NCHMA Spring Meeting
Spotlight on Baltimore:
Redevelopment, Revitalization and
Rental Assistance Demonstration panel

Chickie Grayson
President & CEO
Enterprise Homes, Inc.

The Allendale

- First RAD to close in Baltimore City
- Built 1985
- 164 senior/disabled units

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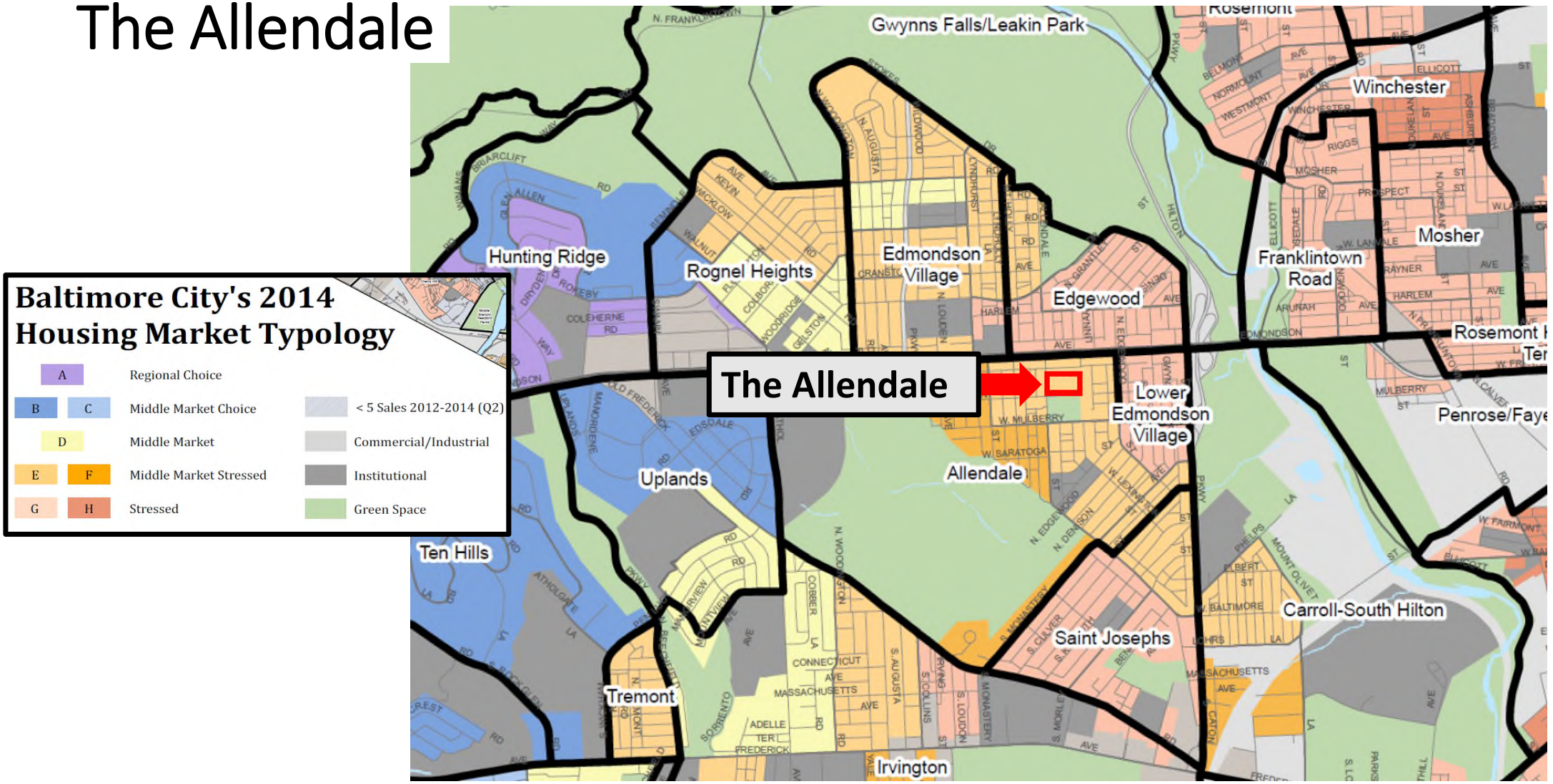

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FINANCING:

-- Total Development Budget: $27,451,719

-- 4% LIHTC

-- Tax Exempt Construction Bond (MD DHCD)

-- FHA-insured first mortgage

-- State and Local Soft Debt (MD DHCD)

~ Rental Housing Works

-- Deferred Fee

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Exterior Improvements:

- Waterproof brick sealant
- New windows & roof
- New balcony rails
- New security system
- Parking lot resealed/ restriped
- New Energy Star parking lot lighting

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Renovations to Common Areas

- **Community/multipurpose room**
- **Laundry room and mail room**
- **Office suite**
- **Tenant council office**
- **Health suite**
- **New party and fitness rooms**
- **New library/living room**

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Kitchen Renovations:

- **Cabinets**
- **Flooring**
- **Countertops**
- **Energy Star Appliances**

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BEFORE

Bathroom Renovations:

- **Vanities**
- **Cabinets**
- **Flooring**
- **Toilets**

AFTER

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Additional Unit Renovations:

- **Energy Star HVAC**
- **Energy Star lighting**
- **Windows and blinds**
- **Glass balcony doors**
- **Flooring**
- **Closet doors**
- **Increased UFAS units from 6 to 9**

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RAD FUNDING PROCESS

- **Travels through many divisions of HUD**
- **RAD staff reviews milestones, budget, RAD-specific regs, closing docs**
- **FHA staff manages MAP Guide driven process**
- **FHEO reviews Fair Marketing Plan, Relocation Plan, UFAS plans, regs**
- **Office of Recapitalization initiates HAP payments during construction**

  -- Took 3 months to get first Section 8 rent subsidy payment

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HUD/PHA/DEVELOPER COMMUNICATIONS

- **Officially, HUD Central/RAD speaks only to local Public Housing Authority (PHA)**
- **Sometimes only the Developer can answer HUD's questions**

DEVELOPER/PHA RELATIONS

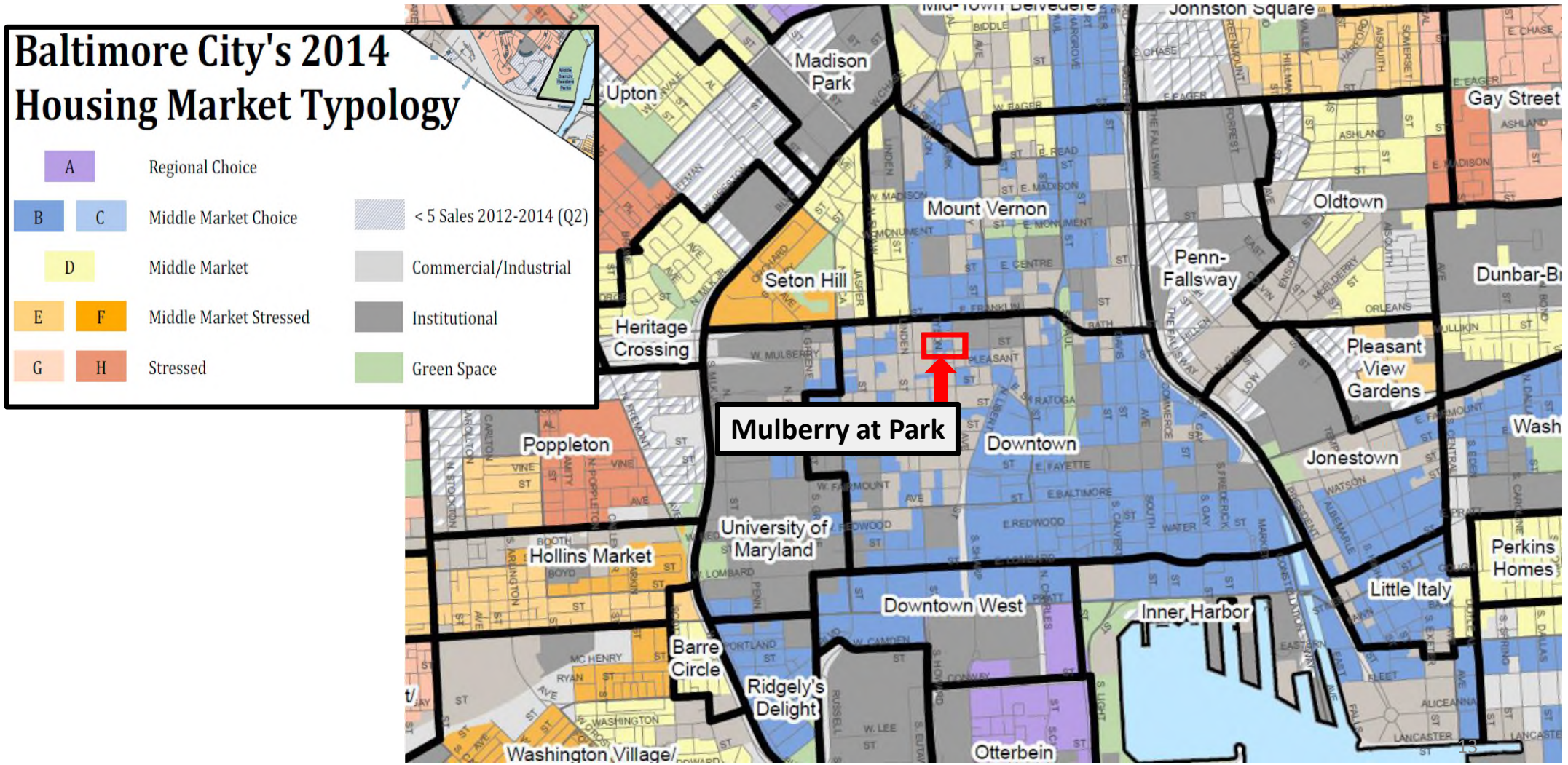
- **Master Development Agreement took 18 months to complete**
- **Tenant lease, house rules, grievance procedure, eviction process will mimic existing PHA process**

EXISTING PHA STAFF

- **RAD conversion impacts staff on-site and at headquarters**

Mulberry at Park Apartments
Keur Bamba
professional African Hair Braiding

Mulberry at Park Apartments



Mulberry at Park Apartments

FINANCING:

-- Total Development Budget: $22,297,297

-- 9% LIHTC

-- Rental Housing Funds (MD DHCD)

-- Bank of America construction and permanent loan

-- Bailey Capital Funds (Baltimore City)

-- HOME Funds (Baltimore City)

-- FHLB AHP Funds

-- Deferred Fee

Mulberry at Park Apartments

The Development

- **68 multi-family units**
  - **34 one-bedrooms**
  - **27 two-bedrooms**
  - **7 three-bedrooms**
- **Below-grade parking garage**
- **Community Spaces**
  - **Café/Club Room**
  - **Fitness Room**
  - **Homework/Study Room**
  - **Rooftop Outdoor Recreational Space**

Mulberry at Park Apartments

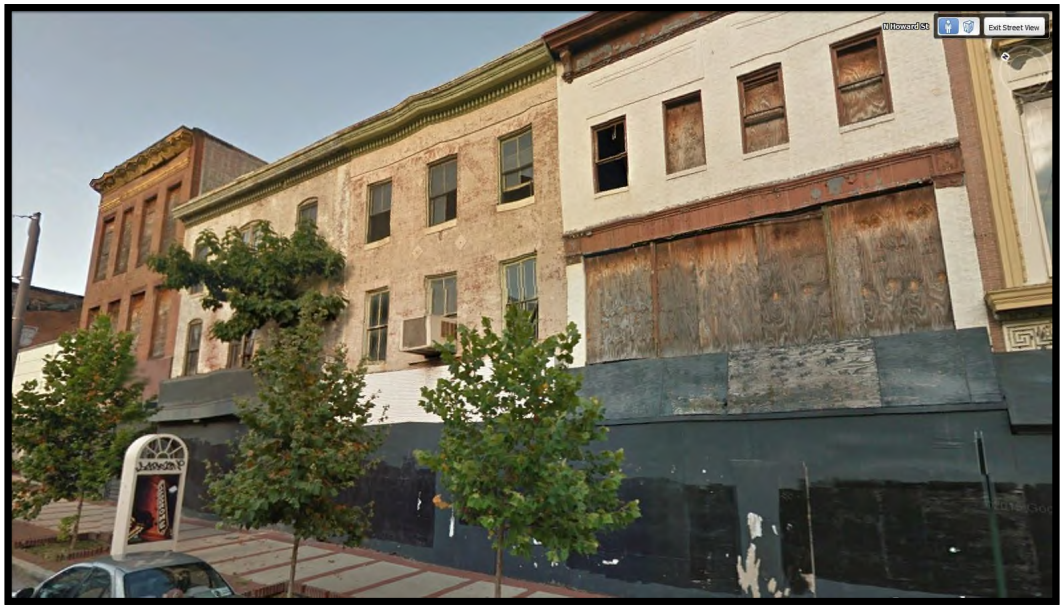
Site Photo

Mulberry at Park Apartments

Neighborhood Photo

Mulberry at Park Apartments

Neighborhood Photos



Mulberry at Park Apartments

Neighborhood Photo