Hollins House is a high-rise building of 130 one-bedroom units that are home to seniors and persons with disabilities in the Hollins Market neighborhood of Baltimore.

In 2013, the Housing Authority of Baltimore City (HABC) selected the Enterprise Community Development (formerly Community Preservation and Development Corporation) to be the development partner to convert Hollins House to project-based Section 8 under HUD's Rental Assistance Demonstration (RAD) program. RAD is a mixed financing tool allowing public housing authorities to partner with private developers to replace outdated buildings.

Enterprise Community Development (ECD) acquired the property in November 2015 and completed renovations in May 2017.

**Financing**

ECD secured the following sources to fund the Hollins House redevelopment:

- $11.5 million HUD 221(d)4 mortgage from Red Mortgage Capital
- $7.5 million in 4 percent tax credit equity through Enterprise Community Partners
- $6.1 million seller note

The total development budget is $25.6 million.

**Development Plan**

The redevelopment of Hollins House included kitchen and bathroom upgrades, new energy efficient appliances and fixtures, new windows, and enclosed balconies that increased the living space for residents.

Amenity upgrades included a redesigned lobby to foster an inviting environment, a camera security system, renovated community room with kitchen facilities, a library, computer access, community laundry, and new staff and tenant council offices.

Exterior work included a new roof, brick repair, and creating new outdoor gathering spaces for residents to enjoy. A pergola and fountain were added to enhance the environment outdoors.

Hollins House is located two blocks west of the main University of Maryland graduate campus and represents ECD's first redevelopment project in Baltimore, Md.
Resident Profile
Seniors and Persons with disabilities 100 percent ≤ 60 percent AMI

Development Profile
Type / # Units / Density
1 BR / 130
1.24 acres

Amenities
Community Room and Kitchen
Library
Computer Stations
Outdoor Social Areas
Community Laundry

1010 W. Baltimore Street
Baltimore, MD 21223
LEASING 443.708.5608

DEVELOPER

Development Type
Multifamily affordable housing

Construction Type
High Rise

Development Costs
$25.6 Million

CONTRACTOR
Harkins Builders, Inc.

ARCHITECT
Grimm and Parker Architects
OWNER
Hollins House, LLC
Housing Authority of Baltimore City
Community Housing, Inc.
Enterprise Community Development

MANAGEMENT COMPANY
Enterprise Residential
https://hollinshouse.rhomecommunities.com/

TOTAL HOMES
130

PROPERTY TYPE
Affordable
Senior