

SPRING 2022 COMPETITIVE FUNDING ROUND -- September 27, 2022

#	Project	Applicant/Project Sponsor	County/Address	Primary Population Served	Units	Targeted Population Units	Total Project Costs	Community Context	Requested LIHTC	Requested RHPF	Requested PRHP	Approved LIHTC	Approved RHPF	Approved PRHP	
Anne Arundel															
1	Admiral Drive	Conifer, LLC	236 Admiral Drive, Annapolis, MD 21401	FAM	57	12	\$20,606,086	COO/Small DDA	\$1,500,000	\$ -	\$ -	\$ 1,250,000	\$ 2,500,000	\$ -	
					57	12	\$20,606,086		\$1,500,000	\$ -	\$ -	\$ 1,250,000	\$ 2,500,000	\$ -	
Baltimore City															
2	Harlem Park	Conifer, LLC	N.Fulton Street/W. Lafayette Street, Baltimore, MD 21217	FAM	55	11	\$17,626,494	QCT	\$1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	
3	New Shiloh III	Unity Properties, Inc.	2300 N. Monroe Street, Baltimore, MD 21217	FAM	49	10	\$21,626,494	OZ/QCT	\$1,500,000	\$ -	\$ -	\$ 1,250,000	\$ 2,500,000	\$ -	
4	Oswego Mall	Pennrose, LLC	2601 Oswego Avenue, Baltimore, MD 21215	FAM	35	2	\$13,081,883	QCT	\$1,119,698	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Perkins IVA	McCormack Baron Salazar, Inc.	301 S. Bond Street, Baltimore, MD 21231	FAM	77	39	\$33,188,575	OZ/QCT	\$1,500,000	\$3,000,000	\$ -	\$1,500,000	\$3,000,000	\$ -	
6	The McMechen	The Community Builders, Inc.	1501 Madison Avenue, Baltimore, MD 21217	FAM	46	7	\$21,082,847	OZ/QCT	\$1,459,721	\$ -	\$ -	\$1,459,721	\$ -	\$ -	
7	Walbrook Mill Apartments II	Osprey Property Company II LLC	2326 West North Avenue, Baltimore, MD 21216	FAM	40	8	\$16,261,251	OZ/QCT	\$1,500,000	\$450,000	\$ -	\$ -	\$ -	\$ -	
					302	77	\$122,867,544		\$8,579,419	\$3,450,000	\$ -	\$ 4,209,721	\$ 5,500,000	\$ -	
Baltimore															
8	Ridgedale Townhome	Enterprise Community Development, Inc.	7500 Phildephia Road, Rosedale, MD 21237	FAM	40	8	\$19,741,465	COO	\$1,180,000	\$ -	\$ -	\$1,180,000	\$ -	\$ -	
					40	8	\$19,741,465		\$1,180,000	\$0	\$ -	\$ 1,180,000	\$ -	\$ -	
Calvert															
9	Calvert Hills II	Osprey Property Company II LLC	Calvert Hills Road / Elizabeth Drive, Prince Frederick, MD 20678	FAM	35	7	\$16,948,600	COO	\$1,500,000	\$ -	\$ -	\$1,500,000	\$ -	\$ -	
					35	7	\$16,948,600		\$1,500,000	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	
Cecil															
10	Cecilton Senior Village, Phase II	Home Partnership of Cecil County, Inc.	N. Bohemia Avenue, Cecilton, MD 21913	ELD	38	8	\$14,306,709	Rural	\$1,098,987	\$2,262,205	\$ -	\$ -	\$ -	\$ -	
					38	8	\$14,306,709		\$1,098,987	\$2,262,205	\$ -	\$ -	\$ -	\$ -	
Charles															
11	Lenville Crossing Apartments	Impact Residential Development, LLC	11925 Patchwork Place, Waldorf, MD 21913	FAM	48	9	\$19,427,603	QCT	\$1,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Oriole Lane Apartments	Osprey Property Company II LLC	Oriole Lane / Magnolia Drive, La Plata, MD 20646	FAM	48	10	\$22,594,405	COO	\$1,500,000	\$3,000,000	\$ -	\$1,500,000	\$3,000,000	\$ -	
					96	19	\$42,022,008		\$3,000,000	\$3,000,000	\$ -	\$ 1,500,000	\$ 3,000,000	\$ -	
Frederick															
13	Dearbought Senior	Taft Mills Group, LLC	1586 Wheyfield Drive, Frederick, MD 21701	ELD	104	21	\$33,368,259	COO	\$1,500,000	\$3,000,000	\$3,500,000	\$ -	\$ -	\$ -	
					104	21	\$33,368,259		\$1,500,000	\$3,000,000	\$3,500,000	\$ -	\$ -	\$ -	
Howard															
14	Waverly Winds	Enterprise Community Development, Inc.	5501 Cedar Lane, Columbia, MD 21044	FAM	55	8	\$26,680,785	COO/Small DDA	\$1,315,000	\$ -	\$ -	\$1,315,000	\$ -	\$ -	
					55	8	\$26,680,785		\$1,315,000	\$ -	\$ -	\$ 1,315,000	\$ -	\$ -	
Montgomery															
15	Nebel Street Apartments	Montgomery Housing Partnership, Inc.	Old Georgetown Road / Nebel Street, North Bethesda, MD 20852	FAM	42	9	\$26,901,811	COO	\$1,500,000	\$1,000,000	\$ -	\$1,500,000	\$1,000,000	\$ -	
					42	9	\$26,901,811		\$1,500,000	\$1,000,000	\$ -	\$ 1,500,000	\$ 1,000,000	\$ -	
Prince George's															
16	Penn Place	Northern Real Estate Urban Ventures, LLC	5501 Penn Crossing Drive, District Heights, MD 20747	FAM	58	8	\$23,316,635	QCT	\$1,500,000	\$2,000,000	\$ -	\$ -	\$ -	\$ -	
					58	8	\$23,316,635		\$1,500,000	\$2,000,000	\$ -	\$ -	\$ -	\$ -	
St. Mary's															
17	Valley Drive Estates	Pax Development, LLC	22001 Valley Drive, Lexington Park, MD 20653	FAM	38	8	\$16,125,888	COO/OZ	\$1,500,000	\$ -	\$ -	\$1,500,000	\$ -	\$ -	
18	Villas at Lexwoods	Green Street Housing, LLC	Lexwoods Drive, Lexington Park, MD 20653	FAM	40	8	\$19,308,862	COO	\$1,500,000	\$3,000,000	\$ -	\$1,500,000	\$3,000,000	\$ -	
					78	16	\$35,434,750		\$3,000,000	\$3,000,000	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	
Talbot															
19	Parkway Village	Delaware Valley Development Company	11 Jowite St & 406 Moton St, Easton, MD 21601	FAM	68	14	\$22,272,576	DDA/OZ	\$1,500,000	\$3,000,000	\$2,000,000	\$ -	\$ -	\$ -	
					68	14	\$22,272,576		\$1,500,000	\$3,000,000	\$2,000,000	\$ -	\$ -	\$ -	
Washington															
20	The Point at Smithburg	Green Street Housing, LLC	1 W. School Lane, Smithsburg, MD 21783	FAM	40	8	\$18,157,302	COO	\$1,500,000	\$ -	\$ -	\$1,500,000	\$ -	\$ -	
					40	8	\$18,157,302		\$1,500,000	\$ -	\$ -	\$ 1,500,000	\$ -	\$ -	
Wicomico															
21	SBY Market Center	Green Street Housing, LLC	401 W. Main Street, Salisbury, MD 21801	FAM	40	8	\$20,081,012	QCT	\$1,500,000	\$3,000,000	\$525,000	\$ -	\$ -	\$ -	
					40	8	\$20,081,012		\$1,500,000	\$3,000,000	\$525,000	\$ -	\$ -	\$ -	
					TOTALS		1053	223	\$442,705,542	\$30,173,406	\$23,712,205	\$6,025,000	\$ 16,954,721	\$ 15,000,000	\$ -

SPRING 2022 COMPETITIVE FUNDING ROUND - STATE BONUS POINTS & WAIVERS

STATE BONUS POINTS:

Project		State Bonus Points Received	Reason
Admiral Drive	236 Admiral Drive, Annapolis, MD 21401	2.5	Promotes the development of projects that create intergenerational housing opportunities, including family housing in a Community of Opportunity in the Baltimore Region.

WAIVERS:

Site Location and Address		Name of Applicant/Sponsor	Waivers Granted
Anne Arundel			
Admiral Drive	236 Admiral Drive, Annapolis, MD 21401	Conifer LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Conifer LLC and Interfaith Housing Alliance, Inc. due to timing of fiscal year end.
Baltimore City			
Harlem Park	N.Fulton Street/W. Lafayette Street, Baltimore, MD 21217	Conifer LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Conifer LLC due to timing of fiscal year end.
Oswego Mall	2601 Oswego Avenue, Baltimore, MD 21215	Pennrose, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Pennrose, LLC, Pennrose PHL, LLC, Pennrose Holdings, LLC, and the Housing Authority of Baltimore City due to timing of fiscal year end.
Perkins Phase IV	301 S. Bond Street, Balitmore, MD 21231	McCormack Baron Salazar, Inc.	Section 3.1.1 Previous Project Performance: Waiver for previous performance based on the criteria outlined in section 5.2.1. Section 3.9.3 Operating Expenses: Waiver of the per unit operating expenses limit due to unusual circumstances. Section 3.9.9 Phased Projects: Waiver to permit project to request 9% LIHTC while previous phases are still underway based on demonstration that criteria outlined in Section 5.2.9 of the Guide have been met. Section 5.1 Waivers - General: Waiver of the requirement that waiver requests be received at least (30) days in advance of the round deadline due to the time-sensitive nature of the project and application.

Site Location and Address		Name of Applicant/Sponsor	Waivers Granted
Walbrook Mill Apartments II	2326 West North Avenue, Baltimore, MD 21216	Osprey Property Company II LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Coppin Heights Community Development Corporation due to timing of fiscal year end.
Calvert			
Calvert Hills II	Calvert Hills Road / Elizabeth Drive, Prince Frederick, MD 20678	Osprey Property Company II LLC	Section 3.9.9 Phased Projects: Waiver to permit project to request 9% LIHTC based on meeting sustained occupancy.
Frederick			
Dearbought Senior Living	1586 Wheyfield Drive, Frederick, MD 21701	Taft-Mills Group, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Taft-Mills Group, LLC, Thomas F. Taft, Sr., Interfaith Housing Alliance, Inc., and the Housing Authority of the City of Frederick due to timing of fiscal year end.
Montgomery			
Nebel Street Residences	Old Georgetown Road / Nebel Street, North Bethesda, MD 20852	Montgomery Housing Partnership, Inc.	Section 4.5.3 Construction or Rehabilitation Cost Incentives: Waiver of the construction cost per square foot limits for structured parking.
St. Mary's			
Valley Drive Estates	22001 Valley Drive, Lexington Park, MD 20653	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.
Villas at Lexwoods	Lexwoods Drive, Lexington Park, MD 20653	Green Street Housing, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Green Street Housing, LLC, TM Associates Development, Inc., and the Housing Authority of St. Mary's County due to timing of fiscal year end.
Washington			
Point at Smithsburg	1 W. School Lane, Smithsburg, MD 21783	Green Street Housing, LLC	Section 3.1 Development Team Requirements: Waiver of threshold requirements for financial statements for Green Street Housing, LLC, TM Associates Development, Inc., and Interfaith Housing Alliance, Inc. due to timing of fiscal year end.
Wicomico			
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 financial statements for Green Street Housing, LLC, TM Associates Development, Inc., and Wicomico County Housing Authority due to timing of fiscal year end.

Site Location and Address	Name of Applicant/Sponsor	Waivers Granted
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Section 3.13.2 Base Level Green Standards for All Projects:
 Waiver of Site Location requirements based on no part of
 the building pad or parking areas being located within a
 flood zone, and robust stormwater management systems.