



NEWS RELEASE

FINAL

Contact: Nancy Hooff

202-363-2090

Nhooff@somersetdev.com

**SOMERSET MEMORIAL PARTNERS AND MEMORIAL APARTMENTS CORPORATION COMPLETE
A \$26.5 MILLION RENOVATION OF LINDEN PARK APARTMENTS IN BOLTON HILL PRESERVING
266 UNITS OF AFFORDABLE SENIOR HOUSING IN BALTIMORE, MD**

***SUBDIVISION OF SITE PROVIDED FUNDS FOR THE REDEVELOPMENT AND AN OPPORTUNITY TO
DEVELOP A MARKET RATE APARTMENT BUILDING WITH NEIGHBORHOOD CAFÉ AT CORNER OF
EUTAW PLACE AND McMECHEN STREETS***

(Baltimore, MD – September 15, 2016) – Somerset Memorial Partners, a joint venture between Somerset Development Company and New Community Partners, in partnership with Memorial Apartments Corporation (MAC) have completed a \$26.5 million renovation of Linden Park Apartments in Bolton Hill, preserving 266 affordable senior housing units in Baltimore, Maryland. The property has been completely transformed to a safe, healthy, energy efficient and amenity-rich community with Universal Design standards to promote aging-in-place.

Originally constructed by MAC as Memorial Apartments in 1967, the building was one of the earliest HUD 202-financed projects in the country and provided apartment living for seniors 62 years and older. Until 2014, a board comprised of community residents and members of the Memorial Episcopal Church, the project's initial sponsor, MAC, governed the building. As part of the Madison – Park South Urban Renewal Plan, in 1966 MAC purchased the land upon which the building now stands from the City. This year, Memorial Apartments was renamed Linden Park Apartments in Bolton Hill, in recognition of the park-like neighborhood setting and the name of the street that originally ran through the site.

In April 2014, the partnership purchased the property, which was in an extremely distressed state of disrepair, and has since transformed it into a state-of-the-art apartment community for seniors. The neighborhood dates to the 1860's and is one of Baltimore's most stable, with consistently high property values and rates of homeownership. Linden Park, located within half a mile of the State Center Metro

Station and on regional bus routes, is within walking distance of many of Baltimore City's services and amenities. A grocery store, pharmacy and hardware store are located across the street.

The renovation of Linden Park meets Enterprise Green Communities standards for energy efficiency and includes new windows, domestic plumbing, storm water management systems, elevators and core infrastructure systems, providing highly-efficient central heating and cooling. The community boasts all new apartment interiors with Energy Star appliances and water saving devices; community gardens and landscaping; laundry facilities and lounges on each floor; security systems and lighting; and Universal Design standards throughout the building all of which has significantly improved the quality of life for the building's residents. Fourteen units were renovated to Universal Federal Accessibility Standards (UFAS) with six of those units for those with vision and hearing impairments. Property amenities include a new catering kitchen, game room with billiards table, computer lab, fitness room, community room, quiet room, wellness center, individual floor lounges, hair salon, on-site Zip Cars, medical alert system, and a solarium over-looking the gardens. A robust set of activities and services are offered, enhancing the living experience and encouraging aging-in-place, an enormous benefit to the residents and the City of Baltimore.

As a result of a community planning effort, the development team subdivided the lot and is currently designing a 62-unit market rate apartment building with a café at the corner of Eutaw Place and McMechen Streets. The proceeds from this parcel's sale provided additional funding to the redevelopment of Memorial Apartments. The development of this site, with the preservation of 266 affordable senior units and the new market rate apartments, will fulfill the vision of the HUD Choice Neighborhoods Plan to enhance the development of this intersection by tying Bolton Hill and Madison Park together, as a vibrant, mixed-income neighborhood.

The redevelopment of Linden Park Apartments was financed with Tax Exempt Bonds and 4% Low Income Housing Tax Credits (LIHTC) issued by the [Maryland Community Development Administration](#) (CDA). Maryland CDA provided subordinate financing through the Rental Housing Works and Consumer Investment Fund programs. The above-mentioned Tax Exempt Bonds were purchased by [JP Morgan Chase Bank](#) and [Capital One](#). JP Morgan Chase was also the construction period bridge lender. Linden Park Apartments secured a first mortgage loan from [Red Mortgage Capital](#), through the FHA 221(d)4 program. [Boston Capital Corporation](#) is the Low Income Housing Tax Credit Syndicator with JP Morgan Chase providing the tax credit equity. The [U.S. Department of Housing and Urban Development](#), the [Housing Authority of Baltimore City](#) and the [Maryland Department of Housing and Community Development](#) all provide ongoing subsidy to the property to ensure continued affordability at Linden Park. Owner financing is also providing internal subsidy to expand the affordability and the amenity package. [Hamel Commercial](#) of Elkridge, MD served as general contractor of the project which was designed by [Wienczek & Associates](#) of Washington, DC. [Habitat America](#) of Annapolis, MD is the property manager and provided essential support to the redevelopment team.

Linden Park in Bolton Hill

Property Information

Address: 301 McMechen Street, Baltimore, MD 21217
Owner: Memorial Development Partners, LP
Number of affordable units: 266 Units of Senior Housing
Affordability: at 60% AMI or below

Project Development Team

Architect: Wiencek + Associates
Construction: Hamel Commercial, Inc
Engineering: STV Incorporated
Legal: Pepper Hamilton LLP; Gallagher Evelius & Jones, LLP; Law Offices of Robert L. Fila

Redevelopment Financing

Bond & Tax Credit Issuer: Maryland Community Development Administration
LIHTC Equity Syndicator & Investor: Boston Capital Corporation and JP Morgan Chase Bank, N.A.
Purchaser of GinnieMae Securities (FHA Loan): Red Mortgage Capital
Gap Financing: Maryland CDA Consumer Investment Fund and Rental Housing Works
Bridge Lender: JP Morgan Chase Bank, N.A.
Owner Financing/ Joint Venture Internal Subsidy: Somerset Memorial Partners and Memorial Apartments Corporation
Subordinate Acquisition Loan: National Housing Trust Community Development Fund
Long Term Affordability: 57 units Project Based HAP, funded by HUD and MD DHCD; all units at 60% AMI or below

###

About Somerset Memorial Partners Company, LLC:

Somerset Development Company was founded by Jim Campbell and Nancy Hooff in 2000, Somerset Development Company specializes in revitalization of urban communities, developing and preserving affordable housing, renovating historic properties, and mixed use properties which strengthen communities in transit oriented locations. Somerset, with a strong record of partnering with tenant associations, community organizations and local businesses, has a portfolio of \$429 million with over 1,750 residential units in Washington and Baltimore of projects completed or under development. New Community Partners, LLC, was founded by Bill Whitman who has over 30 years in real estate development and finance, specializing in public-private partnerships in DC and other cities. Mr. Whitman has developed over 2,500 units of housing with total project costs exceeding \$425 million, and has secured over \$125 million in grant funding for municipalities and public housing authorities nationally.