

Owner

Allendale Limited Partnership

Developer

Enterprise Homes, Inc.

Financing

State of Maryland

Department of Housing
and Community Development

FHA/Wells Fargo

Housing Authority of Baltimore City

Enterprise Community Investment

AGM Financial Services

Architect

Marks, Thomas Architects

Contractor

Harkins Builders, Inc.

Management Company

Winn Management LLC



Development

164 Apartments for seniors and adults with disabilities
Completed 2016

The Allendale, built in 1985, involved the renovation of a 164-apartment, 12-story building located in the Edmondson Village neighborhood of Baltimore City. All 164 units are one-bedroom apartments serving a mixed population of seniors and disabled adults. The Allendale was re-developed in collaboration with Baltimore Affordable Housing Development, Inc., an affiliate of the Housing Authority of Baltimore City ("HABC"), under HUD's new Rental Assistance Demonstration ("RAD") program.

Renovations were extensive and included all apartments, common areas, and the repair or replacement of major systems. Apartment renovations include upgraded energy-efficient appliances, new kitchen cabinets, new windows and doors, updates to the bathrooms and repainting. The community room has also been renovated. Other common area spaces have been remodeled to provide a new game room/library, computer room, a wellness office suite and fitness room. Additional washers and dryers have been installed in the laundry room. All major utility systems have been upgraded. A new color scheme for the exterior was selected to freshen the building's appearance, and the new building coating also prevents water infiltration.