

Metro Heights at Mondawmin

ECD OVERVIEW

Communities Reimagined

60 YEARS OF COMBINED EXPERIENCE FROM 3 INTEGRATED BUSINESS UNITS • PART OF ENTERPRISE FAMILY

ECD STORY

As the leading Mid-Atlantic nonprofit developer, ECD builds, preserves, and operates affordable homes to uplift residents and communities. Residents are the heart of our work and reason behind all we do.

- Established January 1, 2020
- Subsidiary of Enterprise Community Partners
- #5 non-profit affordable housing provider nationally
- #1 largest regional nonprofit
- #15 affordable housing property management
- Largest African American-led housing nonprofit
- 400+ employees and growing
- \$1B portfolio and growing

STRATEGIC PRIORITIES:

- Increase housing supply
- Advance racial equity
- Build resilience and upward mobility



**Enterprise
Community
Development
(ECD)**



**Community
Preservation
and Development
Corporation (CPDC)**



**Enterprise
Homes, Inc.
(EHI)**

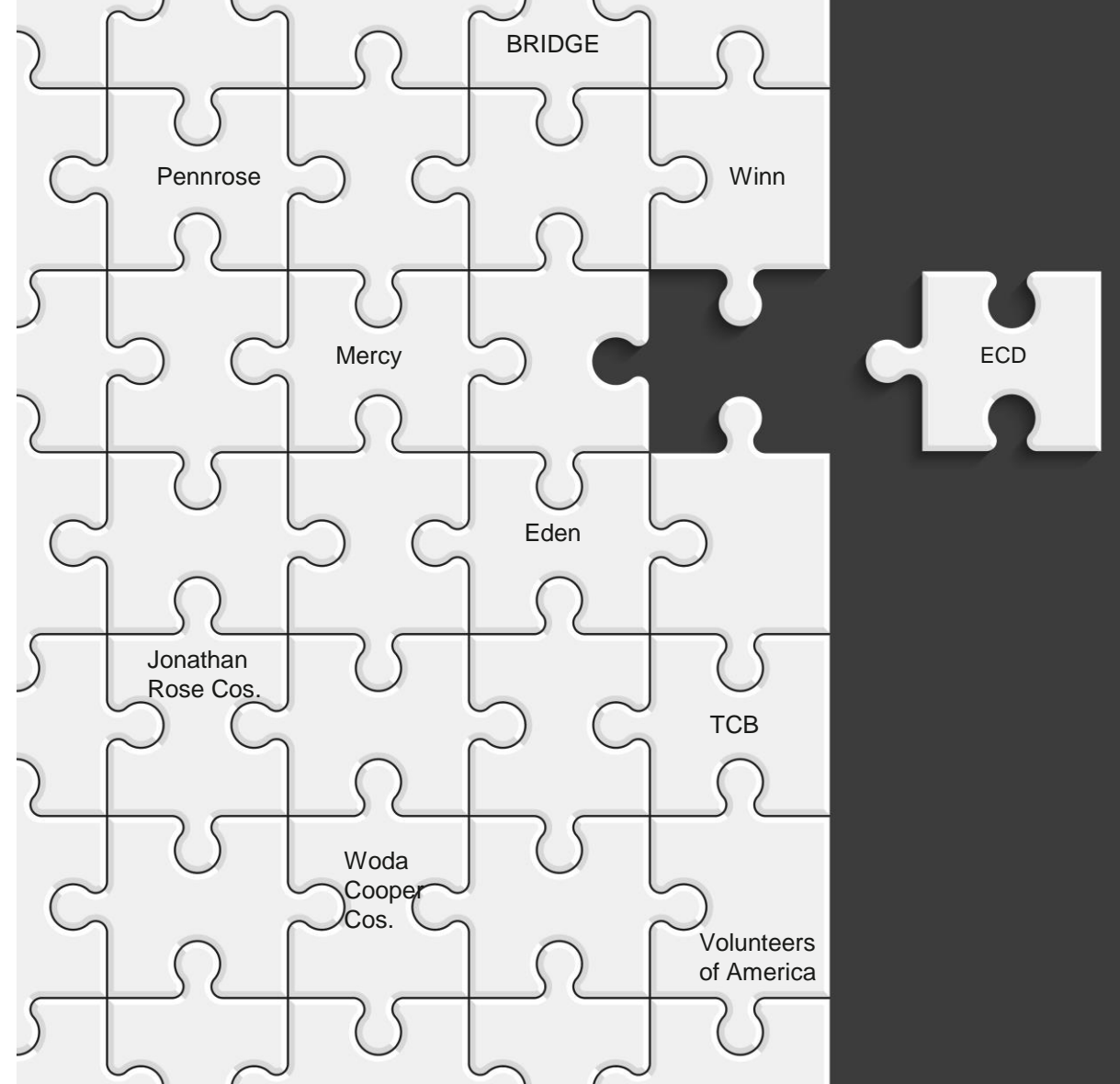


Shelter Homes

PART OF THE HOUSING PUZZLE

Part of a Broad National Landscape of Affordable Housing Developers and Providers

1. Mercy Housing | 22,608
2. Volunteers of America | 20,660
3. National Church Residences | 18,361
4. Retirement Housing Foundation | 14,119
5. [ECD](#) | [11,810](#)
6. BRIDGE Housing Corp | 11,787
7. Preservation of Affordable Housing | 11,325
8. The Community Builders | 10,802
9. Eden Housing | 9,743
10. The NHP Foundation | 9,664



A HOUSING-PLUS MODEL

ECD MISSION

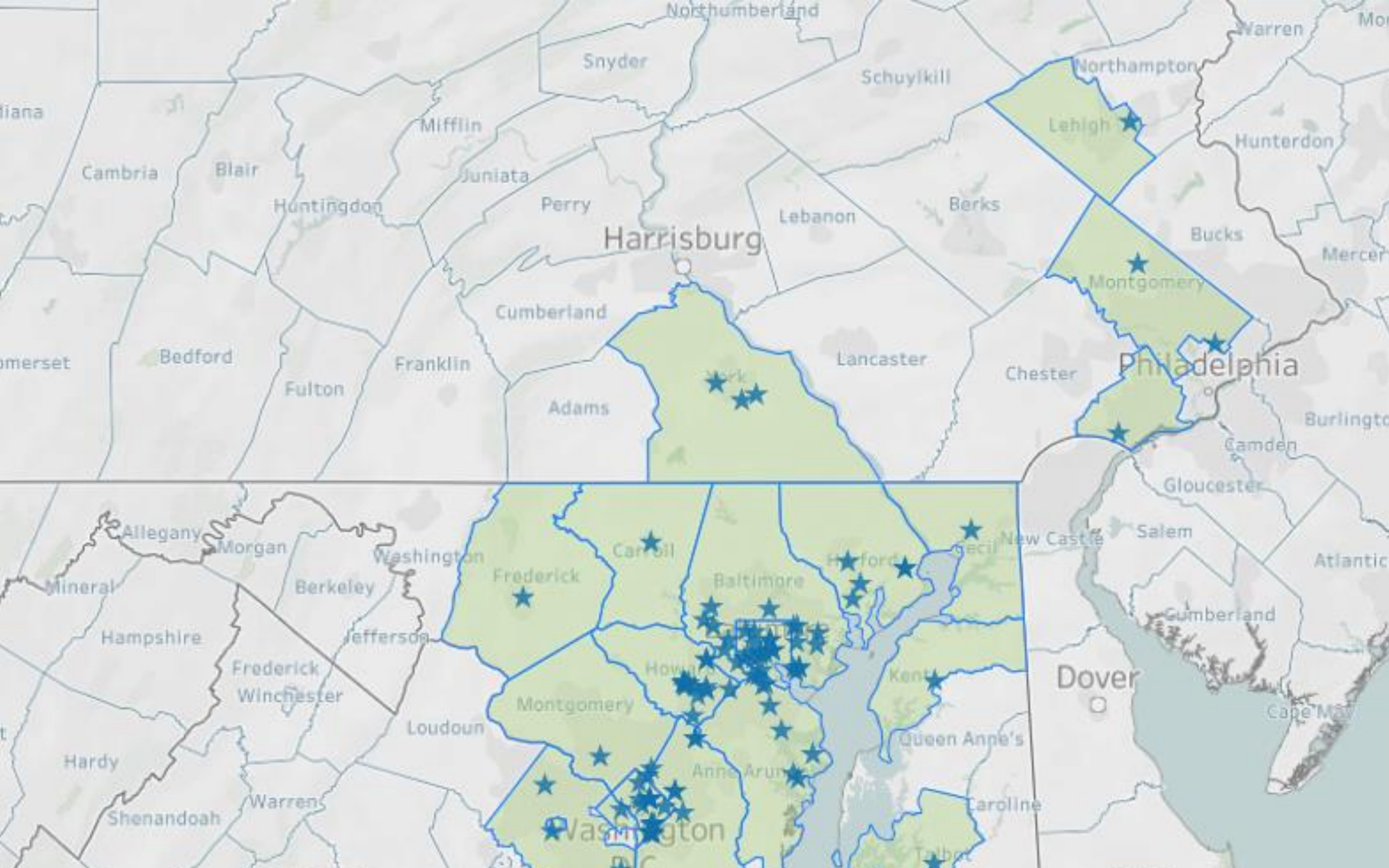
As the leading Mid-Atlantic nonprofit developer, ECD builds, preserves, and operates affordable homes to uplift residents and communities.

Residents are the heart of our work and reason behind all we do.

STRATEGIC PRIORITIES:

- Increase housing supply
- Advance racial equity
- Build resilience and upward mobility





**IMPACT
CIS)**

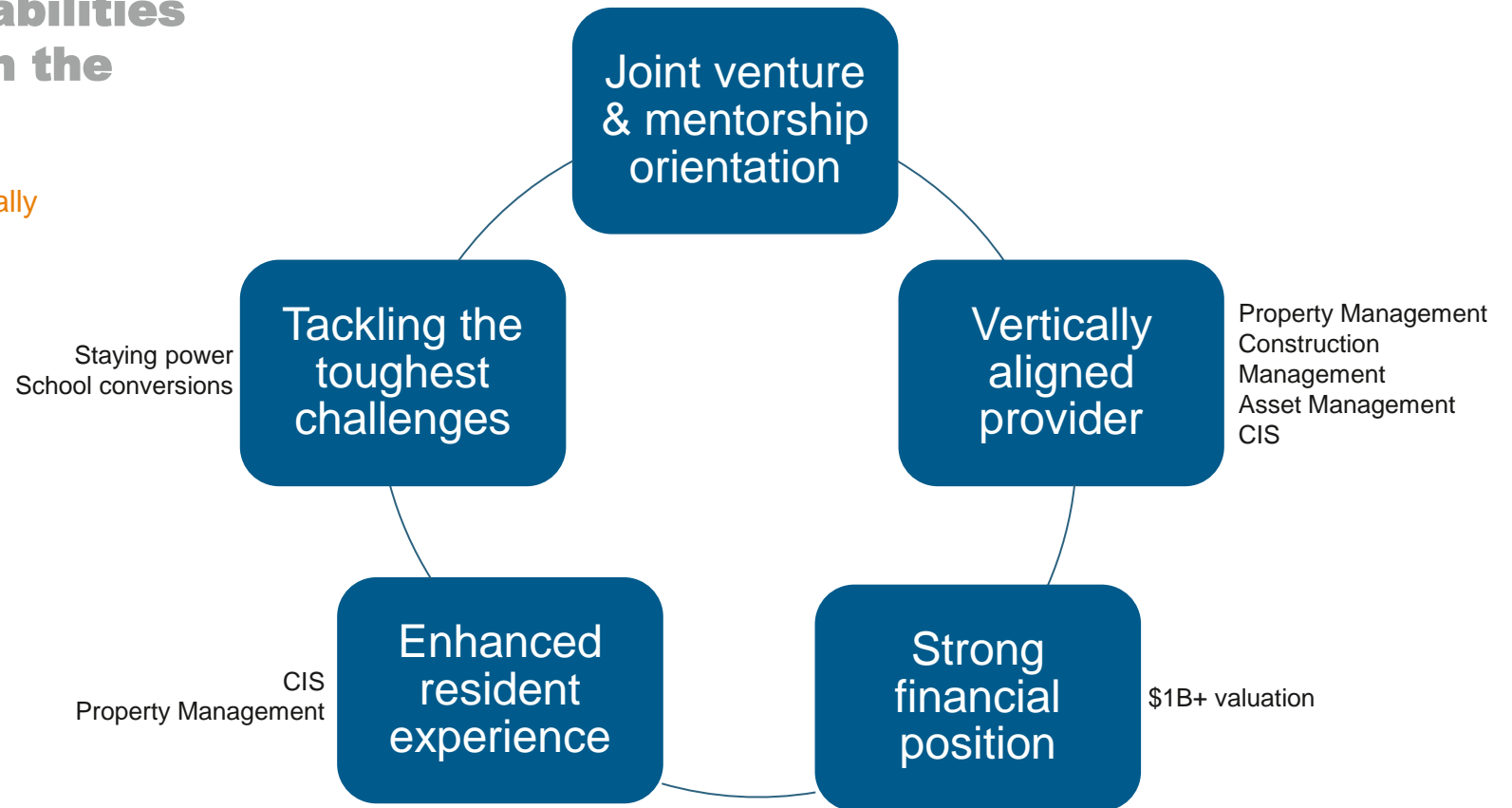
esidents to
olutions

SIZE OF NATIONAL FIRM WITH A LOCAL FOCUS

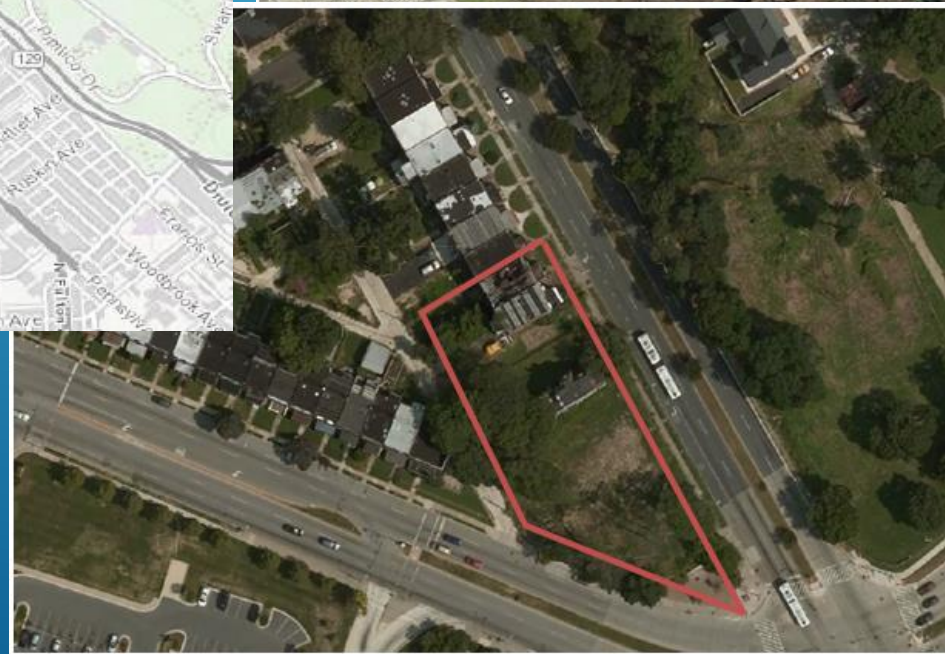
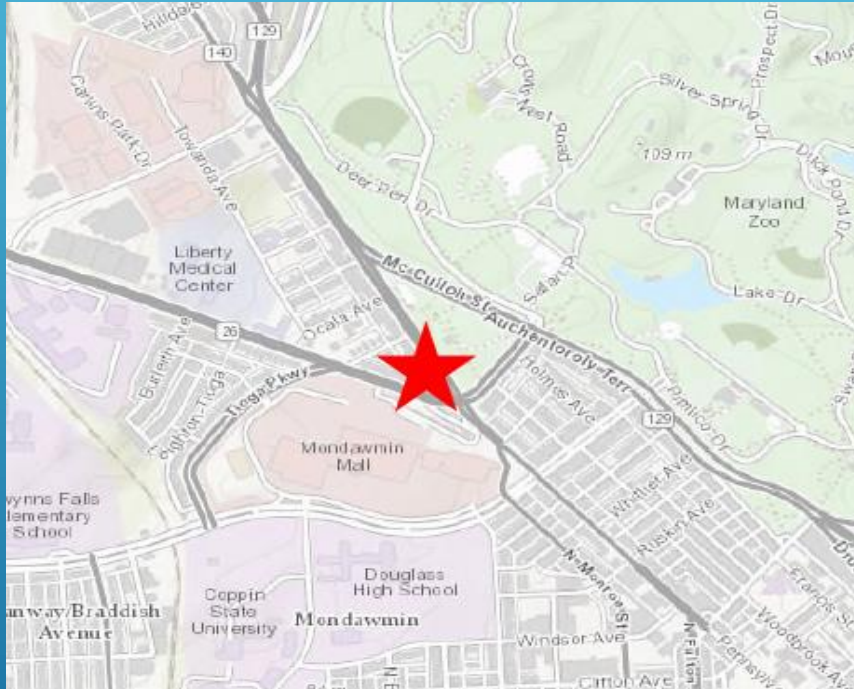
HOW WE WORK & WHAT SCALE MEANS FOR US

**Unique combinations of capabilities
give us a competitive edge in the
market:**

- #5 non-profit affordable housing provider nationally
- #1 largest regional non-profit
- #15 affordable housing property management
- \$1B portfolio and growing



METRO HEIGHTS: LOCATION





Baltimore
WJZ 9:03 PM ET

...KING NEWS

... AT LEAST 27 PEOPLE ARRESTED IN BALTIMORE RIOTS

CITY PRESENTS IMMEDIATE CHALLENGE FOR LYNCH, WHO WAS S

LIVE

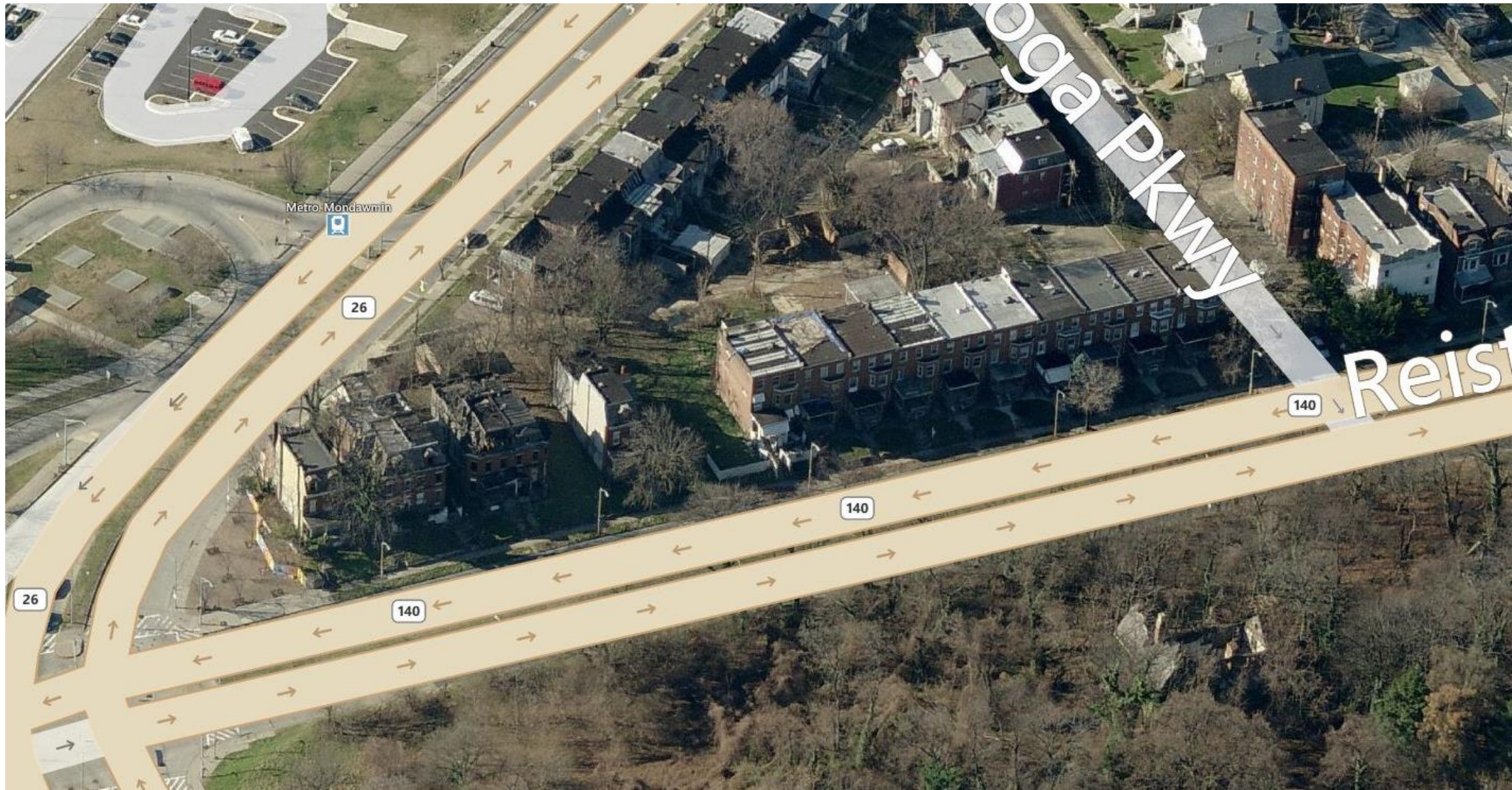
CNN

6:03 PM PT

AC360°















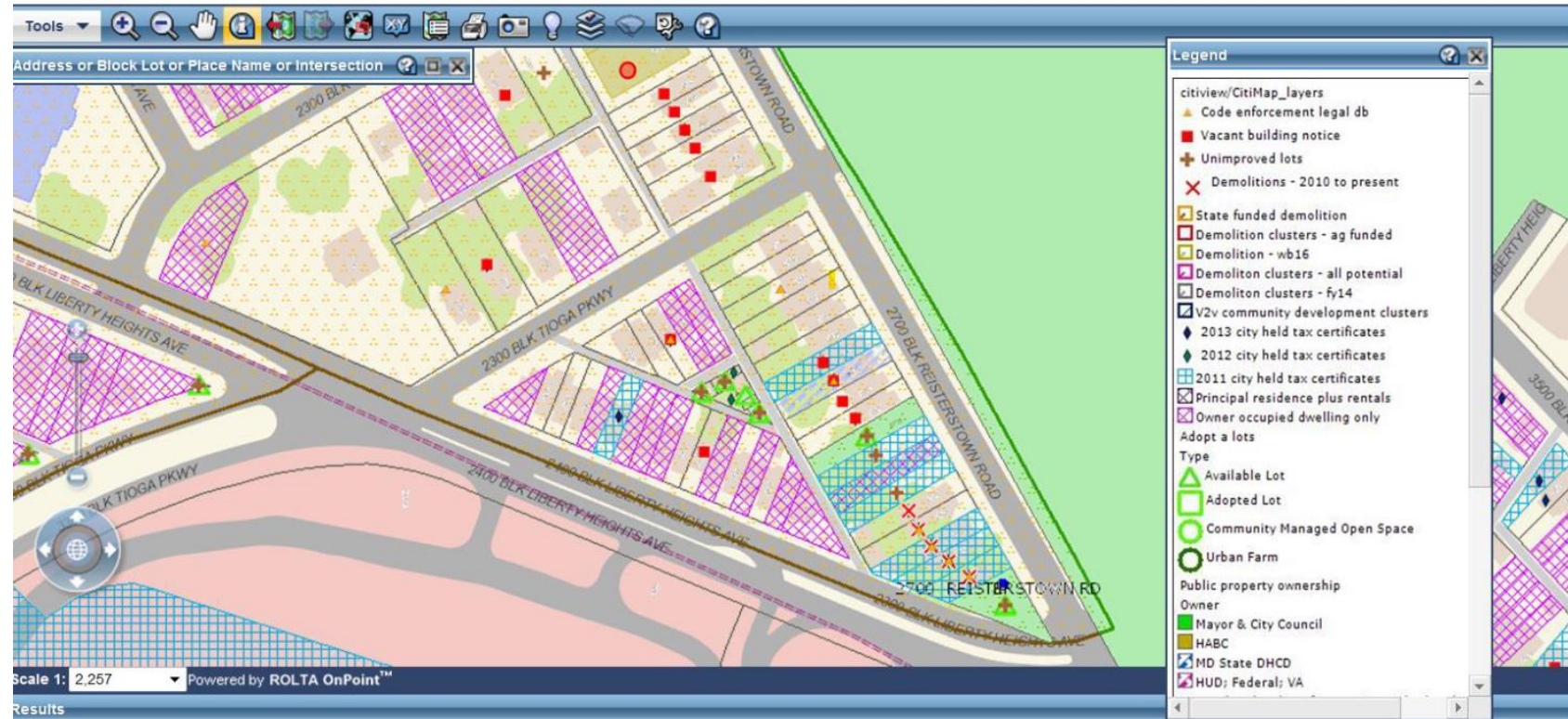
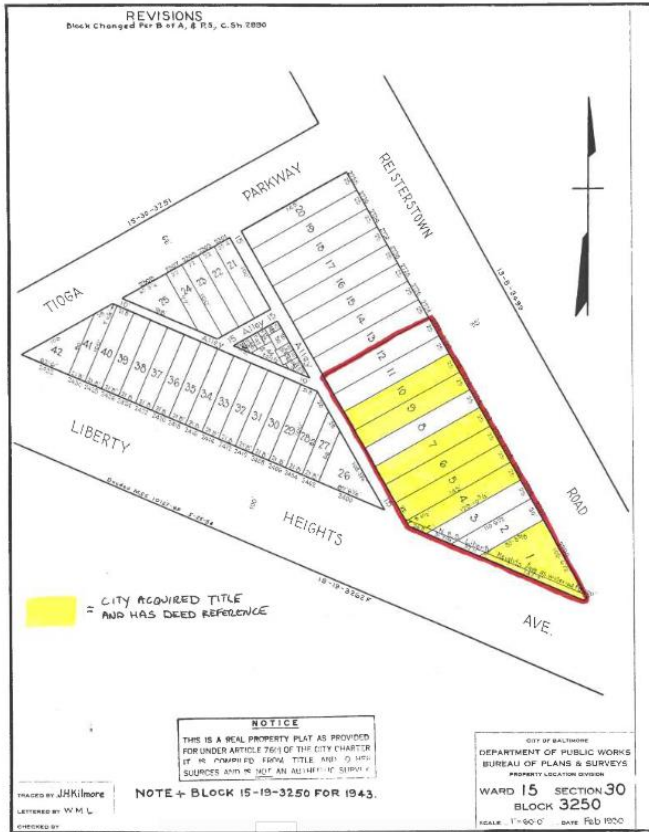






Vacants to Value

Baltimore City Housing



Acquisition Spreadsheet

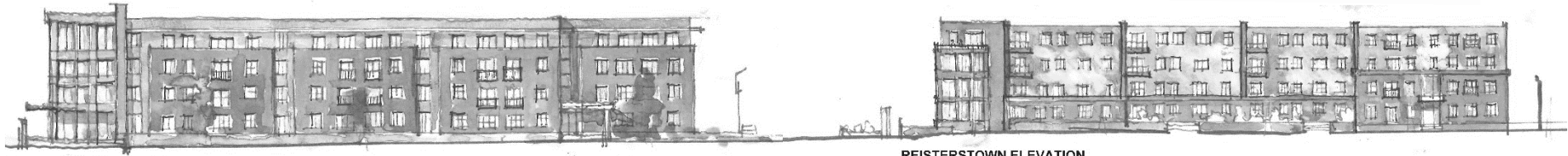
Reisterstown Rd. adress	Interest	Acq. Method	type	fmv	status	BOE date (condemnation approval)	Filed Aff. of Comp.	Offer Made	Offer exp. or rejected	Condem Case Filed	Service Date	Answer Date	Trial date	Est. date of Acq.	comments
2700	Fee Simple	city owned	vl	\$19,750	Acquired 5/26/83									5/26/83	SEB 58-790
2702	Fee Simple	Condemnation	vl	\$2,800	Acquired 8/30/16	10/28/2015	NA	NA	NA	11/13/2015	11/27/2015; 11/24/2015; & 12/23/15	12/28/2015	8/30/2016	8/30/16	GA 18463-490
2704	Leasehold	Condemnation	vl	\$2,100	Acquired 8/8/16.	10/28/2015	NA	NA	NA	12/2/2015	12/30/15 & 1/6/16			8/8/16	GA 18603-466
2704	Ground Rent	Negotiation		\$800	Acquired 12/17/15	11/18/2015		9/30/2015	10/19/2015					12/17/15	GA 17805-202
2706	Fee Simple	Condemnation	vl	\$3,000	Acquired 6/8/16	11/4/2015	NA	NA	NA	11/13/2015	11/24/2015; & 12/23/15			6/8/16	GA 18233-226
2708	Fee Simple	Tax Sale	vl		Acquired 1/20/16	NA	10/14/2015	NA	NA	NA	NA	NA	NA	1/20/16	GA 17823/414
2710	Leasehold	Tax Sale	vl		Acquired 1/20/16	NA	10/15/2015	NA	NA	NA	NA	NA	NA	1/20/16	GA 17823/420
2710	Ground Rent	SDAT		\$800	Acquired 7/15/16	10/28/2015	N/a	NA	NA	NA	NA		NA	7/15/16	GA 18484-226
2712	Fee Simple	Tax Sale	vl		Acquired 4/1/16	NA	10/22/2015	NA	NA	NA	NA	NA	NA	4/1/16	GA 17886/161
2714	Leasehold	Condemnation	vb	\$12,360	Referred to DHCD legal for condemnation proceedings 12/8/15.	10/28/2015	NA	NA	NA	12/30/2015	2/2/16; 2/2/16 & *4			2/20/17	Last owner (1/7) died just prior to filing. Amended PETCON, Order of Pub granted. Motion of Entry of Order of Default filed 7/7/16. Inquisition requested 9/7/16. Line filed requesting inquisition be sent to a judge week of 11/1/16.
2714	Ground Rent	Condemnation		\$640	Case filed 3/16/16.	3/2/2016	NA	9/30/2015	1/19/2016	3/16/2016	3/23/16; 3/24/16; 3/29/16; & 3/25/16			1/27/17	Referred to legal 3/10/16. LR Legal section preparing condemnation case. Order of Publication granted. Motion of Entry of Order of Default requested 5/25/16. Notices of default judgment sent by court on 7/25/16. Inquisition requested 9/13/16. Line filed requesting inquisition be sent to a judge week of 11/1/16.
2716	Leasehold	Condemnation	vl	\$2,400	Acquired 5/25/16	10/28/2015	NA	NA	NA	11/13/2015	11/27/2015; & 11/30/2015	N/A	N/A	5/25/16	GA 18233-218
2716	Ground Rent	Negotiation		\$1,000	Acquired 12/8/15	11/18/2015		10/2/2015	10/19/2015					12/8/15	GA 17754-445
2718	Leasehold	city owned	vl	\$5,200	SEB 1400-653										SEB 1400-653
2718	Ground Rent	city owned		\$800	Acquired 5/1/89									5/1/89	SEB 2099-418
2720	Fee Simple	Condemnation	vb	\$52,500	Referred to DHCD legal for condemnation proceedings 11/9/15. Case filed 12/2/15.	10/28/2015	NA	NA	NA	12/2/2015	12/12/2015; 12/14/2015; & 2/8/16	4/15/2016	12/9/2016	2/28/17	Referred to City Legal 4/22/16. PTC 11/10/16. Atty: Mel Kodinsky. Motion for partial default against other defendants filed 5/27. Revised acquisition appraisal expected 11/1/16. Settled.
2722	Leasehold	Condemnation	vb	\$13,442	Acquired 7/20/16	11/18/2015	NA	9/30/2015	10/15/2015	12/2/2015	12/16/15 & 12/16/15	1/7/2016	10/14/2016	7/20/16	GA 18625-82
2722	Ground Rent	Negotiation		\$1,100	Acquired 4/8/16	3/2/2016	NA	1/4/2016	1/8/2016	NA	NA	NA		4/8/16	GA 18062-320

WHAT is good about this site?

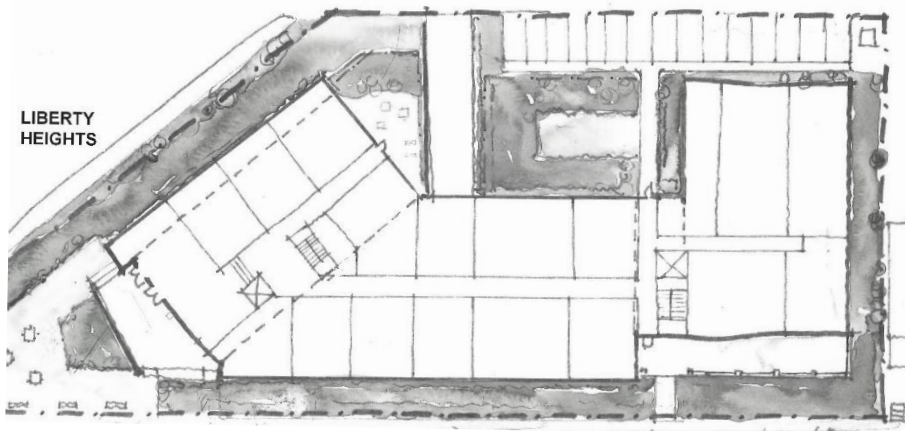
- Walkable to transit, retail, education and recreation
- Removing Blight
- Great view
- Gateway to the community
- *Adjacent to one of the largest parks*
- *Pre-k to college all in Mondawmin community*
- *Connecting green space at important intersection*
- *Adjacent to the zoo – One Park Initiative*
- *Long standing residents – homeownership*
- *Transit hub – intersection vital anchor to community*

WHAT concerns are there?

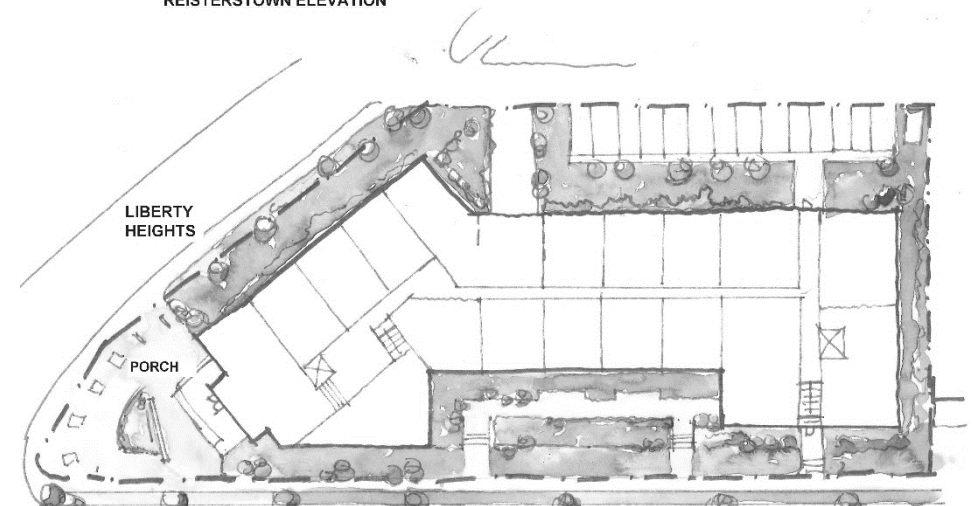
- Pedestrian Safety
- Security
- *Vehicular safety – traffic calming*
- *Acoustics*
- *Dirt bikes*
- *Drug traffic*
- *Blight – decline of housing stock*
- *Number of children who use transit hub (safety)*
- *Positive interaction with residents*



REISTERSTOWN ELEVATION



LIBERTY
HEIGHTS



LIBERTY
HEIGHTS

PORCH



MARKS, THOMAS ARCHITECTS



FLOURA TEETER
landscape architects



Enterprise®

CONCEPT B - Front ‘Porch’



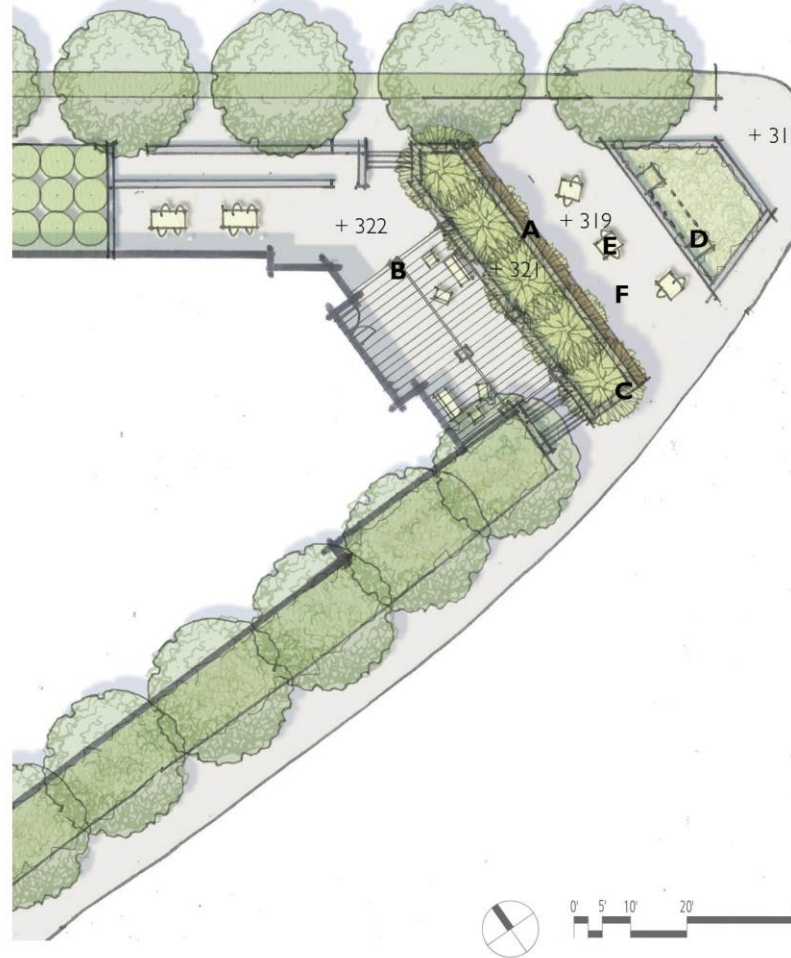
Retaining wall with bench



Modern shade structure



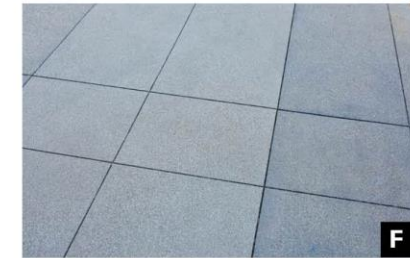
Wall treatment; abstract corn field



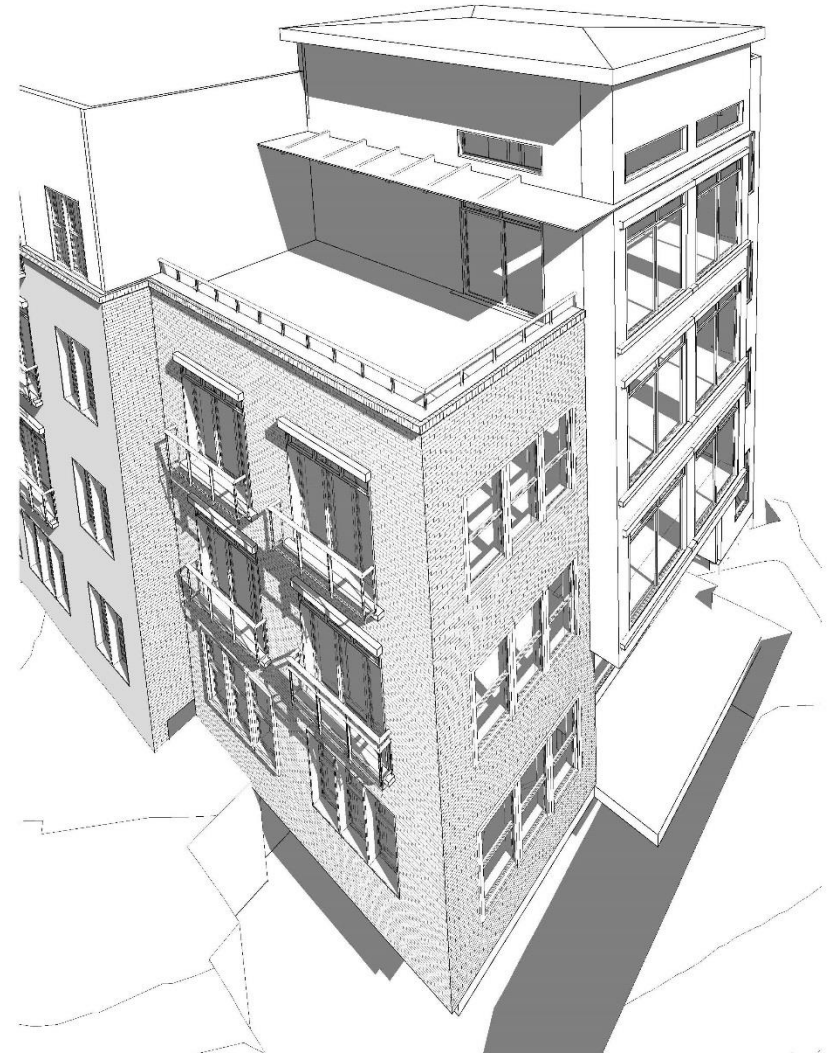
Community identity element



Seating area



Special paving





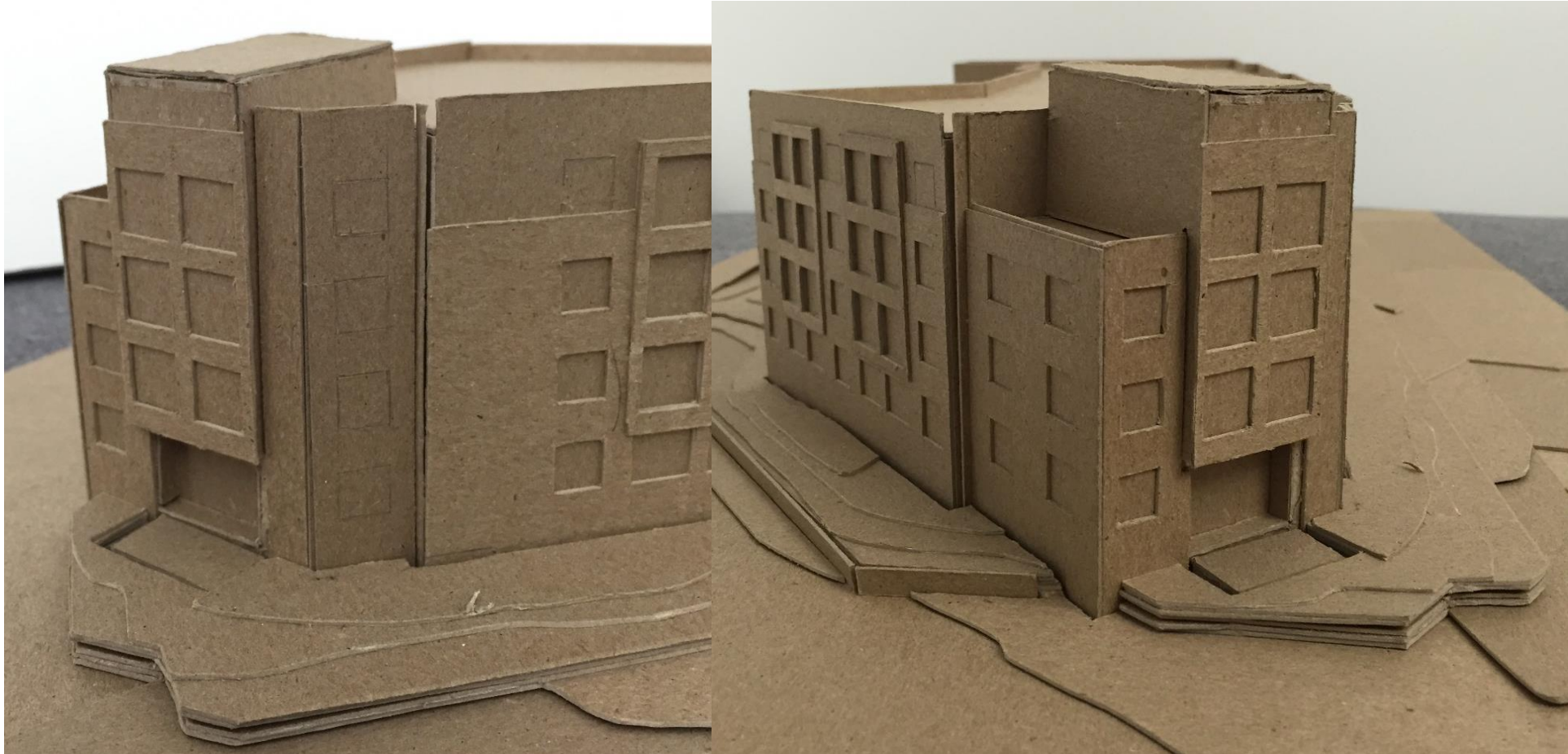
MARKS, THOMAS ARCHITECTS



FLOURA TEETER
landscape architects

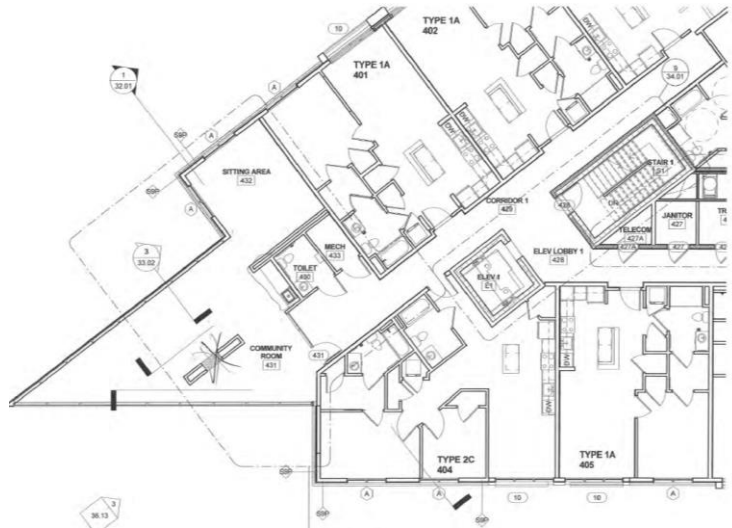


Enterprise®

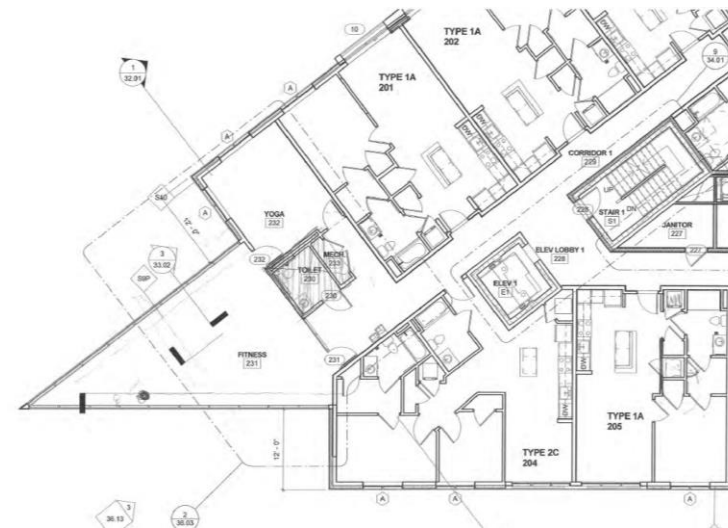


METRO HEIGHTS: WHAT'S IN THE POINT?

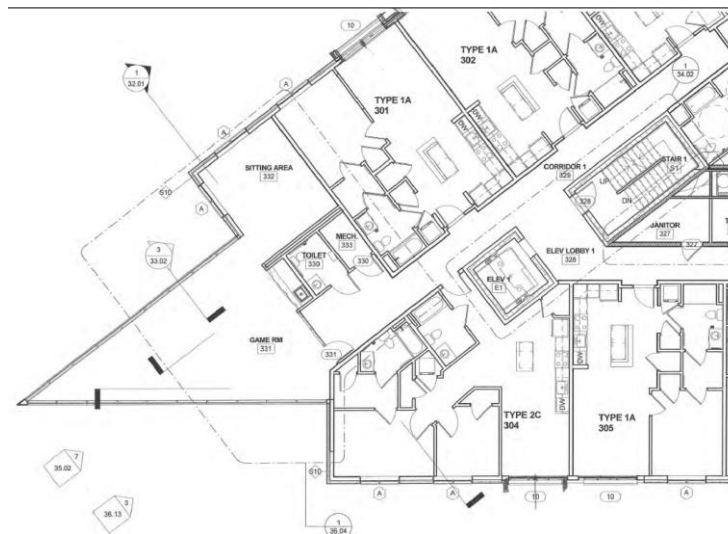
First Floor



Second Floor



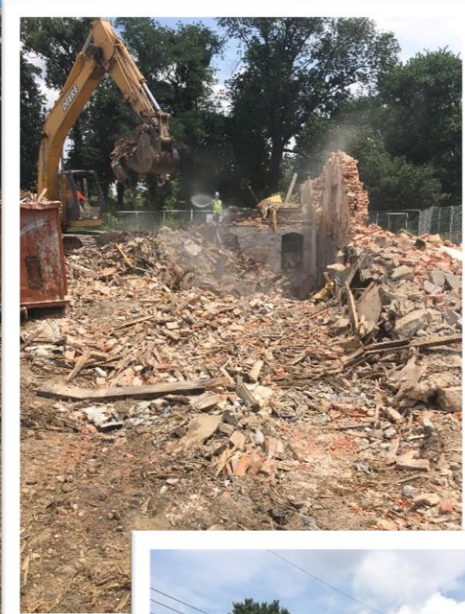
Third Floor



METRO HEIGHTS: RENDERINGS



METRO HEIGHTS: DEMOLITION



Occupancy Restrictions

Units 30% or less of AMI	18
Units at 31-40% of AMI	14
Units at 41-50% of AMI	20
Units at 51-60% of AMI	11
Units at 61-85% of AMI	
Units at market rates	7
Total Units	70

SERVES TWO SPECIAL NEEDS POPULATIONS

11 NON-ELDERLY DISABLED

7 CHRONICALLY HOMELESS

\$22 Million total development Cost

LEED Silver

Awards:
Wintergreen
Wavemaker

Project: Metro Heights at Mondawmin

Location: Baltimore, Maryland

Date of Completion: September 2018

Project Team:

Metro Heights Limited Partnership,
owner

Enterprise Homes, Inc., developer

Moseley Architects, architect

Harkins Builders, Inc., general contractor

Ziger/Snead, façade consultant

Colbert Matz Rosenfelt, civil engineer

Aumen Asner, interior designer

Questions?

