

MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Calendar Year 2016 Recipient List
4% Low Income Housing Tax Credit (LIHTC) and Multifamily Bond Program (MBP)

Sponsor Information	Sponsor Type	Project	County	Project Location	LIHTC	Other DHCD Funds	Total Units	Disabled Units	Occupancy	Construction
Community Housing Partners Corporation 4915 Radford Suite 300 Richmond, VA 23230	Non-Profit	Primrose Place Apartments	Baltimore City	820 South Caton Avenue Baltimore, MD 21229	\$641,886	\$9,900,000 MBP-TE(ST) \$1,529,314 RHW \$514,879 CIF	125	7	Families	Acq./Rehab.
Stavrou Associates, Inc. 2661 Riva Bldg. 300, Suite 320 Annapolis, MD 21401	Non-Profit	Rainier Manor Phase II	Prince George's	3201 Buchanan Street Mount Rainer, MD 20712	\$495,456	\$6570000 MBP-TE(ST) \$2500,000 RHW	57	0	Elderly	New
Gragg Cardona Partners, LLC 8630 Fenton St. Suite 910 Silver Spring, MD 20902	Non-Profit	Arnold Gardens	Prince George's	2521 Ewing Avenue Suitland, MD 20746	\$367,172	\$6,800,000 MBP-TE(ST)	68	4	Families	Acq./Rehab.
NHP Foundation 1090 Vermont Avenue Suite 400 Washington, DC 20005	Non-Profit	Calvin Mowbray& Stephen Camper Park	Dorchester	700 Weaver Avenue Cambridge, MD 21613	\$285,201	\$14,700,000-MBP-TE(ST) \$900,000-MEEHA2	190	0	Families	Acq./Rehab.
Michaels Development Company 3 E Stow Street Suite 100 Marlton, NJ 08053	For Profit	Pleasant View Gardens Family	Baltimore City	1099 Orleans Street Baltimore, MD 21202	\$1,047,061	\$17,200,000 MBP-TE(ST) \$7,145,147 PRHP(A)	201	14	Families	Acq./Rehab.
S.L. Nusbaum 440 Monticello Avenue Suite 17000 Norfolk, VA 23510	Non-Profit	Waverley View Apartments	Frederick	400 Harlan Way Frederick, MD 21702	\$1,166,484	\$28,400,000-MBP-TE(ST)	240	12	Families	New
Castle Development Corp. 167 W Landing Williamsburg, VA 23185	For Profit	Adams Crossing II	Charles	12330 Vivian Adams Drive Waldorf, MD 20601	\$429,235	8,250,000-MBP-TE(ST)	72	0	Families	New
Michaels Development Company 3 E Stow Street Suite 100 Marlton, NJ 08053	For Profit	Pleasant View Gardens Senior	Baltimore City	110 N Central Avenue Baltimore, MD 21202	\$493,093	\$8,200,000-MBP-TE(ST) \$6,244,813 PRHP(A)	110	14	Elderly	Acq./Rehab.
Stuart Alexander and Associates, Inc. 2525 Ponce De Leon Blvd 3rd Floor Coral Gables, FL 33134	Non- Profit	St. James Terrace Apartments	Baltimore City	827 N Arlington Avenue Baltimore, MD 21217	\$823,600	12,000,000- MBP- TE (ST)	151	0	Elderly	Acq./Rehab.
The Community Builders, Inc. 1602 L Street NW Washington, DC 20036	For Profit	McCulloh Homes Extension	Baltimore City	501 Dolphin Street Baltimore, MD 21217	\$2,606,000	\$37,500,000 MBP-TE	349	0	Special Needs	Acq./Rehab.
The Michaels Group, Inc. 1307 St. Paul Baltimore, MD 21202	For Profit	Keys Pointe 1B	Baltimore City	6301 Boston Street Baltimore, MD 21224	\$883,825	\$493,8230 RHW	68	8	Families	New.
Victory Housing, Inc. 11400 Rockville Pike Rockville, MD 20852	Non- Profit	Victory Crossing	Montgomery	1090 Milestone Drive Silver Spring, MD 20904	\$638,197	\$11,305,000 MBP-TE(ST) \$2,500,000 RHW	105	0	Elderly	New

PIRHL Developers, LLC 800 W St. Clair 4th Floor Cleveland, OH 44113	For Profit	Govans Manor	Baltimore City	5220 York Road Baltimore, MD 21212	\$1,039,044	\$19,500,000 MBP-TE(ST)	191	10	Elderly	Acq./Rehab.
Green Street 1813 Sweetbay Drive Salisbury, MD 21804	For Profit	Chestertown Cove Apartments	Kent	408 Morgnec Rd Chestertown, MD 21620	\$203,578	\$1,030,000 MBP-TE \$1,785,170- RHW \$231,599-MEEHA2	34	6	Families	Acq./Rehab.
Osprey Property Company, LLC 175 Admiral Cochrane Suite 201 Annapolis, MD 21401	For Profit	Southern Pines II	Calvert	60 Appeal Lane Lusby, MD 20657	\$415,240	\$3,500,000 MBP-TE \$2,500,000- RHW \$3,375,000- PRHP	67	0	Elderly	New
Green Street/ Pax Edwards 1813 Sweetbay Drive Salisbury, MD 21804	For Profit	Brookside Station	Harford	1618 Swallow Crest Drive Edgewood MD 21040	\$315,193	\$2,479,479-RHW 170,923- MEEHA2	56	9	Families	Acq./Rehab.
Stuart Alexander and Associates, Inc. 2525 Ponee De Leon Blvd, 3rd FL Coral Gables, FL 33134	Non-Profit	Park Heights Apartments	Baltimore City	5900 Park Heights Ave. Baltimore, MD 21215	\$538,285	\$11,920,000 MBP- TE (ST)	99	0	Elderly	Acq./Rehab.
Homes for America 318 Sixth Street Annapolis MD 21403	Non-Profit	Chase House	Baltimore	1027 Cathedral Street Baltimore, MD 21201	\$1,120,229	\$6,800,000 MBP-TE(ST) \$705,835 MEEHA2	189	0	Elderly	Rehab.