

Rental Housing Works: Project Application Listing

Information as of December 10, 2016

Sponsor	Project	Project Address	County	Application Receipt Date	Closing Date	RHW	Total Project Costs	Total Units	RHW Jobs (DHCD model estimate)*	Occupancy	Construction
Projects Complete											
Osprey Property Company	Pikeswood Park	3801 Schnaper Drive Randallstown MD 21333	Baltimore		7/24/2012	\$1,500,000	\$16,534,690	140	106	Families	Rehab
Shelter Development	Park View at Colonial Landing	6391 Rowanberry Drive Elkridge MD 21075	Howard	07/17/12	11/7/2012	\$250,000	\$8,807,254	100	65	Elderly	Rehab
Shelter Development	Park View at Bladensburg	4202 58th Avenue Bladensburg MD 20710	Prince George's	05/24/12	11/15/2012	\$250,000	\$10,096,700	101	73	Elderly	Rehab
Enterprise Housing Corporation	The Greens at English Consul	4120 Oak Road Landsdowne MD 21227	Baltimore	05/15/12	3/28/2013	\$2,000,000	\$16,479,525	90	143	Elderly	New
Enterprise Housing Corporation	The Greens at Logan Field	3455 Dundalk Avenue Dundalk MD 21222	Baltimore	05/15/12	3/28/2013	\$2,000,000	\$16,225,013	102	155	Elderly	New
Conifer Realty LLC	Richmond Hill Point	302 - 310 Mansion Drive Perryville MD 21903	Cecil	08/02/12	7/25/2013	\$576,000	\$6,242,439	48	59	Families	Rehab
Home Leasing LLC	Glen Manor Apartments	1031 Eastern Avenue Essex MD 21221	Baltimore	09/17/12	7/11/2013	\$1,650,000	\$31,443,889	252	236	Families	Rehab
Humphrey Development/HASMC	Spring Valley Apartments	46533 Valley Court Lexington Park MF 20653	St. Mary's	07/18/12	7/25/2013	\$1,500,000	\$16,004,031	128	148	Families	Rehab
Homes for America	Leonard Apartments	800 Booth Street Salisbury MD 21801	Wicomico	09/26/12	7/25/2013	\$792,000	\$6,154,125	66	63	Families	Rehab
Montgomery Housing Partnership	Parkview Towers	7667 Maple Avenue Silver Spring MD 20912	Montgomery	5/14/2012	2/28/2013	\$1,500,000	\$23,572,539	125	199	Families	Rehab
Pennrose Properties LLC	Orchard Ridge Rental Phase IV	4300 Maple Shade Drive Baltimore MD 21213	Baltimore City	07/24/12	9/19/2013	\$2,500,000	\$15,593,787	64	145	Families	New
Landex Development	Residences at Thayer	814 Thayer Avenue Silver Spring MD 20901	Montgomery	06/18/12	5/8//2013	\$250,000	\$18,439,724	52	152	Families	New
Homes for America	Seton Village	333 Seton Avenue Emmitsburg MD 21217	Frederick	06/04/12	12/16/2013	\$1,500,000	\$14,270,364	43	100	Elderly	New
Home Partnership of Cecil Co & Community Builders	North Street Apartments	214 North Street Elkton MD 21921	Cecil	08/26/13	12/12/2013	\$2,500,000	\$11,100,207	53	108	Elderly	New
Community Housing Inc.	Essex House	7777 Maple Avenue Takoma Park MD 20903	Montgomery	9/17/12	12/12/2013	\$2,500,000	\$23,245,773	135	171	Families	Rehab
Unity Properties	Benet House Apartments	400 Millington Avenue Baltimore MD 21223	Baltimore City	12/26/12	2/7/2014	\$2,268,653	\$13,352,768	101	102	Elderly	Rehab
Shelter Development LLC	Park View at Laurel II	9010 Briarcroft Avenue Laurel MD 20708	Prince George's	03/28/13	2/27/2014	\$1,315,155	\$9,803,972	105	74	Elderly	Rehab
Enterprise Housing Corporation	Locust House Apartments	30 Locust Street Westminster MD 21157	Carroll	06/04/13	5/21/2014	\$2,500,000	\$14,978,632	98	95	Elderly	Rehab
Osprey Property Co., LLC/Pax-Edwards, LLC	Fairbrooke Senior Apartments	700 West Bel Air Avenue Aberdeen, MD 21001	Harford	03/04/14	12/15/2014	\$1,547,831	\$13,922,854	122	92	Elderly	Rehab
Omni America, LLC	Woodland Springs	6617 Atwood St. 6 District Heights, MD 20747	Prince George's	08/26/14	10/5/15	\$2,000,000	\$71,553,202	506	404	Families	Rehab
Somerset Memorial Partners LLC	Memorial Apartments	301 McMechen Street Baltimore MD 21217	Baltimore City	09/05/13	5/21/2014	\$2,500,000	\$52,214,274	266	539	Elderly	Rehab
Montgomery Housing Partnership	Silver Spring Library Residences	935 Bonifant Street Silver Spring MD 20910	Montgomery	06/21/13	10/15/2014	\$3,583,350	\$44,825,722	149	434	Elderly	New

Wishrock Investment Group LLC	Windsor Valley Apts I & II	525 Meadowood Drive Edgewood MD 21040	Harford	01/02/14	12/11/2014	\$2,000,000	\$38,762,721	291	320	Families	Rehab
Shelter Development LLC	Park View at Ellicott City I	8720 Ridge Road Ellicott City MD 21043	Howard	02/03/14	12/15/2014	\$772,000	\$7,991,865	81	62	Elderly	Rehab
Conifer Realty LLC	Conifer Village at Oakcrest	2011 Brooks Drive Capital Heights MD 20743	Prince George's	10/09/13	4/27/2015	\$2,500,000	\$27,569,095	120	253	Elderly	New
Homes for America	Windsor Gardens	1101 Key Parkway Frederick, MD 21702	Frederick	06/02/14	5/26/2015	\$2,340,000	\$10,276,816	59	66	Families	Rehab
SIS Properties, LLC	Cottages at Riverhouse Phase IV	Riverhouse Drive, Salisbury, MD 21801	Wicomico	04/27/14	5/26/2015	\$2,483,067	\$5,992,899	36	71	Elderly	New
Severn Development Group, LLC	Victoria Estates	1018 Lynnhaven Drive, Pocomoke City, MD 21851	Worcester	03/04/14	6/4/2015	\$2,500,000	\$11,661,431	100	118	Families	Rehab
AHC Greater Baltimore	Madera Apartments (aka Woodland Apartments I & II)	3503-3509 Woodland Ave Baltimore, MD 21215	Baltimore City	06/02/14	7/22/2015	\$2,450,000	\$7,898,287	47	78	Families	Rehab
Hampstead Partners, Inc.	Cumberland Arms	10 North liberty Street Cresaptown, MD 21502	Alleghany	10/29/13	9/1/15	\$2,500,000	\$11,454,940	69	109	Elderly	Rehab
Riverwatch Elkridge, LLC	Riverwatch	5673 Furnace Avenue Elkridge, MD 21075	Howard	03/26/14	10/16/15	\$2,500,000	\$24,583,831	84	176	Family	New
Subtotal projects closed and construction complete.						\$57,028,056	\$601,053,369	3,733	4,916		
Projects Closed and Under Construction											
Severn Development Group, LLC	Federalsburg Square	101 Routzahn Lane Federalsburg, MD 21632	Caroline	06/24/14	10/5/15	\$2,500,000	\$10,991,445	88	106	Families	Rehab
Enterprise Housing Corporation	Allendale Apartments	3600 W. Franklin St. Baltimore, MD 21229	Baltimore City	07/30/14	11/4/15	\$2,500,000	\$27,552,358	164	287	Families	Rehab
Penrose Properties, LLC	Wyman House	123 W. 29th Street Baltimore, MD 21218	Baltimore City	04/17/14	12/7/15	\$961,773	\$31,306,276	175	243	Elderly	Rehab
Tabco Towers Housing Associates (Wish Rock Group)	Tabco Towers Apartments	305 E Joppa Road Baltimore, MD 21286	Baltimore	06/30/14	12/14/15	\$2,500,000	\$41,212,730	200	177	Elderly	Rehab
Telesis Baltimore Corp.	The Brentwood	401 East 25th Street Baltimore, MD 21218	Baltimore City	04/17/14	12/15/15	\$2,250,000	\$33,420,619	150	286	Elderly	Rehab
Community Housing Partners/ French Development Co.	Primrose Place Apartments	820 South Caton Avenue Baltimore, MD 21229	Baltimore City	07/17/14	2/2/16	\$1,529,314	\$21,606,568	125	191	Elderly	Rehab
Stavrou Associates, Inc.	Rainier Manor Phase II	3001 Queens Chapel Road Mount Rainier MD 20712	Prince George's	02/03/14	3/14/16	\$2,500,000	\$15,159,935	57	143	Elderly	New
Michaels Development Group	Key's Pointe - Phase 1B	6301 Boston Street Baltimore, MD 21224	Baltimore City	06/08/15	10/31/16	\$493,823	\$23,264,896	68	224	Families	New
Victory Housing, Inc.	Victory Crossing	1090 Milestone Drive Silver Spring, MD 20904	Montgomery	02/02/14	11/21/16	\$2,500,000	\$23,798,107	105	286	Elderly	Rehab
Subtotal projects closed and under construction.						\$17,734,910	\$228,312,934	1,132	1,943		
Projects in Process ^indicates project approved by BPW											
Stuart Alexander and Associates, Inc.	Park Heights Apartments	5900 Park Heights Ave. Baltimore, MD 21215	Baltimore City	08/26/14	Dec-16	\$2,000,000	\$15,613,580	100	99	Elderly	Rehab
Urban Atlantic	Holly Spring Meadow	5521 Marlboro Pike Forestville, MD 20743	Prince George's	12/05/14	TBD	\$2,427,763	\$34,120,886	224	187	Families	Rehab
Urban Atlantic	Woods at Addison Apartments	6500 Ronald Road Capital Heights, MD 20743	Prince George's	12/05/14	TBD	\$1,605,913	\$34,716,681	225	187	Families	Rehab
Mission First Housing Development Corp.	The Belnor	St Barnabas Rd & Belnor Ln Suitland, MD 20746	Prince George's	06/11/15	Feb-17	\$2,500,000	\$26,416,396	122	241	Elderly	New
Mission First Housing Development Corp.	Mount Jezreel Senior Housing	420 University Boulevard E Silver Spring, MD 20901	Montgomery	11/02/14	Feb-17	\$1,700,000	\$16,054,031	75	221	Elderly	New
Montgomery Housing Partnership	Bealls Grant	254 N. Washington Rockville, MD 20850	Montgomery	11/25/15	Jan-17	\$1,500,000	\$14,805,274	74	121	Families	Rehab
Housing Authority of Calvert County & Osprey Property Co.	Southern Pines II	60 Appeal Lane Lusby, MD 20657	Calvert	12/16/15	Dec-16	\$2,500,000	\$15,910,131	78	226	Elderly	New

Homes for America	Chase House	1027 Cathedral Street Baltimore, MD 21201	Baltimore City	01/07/16	Dec-16	\$2,500,000	\$35,986,588	189	347	Elderly	Rehab
Green Street Housing/ Pax-Edwards	Brookside Station	1618 Swallow Crest Drive Edgewood, MD 21040	Harford	01/15/16	Dec-16	\$2,500,000	\$10,235,952	56	85	Families	Rehab
CSI Support & Development, Inc.	Golden Ring Cooperative Apartments	8620 Kelso Drive Essex, MD 21221	Baltimore	03/03/16	Dec-16	\$2,500,000	\$19,654,128	153	129	Elderly	Rehab
REBJ, Inc. & Green Street Housing, LLC	Chestertown Cove Apartments	408 Morgnec Road Chestertown, MD 21620	Kent	02/10/16	Dec-16	\$2,100,000	\$6,590,305	34	129	Families	Rehab
H.E.L.P. Development	Perry Point Village^	Perry Point VA Hospital Perryville, MD 21902	Cecil	04/07/16	Feb-17	\$2,500,000	\$20,373,210	75	221	Families	New/Rehab
Pennrose Properties, LLC	Riviera Apartments	901 Druid Park Lake Drive Baltimore, MD 21217	Baltimore City	04/15/16	Feb-17	\$2,500,000	\$12,969,941	55	104	Families	Rehab
Landex Development	Hillside Park Apartments	4902 Parkton Court Baltimore, MD 21229	Baltimore City	07/14/16	TBD	\$1,742,046	\$15,481,271	94	154	Families	Rehab
Landex Development	Riverfront Townhomes	220 Swale Avenue Baltimore, MD 21225	Baltimore City	07/22/16	TBD	\$1,337,809	\$18,610,612	126	159	Families	Rehab
Montgomery Housing Partnership	Parkview Manor	5034 38th Avenue Hyattsville, MD 20782	Prince George's	08/03/16	TBD	\$2,500,000	\$10,538,589	53	93	Families	Rehab
Osprey Property Company	Towns at Woodfields	7301 Dogwood Road Baltimore, MD 21244	Baltimore	08/04/16	TBD	\$2,500,000	\$19,245,858	61	246	Families	New
Housing Commission of Anne Arundel County	Freetown Village Apartments	7820 Darrell Henry Court Pasadena, MD 21122	Anne Arundel	08/10/16	TBD	\$2,500,000	\$32,669,827	153	219	Families	Rehab
Severn Development Company, LLC	Elk River Manor	301 Elk River Manor Drive North East, MD 21901	Cecil	08/15/16	TBD	\$2,500,000	\$11,550,750	78	108	Families	Rehab
The NHP Foundation	Alexander House	7 E. Washington Street Hagerstown, MD 21740	Washington	09/02/16	TBD	\$2,500,000	\$25,794,089	95	278	Elderly	Rehab
The Woda Group & Housing Authority of Baltimore City	Somerset Extension	1400 East Monument Street Baltimore, MD 21205	Baltimore City	09/14/16	TBD	\$2,500,000	\$15,849,820	65	192	Families	Rehab
Dorsey Overlook c/o J.Kirby Development	Dorsey Overlook	9570 Old Route 108 Ellicott City, MD 21042	Howard	11/09/16	TBD	\$2,500,000	\$29,214,355	82	320	Families	New
Community First Development Corp. & New Urban Equities	Liberty Park	111 Park Ave., et al Baltimore, MD 21201	Baltimore City	11/09/16	Jan-00	\$49,413,531	\$608,045,032	78	320	Families	New/Rehab
Subtotal in process (pre-closing)						\$98,827,062	\$1,050,447,306	2,345	4,386		
TOTAL						\$173,590,028	\$1,879,813,609	7,210	11,245		

* DHCD estimates jobs per development based on type of project and use of funds through a model called IMPLAN. The most recent version of IMPLAN used different coefficients for varying construction activities which is indicated above in the jobs.