge	Scattered Site	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	100	Families
10	CSI	Senior Townes	751 W. Saratoga Street Baltimore, MD 21201	TBD	Baltimore City	TBD	TBD	TBD	TBD	TBD	TBD	47	Elderly
TOTAL								\$0	\$0	\$0	\$0	1,362	

MAP of RAD Inventory

