

FALL/WINTER 2023 COMPETITIVE FUNDING ROUND -- APRIL 29, 2024

#	Project	Applicant/Project Sponsor	County/Address	Primary Population Served	Units	Targeted Population Units	Construction Type	Community Context	Total Project Costs	9% LIHTC	RHPF	PRHP	HOME	9% LIHTC	RHPF	PRHP	HOME
<b>Anne Arundel</b>																	
1	Carter Commons	Woda Cooper Development, Inc.	8010 Cameryn Place, Pasadena, MD 21122	FAM	40	8	NEW	COO	\$19,896,388	\$1,200,000	\$2,500,000						
2	Homes at Shelly	Homes for America, Inc.	99 Shelly Road, Glen Burnie, MD 21061	FAM	60	10	NEW	COO	\$25,487,159	\$1,500,000	\$2,500,000			\$1,500,000	\$2,500,000		
3	Odenton Junction	Osprey Property Company II LLC	1457 Hale Street, Odenton, MD 21113	FAM	50	10	NEW	COO, Sustainable Community	\$25,015,966	\$1,500,000	\$2,500,000			\$1,500,000	\$2,500,000		
					150	28			\$70,399,513	\$4,200,000	\$7,500,000	\$0	\$0	\$3,000,000	\$5,000,000	\$0	\$0
<b>Baltimore City</b>																	
4	249 N. Aisquith	Mission First Housing Development Corporation	249 N. Aisquith, Baltimore, MD 21202	FAM	46	9	NEW/A/R	QCT, OZ, Sustainable Community	\$26,886,295	\$1,500,000		\$2,500,000					
5	Abe Dua Residences	Community Housing Partners Corporation	4405-4409, 4411 Park Heights Avenue, Baltimore, MD 21213	FAM	50	13	NEW	QCT, OZ, Sustainable Community	\$22,843,971	\$1,500,000	\$3,500,000						
6	Art House	Severn Development Company, LLC	1915 N Howard Street, Baltimore, MD 21218	FAM	52	11	NEW	QCT, Sustainable Community	\$18,073,614	\$1,500,000	\$2,000,000			\$1,500,000	\$2,000,000		
7	Sojourner Place at Park	Episcopal Housing Corporation	111 Park Avenue, Baltimore, MD 21201	FAM, SN	42	21	NEW	COO, OZ, Sustainable Community	\$22,963,109	\$1,500,000							
					190	54			\$90,766,989	\$6,000,000	\$5,500,000	\$2,500,000	\$0	\$1,500,000	\$2,000,000	\$0	\$0
<b>Baltimore</b>																	
8	Loch Raven Overlook	Osprey Property Company II LLC	8712 Loch Raven Boulevard, Towson, MD 21286	FAM	50	10	NEW	COO	\$25,474,698	\$1,500,000	\$2,500,000			\$1,500,000	\$2,500,000		
9	Prescott Square	Osprey Property Company II LLC	4400 Old Court Road, Pikesville, MD 21208	FAM	75	14	A/R	COO, QCT, Sustainable Community	\$30,519,126	\$1,500,000	\$2,500,000			\$1,500,000	\$2,500,000		
					125	24			\$55,993,824	\$3,000,000	\$5,000,000	\$0	\$0	\$3,000,000	\$5,000,000	\$0	\$0
<b>Caroline</b>																	
10	Tanyard Branch Apartments 2	Mid Atlantic Neighborhood Development Corporation	127 Interfaith Avenue, Federalsburg, MD 21632	FAM	32	4	NEW/A/R	Sustainable Community, OZ	\$13,521,189	\$960,000	\$2,500,000	\$975,000	\$500,000				
					32	4			\$13,521,189	\$960,000	\$2,500,000	\$975,000	\$500,000	\$0	\$0	\$0	\$0
<b>Carroll</b>																	
11	Schoolhouse Apartments	Pax Development, LLC	518 Schoolhouse Road, Sykesville, MD 21784	FAM	26	6	A/R	COO, Sustainable Community	\$13,894,659	\$780,000	\$2,350,000			\$780,000	\$2,350,000		
					26	6			\$13,894,659	\$780,000	\$2,350,000	\$0	\$0	\$780,000	\$2,350,000	\$0	\$0
<b>Cecil</b>																	
12	Riverwoods at North East 2	Enterprise Community Development, Inc.	125 Railroad Lane, North East, MD 21901	FAM	48	10	NEW	QCT, Sustainable Community	\$18,976,550	\$1,440,000	\$2,500,000			\$1,440,000	\$2,500,000		
					48	10			\$18,976,550	\$1,440,000	\$2,500,000	\$0	\$0	\$1,440,000	\$2,500,000	\$0	\$0
<b>Dorchester</b>																	
13	Prospect Heights	Searfoss Development, LLC	202A-204C, 205A&B, 213 A&B, 215A-217C Gold Rush Lane, Hurlock, MD 21643	FAM	16	3	A/R	Sustainable Community	\$4,939,868	\$335,000	\$600,000			\$335,000			\$600,000
					16	3			\$4,939,868	\$335,000	\$600,000	\$0	\$0	\$335,000	\$0	\$0	\$600,000
<b>Frederick</b>																	
14	Lucas Village Revitalization	Housing Authority of the City of Frederick	155 Pennsylvania Avenue, Frederick, MD 21701	FAM	50	10	NEW	QCT, OZ, Sustainable Community	\$23,712,418	\$1,500,000	\$2,500,000						
					50	10			\$23,712,418	\$1,500,000	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0
<b>Howard</b>																	
15	Fall River Terrace	Enterprise Community Development, Inc.	5525 Harpers Farm Road, Columbia, MD 21044	FAM	76	10	NEW	COO	\$39,420,352	\$1,500,000	\$2,500,000			\$1,500,000	\$2,500,000		
					76	10			\$39,420,352	\$1,500,000	\$2,500,000	\$0	\$0	\$1,500,000	\$2,500,000	\$0	\$0
<b>Montgomery</b>																	
16	Amherst Square / Wheaton Arts	Montgomery Housing Partnership, Inc.	11507 Georgia Avenue, Silver Spring, MD 20902	FAM	50	10	NEW	Sustainable Community	\$29,309,149	\$1,500,000	\$2,000,000			\$1,500,000	\$2,000,000		
17	Garnkirk Farms	Housing Opportunities Commission of Montgomery County	22600 Observation Drive, Clarksburg, MD 20871	SN	37	37	NEW	COO	\$20,368,239	\$1,500,000							
					87	47			\$49,677,388	\$3,000,000	\$2,000,000	\$0	\$0	\$1,500,000	\$2,000,000	\$0	\$0

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<b>Prince George's</b>																	
18	Branchville Crossing	Cruz Development Corporation	4810 Branchville Road, College Park, MD 20740	FAM	50	10	NEW	QCT, OZ, Sustainable Community	\$29,000,052	\$1,500,000	\$2,500,000						
19	Capitol Heights - Metro TOD	Pennrose, LLC	119 Capitol Heights Boulevard, Capitol Heights, MD 20743	FAM	50	10	NEW	QCT, OZ, Sustainable Community	\$23,157,106	\$1,500,000	\$2,500,000						
20	New Carrollton - Affordable - Phase 3	Urban Atlantic Development LLC	Penny Dr and Corporate Drive, Hyattsville, MD 20785	FAM	50	10	NEW	QCT, OZ, Sustainable Community	\$20,401,924	\$1,500,000	\$1,000,000			\$1,500,000	\$1,000,000		
21	Silver Hill	Green Street Housing, LLC	4315 and 4319 Silver Hill Road, Suitland, MD 20746	FAM	50	10	NEW	OZ, Sustainable Community	\$25,863,744	\$1,500,000	\$2,500,000			\$1,500,000	\$2,500,000		
					200	40			\$98,422,826	\$6,000,000	\$8,500,000	\$0	\$0	\$3,000,000	\$3,500,000	\$0	\$0
<b>Wicomico</b>																	
22	SBY Market Center	Green Street Housing, LLC	401 W. Main Street, Salisbury, MD 21801	FAM	51	11	NEW	QCT, Sustainable Community	\$22,845,526	\$1,500,000	\$2,500,000	\$2,200,000	\$500,000	\$1,500,000	\$1,500,000	\$2,500,000	\$1,200,000
23	Village at Mitchell Pond	Homes for America, Inc.	1117 Parsons Road, Salisbury, MD 21801	FAM	68	14	A/R	QCT, Sustainable Community	\$24,404,392	\$1,500,000	\$2,000,000						
					119	25			\$47,249,918	\$3,000,000	\$4,500,000	\$2,200,000	\$500,000	\$1,500,000	\$1,500,000	\$2,500,000	\$1,200,000
<b>TOTALS</b>					<b>1,119</b>	<b>261</b>			<b>\$526,975,494</b>	<b>\$31,715,000</b>	<b>\$45,950,000</b>	<b>\$5,675,000</b>	<b>\$1,000,000</b>	<b>\$17,555,000</b>	<b>\$26,350,000</b>	<b>\$2,500,000</b>	<b>\$1,800,000</b>

FALL/WINTER 2023 COMPETITIVE FUNDING ROUND - STATE BONUS POINTS & WAIVERS

**STATE BONUS POINTS:**

<b>Project</b>	<b>State Bonus Points Received</b>	<b>Reason</b>
SBY Market Center 401 W. Main Street, Salisbury, MD 21801	7	Geographic Diversity

**WAIVERS:**

<b>Site Location and Address</b>	<b>Name of Applicant/Sponsor</b>	<b>Waivers Granted</b>
<b>Baltimore City</b>		
249 N. Aisquith 249 N. Aisquith, Baltimore, MD 21202	Mission First Housing Development Corporation	Section 3.13.2 Additional Criteria Applicable Only to New Construction, Gut Rehabilitation, and Adaptive Reuse: Waiver of the specific Energy Star Program requirements listed in 3.13.2 item 1 for the historic adaptive re-use portion of the building.
<b>Baltimore County</b>		
Loch Raven Overlook 8712 Loch Raven Boulevard, Towson, MD 21286	Osprey Property Company II LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Community Assistance Network, Inc. (CAN) due to timing of fiscal year end.
Prescott Square 4400 Old Court Road, Pikesville, MD 21208	Osprey Property Company II LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Community Assistance Network, Inc. (CAN) due to timing of fiscal year end.
<b>Carroll</b>		
Schoolhouse Apartments 518 Schoolhouse Road, Sykesville, MD 21784	Pax Development, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Pax Development, LLC due to timing of fiscal year end.
<b>Dorchester</b>		
Prospect Heights 202A-204C, 205A&B, 213 A&B, 215A-217C Gold Rush Lane, Hurlock, MD 21643	Searfoss Development, LLC	Section F.2 Infill and Redevelopment Pool: Waiver of the \$300,000 LIHTC Limit to allow the project to fully incorporate the necessary aspects of the rehabilitation of the property and create more interest from syndicators and sufficient reserves for a small project. Section 3.3.2 Affirmative Fair Housing Marketing: Waiver of requirement for access to leasing offices for persons with disabilities as the project will not have an on-site leasing office due to the small size of the project. The project will utilize the leasing office at Harrison Ferry Apartments, which is 0.85 miles away.
<b>Frederick</b>		
Lucas Village Revitalization 155 Pennsylvania Avenue, Frederick, MD 21701	Housing Authority of the City of Frederick	Section 3.2.4 Relocation and Displacement: Waiver of URA requirements as the relocation is governed by Section 18 Demo/Disposition requirements and all residents will be receiving tenant protections vouchers and first right to return to the redeveloped property.
<b>Howard</b>		
Fall River Terrace 5525 Harpers Farm Road, Columbia, MD 21044	Enterprise Community Development, Inc.	Section 3.1 Development Team Requirements: Waiver of threshold requirements of interim audited financial statements due to the timing of the fiscal year. 3.7.3 Contingent Interest Surplus Cash Repayment Terms: Waiver to allow 501c(3) organization Community Homes Housing, Inc. (CHHI) to be treated as a Local Government when determining the distribution of surplus cash.
<b>Montgomery</b>		
Amherst Square / Wheaton Arts 11507 Georgia Avenue, Silver Spring, MD 20902	Montgomery Housing Partnership, Inc.	Section 4.5.2 Construction or Rehabilitation Cost Incentives: Waiver of the construction cost limits in regards to the structured parking, infrastructure improvements, and additional costs due to the workaround of an existing on-site access point for the WMATA railway.

<b>Prince George's</b>			
Capitol Heights - Metro TOD	119 Capitol Heights Boulevard, Capitol Heights, MD 20743	Pennrose, LLC	Section 3.1 Development Team Requirements: Waiver of the requirement for 3 financial references for partner with less than 25% ownership. Section 3.13.1 Criteria Applicable to All Projects: Waiver of Energy Star HVAC requirements for projects achieving ZERH certification.
New Carrollton - Affordable - Phase 3	Penny Dr and Corporate Drive, Hyattsville, MD 20785	Urban Atlantic Development LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Urban Atlantic Development LLC due to timing of fiscal year end. Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Housing Initiative Partnership, Inc. due to timing of fiscal year end. Section 3.9.9 Phased and "Twinning" Projects: Waiver of sustaining occupancy requirement based on market study and construction schedule of the previous phases.
Silver Hill	4315 and 4319 Silver Hill Road, Suitland, MD 20746	Green Street Housing, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for audited/reviewed financial statements for Guarantors due to timing issues.
<b>Wicomico</b>			
SBY Market Center	401 West Main Street, Salisbury, MD 21801	Green Street Housing, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for audited/reviewed financial statements for Guarantors and Wicomico County Housing Authority due to timing issues. Section 3.13.1 Criteria Applicable to All Projects: Waiver of Site Location requirements based on the design plans utilizing FEMA Guidance on Building Resilient Infrastructure and Communities and Flood Mitigation Measures for Multi-Family Buildings.