

Rental Housing Works: Active Projects

Information as of December 31, 2023

Sponsor	Project	Project Address	County	Application Receipt Date	Estimated Closing Date	RHW	Total Project Costs	Total Units	RHW Jobs (DHCD model estimate)*	Occupancy	Construction	Legislative District
Howard County Housing Commission	Artist Flats 4%	5910 Symphony Woods Road Columbia, MD 21044	Howard	24-May-19	Nov-24	\$9,500,000	\$56,526,247	124	N/A	Families	New	24A
Beacon Communities Services LLC	Beacon House Square - Rental Housing	3549-3601 Old Frederick Rd, Baltimore MD 21229	Baltimore City	30-Apr-20	Jul-24	\$2,800,000	\$19,661,720	56	183	Special Needs	New	44
Conifer Realty LLC	Overlook East	423 E. Patrick Street	Frederick	10-Sep-20	Nov-23	\$3,500,000	\$17,828,293	43	333	Families	New	03A
Mission First Housing Development Corporation	Somerset 4	1231 Jefferson Street, Baltimore MD	Baltimore City	25-Sep-20	Apr-24	\$3,500,000	\$85,161,625	90	N/A	Families	New	46
Comprehensive Housing Assistance Inc	Harry and Jeanette Weinberg Place	2500 West Belvedere Ave	Baltimore	1-Oct-20	Jul-24	\$3,500,000	\$58,933,484	227	536	Elderly	Rehab	41
Joseph Browne Development Associates	The Enclave	Bradywine MD 20613	Prince George's	7-Apr-21	Aug-24	\$3,500,000	\$43,115,090	104	421	Families	New	27A
Housing Authority of the City of Cumberland	The JFK	135 N Mechanic Street, Cumberland MD 21501	Allegany	04-Aug-21	Jan-24	\$2,860,000	\$29,353,077	100	355	Families	Acq./Rehab.	01B
Taft-Mills Group	The Junction	511 W. South Street Frederick MD 21701	Frederick	1-Oct-21	Oct-24	\$1,850,000	\$55,934,143	179	539	Families	New	03A
Mission First Housing Development Corporation	Patuxent Commons 4%- RHW/PRHP	6441 Freetown Road, Columbia MD 21044	Howard	8-Oct-21	Jul-24	\$3,500,000	\$35,317,459	76	320	Special Needs	New	12A
The Community Builders, Inc.	Coel Grant Higgs Senior Center- RHW	1700 N Gay Street, Baltimore MD 21213	Baltimore City	16-Nov-21	May-24	\$2,900,000	\$18,377,948	58	199	Elderly	Acq./Rehab.	45
HELP USA	HELP Perry Point Veterans Village II- RHW/HOME	64 Avenue D, Perry Point MD 21902	Cecil	24-Nov-21	Nov-23	\$3,500,000	\$24,328,730	76	250	Families	New/Rehab.	35A
Enterprise Community Development, Inc	College Parkway	570 Bellerive Drive	Prince George's	07-Dec-21	Jan-24	\$3,500,000	\$73,272,444	170	476	Families	Rehab.	33A
PIRHL Developers, LLC	Fairway Village Senior Living-RHW	Einstein Place, White Plains MD 20695	Charles	10-Dec-21	Sep-24	\$3,500,000	\$38,232,225	144	365	Elderly	New	28
TM Associates, Inc	Brittany Bay Apartments- RHW	21390 Brittany Bay Drive, Rock Hall MD 21661	Kent	22-Dec-21	Mar-24	\$2,500,000	\$8,219,136	40	89	Families	Acq./Rehab.	36
Concord Communities LLC	2434 Greenmount Avenue (Greenmount Phase 1)- RHW	2434 Greenmount Avenue, Baltimore MD 21218	Baltimore City	30-Dec-21	Jul-24	\$3,500,000	\$26,101,573	74	261	Families	New	43
Forward Housing	Wakefield Terrace Apartments	2000 Amber Leaf Place, Saint Charles, ND 20602	Charles	09-Feb-22	Nov-23	3,500,000	\$67,187,465	204	427	Families	New/Acq./Rehab.	28
Enterprise Homes, Inc	Park Heights Place	5430 Park Heights Avenue	Baltimore	09-Mar-22	Aug-24	\$3,500,000	\$12,380,700	84	137	Elderly	Rehab	41
The Community Builders, Inc.	6500 Central Avenue	6500 Central Avenue, Seat Pleasant, MD 20743	Prince George's	18-Mar-22	Jul-24	3,500,000	\$56,379,921	112	566	Families	New	24
Osprey Property Company II	Hamlet Woods	57th Avenue, Bladensburg, MD 20710	Prince George's	18-Mar-22	Dec-23	2,950,000	\$28,432,484	59	286	Families	New	47
Volunter of American Chesapeake & Carolinas	The Residences at Irvington Woods	4106 Poller Street, Baltimore, MD 21229	Baltimore City	21-Mar-22	Dec-23	3,500,000	\$14,767,788	71	177	Families	Acq./Rehab.	44
Green Street Housing, LLC	SBY Market Center 2022 4%	401 W. Main Street Salisbury, MD 21801	Wicomico	04-May-22	Sep-24	2,500,000	\$17,026,077	39	176	Families	New	37A

Green Street Housing, LLC	Great Mills Court & Joe Baker Village	45990 Great Mills Court, Lexington Park, MD 20653	Saint Mary's	04-May-22	Sep-24	3,500,000	\$15,310,658	80	168	Families	Acq./Rehab.	29B
Banneker Ventures	Park Place at Addison Road Metro	6301 Central Avenue	Prince George's	16-May-22	Feb-24	\$3,500,000	\$87,214,330	193	791	Families	New	24
The Community Builders, Inc.	The McMechen - Building A (4%)	1500 Eutaw Place, Baltimore, MD 21217	Baltimore City	16-May-22	Jul-24	3,500,000	\$33,206,123	88	449	Families	New	40
Green Street Housing, LLC	Laurel Grove Acres I	3460 Laurel Grove Road, Federalsburg MD, 21632	Caroline	18-May-22	Jan-24	2,500,000	\$10,883,320	37	127	Families	Acq./Rehab.	37B
Bay Forest/Homes for America, Inc.	Foxwell Memorial Apartments II	3700 Greensoring Avenue, MD 21211	Baltimore City	21-Jun-22	Feb-24	3,500,000	\$30,717,312	154	303	Families	Rehab.	40
Bay Forest/Homes for America, Inc.	Clare Court II - 4%	3725 Ellerslie Avenue, Baltimore MD 21218	Baltimore City	21-Jun-22	Jul-24	3,500,000	\$29,063,393	83	341	Families	New/Acq./Rehab.	43
Green Street Housing, LLC	Riverside Homes and Mitchell Landing Apartments	519 Alabama Avenue, Salisbury, MD 21801	Wicomico	01-Jul-22	Sep-24	3,500,000	\$27,871,937	99	287	Families	Acq./Rehab.	37A
MRK Partners	Amber Commons	7 Prism Place Gaithersburg MD 20877	Montgomery	08-Aug-22	Dec-23	3,500,000	\$30,976,028	198	661	Families	Acq./Rehab.	8
Baltimore Affordable Housing Dev (BAHD/HABC)	Arbor Oaks Apartments	800 Dartmouth Road Baltimore MD 21212	Baltimore City	11-Aug-22	Jan-24	3,500,000	\$27,999,948	206	537	Families	Acq./Rehab.	43
Concord Communities II LLC	Walther Apartments	6601 Walther Ave Baltimore MD 21206	Baltimore City	24-Oct-22	Dec-24	\$3,500,000	\$12,044,754	64	99	Families	Acq./Rehab.	45
Concord Communities II LLC	Northern Village Apartments 1 - Pioneer	6624 Pioneer Drive Baltimore MD 21214	Baltimore City	24-Oct-22	Dec-24	3,500,000	\$17,489,255	95	152	Families	Acq./Rehab.	43
Concord Communities II LLC	Northern Village Apartments 2 - Pentland	2200 Northern Parkway Baltimore MD 21214	Baltimore City	24-Oct-22	Dec-24	3,200,000	\$24,904,178	131	107	Families	Acq./Rehab.	43
Concord Communities II LLC	Hazelcrest Apartments	5717 Plainfield Ave Baltimore MD 21206	Baltimore City	26-Oct-22	Dec-24	\$2,500,000	\$12,581,991	48	65	Families	Acq./Rehab.	45
Preservation of Affordable Housing, Inc.	Washington Gardens Apartments & Townhomes	1000 Security Road Hagerstown MD 21742	Washington	31-Oct-22	Dec-24	\$3,500,000	\$25,868,271	100	258	Families	Acq./Rehab.	02B
NHP Foundation	Laurens and Carey House	1330 Laurens Street; 1431 N. Carey St, Baltimore MD 21217	Baltimore City	05-Nov-22	Jan-24	\$3,000,000	\$20,771,965	59	241	Families	Acq./Rehab.	40
Montgomery Housing Partnership, Inc.	Nebel Street Apartments 4%	corner of Old Georgetown Road and Nebel Street (with a	Montgomery	07-Nov-22	Jan-24	\$3,500,000	\$51,991,307	121	473	Families	New	18
Mission First Housing Development Corporation	1910 University Senior Apartments	1910 University Boulevard, Wheaton MD 20902	Montgomery	08-Nov-22	Jan-24	\$3,500,000	\$37,430,781	90	345	Elderly	New	18
Junica Properties	Hamilton Arizona	5107 Hamilton Avenue, Baltimore MD 21206	Baltimore City	17-Nov-22	May-24	\$2,500,000	\$12,844,924	40	117	Families	New	45
Green Street Housing, LLC	The Hearn Renaissance	505-509 Race Street, Cambridge MD 21613	Dorchester	29-Nov-22	Jul-24	\$2,500,000	\$20,889,750	44	282	Families	New	37A
Somerset Development	Greenmount Apartments	1100 Greenmount Avenue	Baltimore City	30-Nov-22	Jan-24	\$6,500,000	\$24,277,546	109	546	Families	New	45
Belvedere Place/Winn LLC	Belvedere Place	301 West Belvedere Ave, Baltimore MD 21215	Baltimore City	01-Dec-22	May-24	\$3,500,000	\$38,146,560	83	363	Families	New	41
TM Associates Development, Inc.	Sunset Hargraves Apartments	and 1005 Hargraves Court, Ridgely and Federalsburg MD	Caroline	14-Dec-22	Jul-24	\$3,500,000	\$15,844,760	68	182	Families	Acq./Rehab.	36
TM Associates Development, Inc.	Kitteridge Apartments	200 Christian Drive, 300 Seymour Drive, 400 Hashold Place,	Caroline	14-Dec-22	Jul-24	\$2,900,000	\$13,308,950	58	156	Families	Acq./Rehab.	36

Conifer Realty LLC	Admiral 4% Family	236 Admiral Drive, Annapolis MD 21401	Anne Arundel	28-Dec-22	Jul-24	\$3,500,000	\$27,542,851	76	265	Families	New	30
Conifer Realty LLC	Admiral 4% Senior	236 Admiral Drive, Annapolis MD 21401	Anne Arundel	28-Dec-22	Jul-24	\$2,500,000	\$14,923,805	36	148	Elderly	New	30
Home Partnership of Cecil County, Inc.	Millington Senior Village	172 Sassafras Street, Millington MD 21651	Kent	28-Dec-22	Jul-24	\$2,500,000	\$14,149,654	40	142	Elderly	New	36
Enterprise Community Development, Inc	Waverly Winds 4%	5501 Cedar Lane, Columbia MD 21044	Howard	29-Dec-22	Apr-24	\$3,500,000	\$27,918,617	68	252	Families	New	12A
Enterprise Community Development, Inc	The Greens at Irvington Mews 2	200 Woodington Avenue	Baltimore City	31-Jan-23	Jan-24	\$2,950,000	\$23,544,635	59	232	Elderly	New	44
Community Housing Initiative, Inc.	The Highlands	6801 Sheriff Road	Prince George's	01-Feb-23	Jul-24	\$3,500,000	\$37,466,037	137	376	Elderly	New	24
LDG Development, LLC	The Bedford	3910 Old Branch Avenue	Prince George's	01-Feb-23	Jul-24	\$3,500,000	\$72,667,997	175	720	Families	New	25
Atlantic Pacific Communities	Addison Park	216 Yolanda Avenue, Capital Heights, MD 20743	Prince George's	21-Feb-23	Apr-24	\$3,500,000	\$84,129,773	293	864	Elderly	New	24
Enterprise Community Development, Inc	Wiley H. Bates Apartments	1103 Smithville Street	Anne Arundel	28-Feb-23	Aug-24	\$3,500,000	\$20,811,581	71	303	Elderly	Acq./Rehab.	30
CHAI Baltimore	The Harry and Jeanette Weinberg House	16 Old Court Road	Baltimore	24-Mar-23	Jul-24	\$3,500,000	\$25,629,092	116	295	Elderly	Acq./Rehab.	11
The Michaels Organization	Key's Pointe 2A	6300 Boston Street	Baltimore City	31-Mar-23	Jul-24	\$3,000,000	\$28,221,153	60	284	Families	New	46
Enterprise Community Development, Inc	New Shiloh 1	1901 Elgin Avenue	Baltimore City	05-Apr-23	Sep-24	\$3,500,000	\$13,731,679	80	83	Elderly	Rehab.	40
Vitus	Lorelly Court, Sinclair Gate & Bowie Commons	4801, 5501 Lorelly Court, Bowleys Lane, New Haven	Baltimore City	13-Apr-23	Sep-24	\$3,500,000	\$44,555,584	239	418	Families	Acq./Rehab.	45
Vitus	Moss Hill Townhouses	406 Moss Hill Lane	Wicomico	18-Apr-23	Feb-24	\$3,500,000	\$62,553,748	200	382	Families	Acq./Rehab.	37A
Pax Development LLC	Greenside Senior Apartments	14007 Village Mill Drive	Washington	21-Apr-23	Sep-24	\$2,500,000	\$8,198,192	32	53	Elderly	Acq./Rehab.	01C
SCG Development Partners, LLC	Wentworth House	5411 McGrath Boulevard	Montgomery	21-Apr-23	Sep-24	\$3,500,000	\$111,713,158	312	391	Families	Acq./Rehab.	18
Northern Real Estate Urban Ventures	Penn Place I	5501 Penn Crossing Drive	Prince George's	23-May-23	Oct-24	\$3,500,000	\$61,961,027	168	N/A	Families	New	25
The Severn Companies	The Cottages at Riverhouse II	1009 River House Drive	Wicomico	06-Jun-23	Nov-24	\$2,600,000	\$10,708,351	52	68	Elderly	Acq./Rehab.	37A
SCG/New Harbor Development	Madison on North Market 4%	1724 N Market Street, Frederick MD 21701	Frederick	27-Jul-23	Jan-25	\$2,500,000	\$13,547,054	28	125	Families	New	03A
Kirby Development, LLC	Deep Run Overlook	7525 Washington Blvd Elkridge MD 21075	Howard	22-Aug-23	Feb-25	\$3,500,000	\$37,221,283	90	344	Families	New	13
Site Insight	7011 Chesapeake Road	7011 Chesapeake Road, Cheverly MD 20784	Prince George's	25-Aug-23	Feb-25	\$3,500,000	\$114,075,530	245	1137	Families	New	47
Enterprise Homes, Inc	Ridgedale 4%	7500 Philadelphia Road, Rosedale MD 21237	Baltimore	31-Aug-23	Feb-25	\$3,500,000	\$26,231,007	80	262	Elderly	New	08
McCormack Baron Salazar, Inc.	Perkins Homes Phase IVB (updated)	227 S Bond Street, Baltimore MD 21231	Baltimore City	05-Sep-23	Jan-24	\$3,500,000	\$51,704,658	94	583	Families	New	46

CSI Support & Development	Essex Co-op Apartments	1000 Franklin Avenue, Essex MD 21221	Baltimore	08-Sep-23	Mar-25	\$3,500,000	\$55,817,943	208	N/A	Elderly	Acq./Rehab.	06
The CT Group	Turner Station Preservation LLC	149 Chestnut Street, Dundalk MD 21222	Baltimore	19-Sep-23	Mar-25	\$2,500,000	\$11,150,839	34	103	Families	Acq./Rehab.	06
Hudson Valley Property Group, LLC	Upton Courts	1031 Pennsylvania Avenue, Baltimore MD 21217	Baltimore City	09-Oct-23	Apr-25	\$3,500,000	\$39,618,767	180	412	Families	Acq./Rehab.	40
Enterprise Community Development, Inc	Springvale Terrace	8505 Springvale Terrace Rd, Silver Spring MD 20910	Montgomery	11-Oct-23	Apr-25	\$3,500,000	\$99,657,863	237	N/A	Elderly	New	20
Somerset Development	Roland View Towers	3939 Roland Avenue Baltimore MD 21211	Baltimore City	16-Oct-23	Apr-25	\$3,500,000	\$77,684,565	178	N/A	Elderly	Acq./Rehab.	40
Rockville Housing Enterprises	Scarborough Square	438 College Parkway, Rockville MD 20850	Montgomery	15-Nov-23	May-25	\$3,500,000	\$82,714,050	121	N/A	Families	Acq./Rehab.	17
Related Affordable	Walker Mews	6225 York Road, Baltimore MD 21212	Baltimore City	14-Oct-23	Apr-25	\$3,500,000	\$42,373,037	167	N/A	Elderly	Acq./Rehab.	43
Anchor Ventures, LLC	Lucas Village 4%	155 Pennsylvania Avenue, Frederick MD 21701	Frederick	15-Dec-23	Jun-25	\$3,500,000	\$59,525,754	172	N/A	Families	New	03A
Related Affordable	Hopkins Village	3 Brett Court, Essex MD 21221	Baltimore	15-Dec-23	Jun-25	\$3,500,000	\$47,737,496	165	N/A	Elderly	Acq./Rehab.	06
Green Street Housing, LLC	Silver Hill	4315 Silver Hill Road, Suitland MD 20746	Prince George's	15-Dec-23	Jun-25	\$3,500,000	\$61,044,151	150	N/A	Families	New	25
Total in process (pre-closing) RHW Projects						\$260,010,000	\$2,918,706,599	8,741	21,388			

* 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.