

Developer

HAC/Enterprise Nehemiah Development Inc.

A Joint Venture of

- The Housing Assistance Corp.
- Enterprise Community Partners, Inc.

Financing

City of Baltimore,
Department of Housing and
Community Development

Development

Baltimore Community Development
Financing Corp.

State of Maryland,
Department of Housing and
Community Development

Community Development Administration

U.S. Department of Housing and
Urban Development (HUD)

Architect/Engineer

New Construction:

- Architect—Lawrence Menefee & Assoc.
- Engineer—Colbert Matz Rosenfelt Inc.

Rehabilitation:

- Architect—TLBC Inc.

Contractor

New Construction Phase I:

- A&R/Harkins JV

New Construction Phase II:

- RANDA Inc.

Rehabilitation Phases I & III:

- Southway/McCoy JV

Rehabilitation Phase II:

- System 42

Rehabilitation Phase IV:

- Struever Bros. Eccles & Rouse Inc.



Development

67 New Homes, 83 Rehabilitation Units
Completed 1998

East Baltimore Nehemiah is a development of 150 affordable townhomes including 67 new construction townhomes at three separate sites in East Baltimore and 83 scattered-site rehabilitated townhomes in the Johnston Square and Oliver communities. The new construction townhomes contain three bedrooms and two baths with approximately 1080 square feet of finished space and a full basement.

The rehabilitated townhomes range in size from 1250 square feet to 2500 square feet and contain at least three bedrooms and two baths. Standard features for both include gas forced-air heat and air conditioning, gas range, refrigerator, garbage disposal, wall to wall carpeting, no wax vinyl floors, and thermal windows.

This development is unique in that it is a combination of large-scale new construction and large-scale rehabilitation on scattered sites. Each phase of the development was separately bid, resulting in the use of five different entities for construction.

The East Baltimore Nehemiah development enabled many low and moderate-income families to become first time homebuyers. Many of these families came from the immediate neighborhood of the development.

For more information, please contact:

Enterprise Homes, Inc.
312 Martin Luther King, Jr. Boulevard
Baltimore, MD 21201
tel: 410.332.7400 ■ fax: 410.230.2129
www.enterprisehomes.com

Enterprise Homes, Inc. has completed more than 4,200 affordable and market-rate homes and rental residences in communities throughout the mid-Atlantic region. Enterprise collaborates with nonprofit and for-profit housing organizations, community groups, as well as city and county agencies to produce high quality housing, creating vibrant mixed-income communities.

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. Enterprise leverages low-income housing, new markets and historic rehabilitation tax credits; short and long-term debt; and development services to capitalize projects that make a catalytic difference in communities. For over 25 years, Enterprise has privately raised nearly \$9 billion to finance more than 240,000 affordable rental and for-sale homes, create vital communities and help transform the lives of low-income Americans, particularly those at the lowest end of the economic scale. Currently, Enterprise is investing in communities at a rate of nearly \$1 billion a year. Visit www.enterprisecommunity.com or www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity.