The Wiley H. Bates High School is the adaptive reuse of an abandoned historical structure.

The Wiley H. Bates High School is a cultural landmark in Annapolis that sat vacant for over 20 years. The school was built in the 1930's on land donated by Mr. Bates, a prominent African American businessman. Prior to desegregation, it was the only high school for African Americans in the Annapolis area. Because of its cultural significance, the school was listed on the National Register of Historic Places.

**Adaptive Re-Use**

One special area of Enterprise Community Development's (formerly Community Preservation and Development Corporation) expertise is "adaptive reuse" of abandoned historic structures, such as the Wiley H. Bates High School. The school has been creatively converted into a multi-use complex. Enterprise Community Development (ECD) and its partner Northern Real Estate Urban Ventures, LLC developed the former classroom wings of the building into a 71-unit independent living apartments for low-income seniors. Arundel Community Development Services, Inc. (ACDS) developed the remaining portions of the building into a Boys and Girls Club and a senior center managed by Anne Arundel County's Department of Aging.

**Financing**

The historic nature of the building, along with the very low-incomes of targeted residents, required ECD to put together an extraordinary variety of private and public funding sources. Private sector financing consists of a construction loan from SunTrust Bank, a permanent first mortgage from PNC Bank, and tax credit equity through Hudson Housing Capital.

The public sector financing includes an allocation of nine percent Low-Income Housing Tax Credits (LIHTC) and secondary loans from both ACDS and Maryland Department of Housing and Community Development (MD DHCD), plus both federal and state historic preservation tax credits. In a unique structure, ECD’s non-profit real estate arm, Community Housing, Inc., purchased the state historic tax credits, yielding an additional $700,000 for the project.

In addition, the project received a project-based voucher Section 8 contract for all 71 of the apartments from the Housing Commission of Anne Arundel County. Thirty-six of the units are restricted to residents earning up to 40 percent of the area median income, and the balance is restricted to residents at 50 percent of the area media income.
Resident Profile
Very low-income seniors

Development Profile
Type / # Units / Density
1 BR / 71 units
2 acres

Amenities
Community Laundry
Residential Internet
Resident Association Office
Computer Learning Center
Supportive Services
Meeting/Activity Rooms,
Common Lounge Areas
Recreation Areas

1103 Smithville Street
Annapolis, MD 21401
LEASING 410.283.7087

DEVELOPER

Development Type
Historic Preservation and adaptive re-use
of former High School

Construction Type
Former High School, Mid-Rise

Development Costs
$14.4 Million

CONTRACTOR
Hamel Builders, Inc.

ARCHITECT
Wiencek + Associates Architects +
Planners, PC
OWNER
Bates School Limited Partnership
Community Housing, Inc.
Northern Real Estate Urban Ventures, LLC
Enterprise Community Development

MANAGEMENT COMPANY
Edgewood Management
https://www.edgewoodmgmt.com/

TOTAL HOMES
71

PROPERTY TYPE
Affordable
Senior