

CPDC AND COMMUNITIES TOGETHER.

Growing and thriving.



Hollins House

1010 W. Baltimore Street
Baltimore, MD 21223

PROPERTY OVERVIEW

OWNER / DEVELOPER / SPONSOR

Hollins House, LLC
Housing Authority of Baltimore City (HABC)
Community Housing, Inc., CPDC

DEVELOPMENT TEAM

Grimm and Parker Architects
Harkins Builders, Inc.

FUNDERS

Red Capital	HUD 221(d)4 FHA Mortgage
HUD	Project Based Section 8
MD DHCD	4% LIHTC
Enterprise Community Partners	Tax-Exempt Bonds
HABC	LIHTC Equity
	Seller Note

TYPE

DEVELOPMENT TYPE

Multifamily affordable housing

RESIDENTIAL PROFILE

Seniors and Persons with disabilities
100% ≤ 60% AMI

DEVELOPMENT PROFILE

Type / # Units / Density

1 BR / 130

Total: 130 units; 1.24 acres

AMENITIES

Community Laundry, Community Room and Kitchen, Computer Stations, Outdoor Social Areas

CONSTRUCTION TYPE

High Rise

DEVELOPMENT COSTS

\$25.6 Million

Partnership with Baltimore Housing Authority to Redevelop Hollins House

Hollins House is a high-rise building of 130 one-bedroom units that are home to seniors and persons with disabilities in the Hollins Market neighborhood of Baltimore. In 2013, the Housing Authority of Baltimore City (HABC) selected CPDC to be the development partner to convert Hollins House to project-based Section 8 under HUD's Rental Assistance Demonstration (RAD) program.

CPDC and HABC expect to close on financing by the end of 2015 and then begin renovations.

Financing

CPDC has secured the following sources to fund the Hollins House redevelopment:

- \$11.5 million HUD 221(d)4 mortgage from Red Mortgage Capital;
- \$7.5 million in 4% tax credit equity through Enterprise Community Partners;
- \$700,000 deferred fee; and
- \$6.1 million seller note.

The total development budget is \$25.6 million.

Development Plan

The Hollins House redevelopment plan includes kitchen and bathroom upgrades, new energy efficient appliances and fixtures, new windows, and enclosed balconies that will increase the living space for residents.

Amenity upgrades will include a redesigned lobby to foster an inviting environment, a camera security system, community room with kitchen facilities, computer access, community laundry, and new staff and tenant council offices.

Exterior work will include a new roof, brick repair, and creating new outdoor gathering spaces for residents to enjoy.

Renovations are expected to be completed by early 2017.

Hollins House is located two blocks east of the main University of Maryland graduate campus and represents CPDC's first redevelopment project in Baltimore, MD.

Resident Services

What makes CPDC unique is its valued stock in residents. CPDC provides high-quality, tailored, site-based resident services programs.

COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION

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Resident Services (cont.)

CPDC does not provide services as “one-offs,” instead, the organization takes a focused approach to resident engagement, one that promotes community development.

CPDC has adopted a community building model that seeks to create community impact through aligned social, economic, and environmental efforts that are data-driven. The model is built upon five areas of sustainable community development:

- **Economic Development:** providing access to job placement and training, financial literacy workshops, transportation, and technology access.
- **Resident Engagement:** supporting civic involvement, volunteerism, neighborhood leadership, community participation, and cultural exchange.
- **Health and Wellness:** encouraging health education and awareness; providing nutrition and fitness classes; supporting access to social and human services.
- **Education:** focusing on early school readiness, youth development, parent engagement, and adult literacy.
- **Environment:** promoting energy efficiency, recycling, and water conservation.



Strategic Partnerships

to bring about dynamic change at both the personal and community level.



Over the years, CPDC staff has operated on-site youth programs geared toward building leadership, civic responsibility, life skills, and improving academic performance utilizing state-of-the-art technology and interactive projects.

CPDC collaborates with residents of each community, private sector institutions, other non-profit organizations, and local and federal government agencies to create strategic alliances.

CPDC is committed to the long-term success of residents, our partners, and our communities. **CPDC and communities together. Growing and thriving.**

These alliances result in programs that provide residents and those in the immediately surrounding communities with the resources and tools they need