

Owner

Harper House Limited Partnership

Developer

Enterprise Housing Corporation

Financing

State of Maryland

Department of Housing
and Community Development

Enterprise Community Investment, Inc.

Cornerstone/Abbott House, Inc.

Architect

Hord Coplan Macht, Inc.

Contractor

The Whiting-Turner Contracting Company

Management Company

Habitat America, LLC

Civil Engineer

Colbert Matz Rosenfelt, Inc.

**Development**

100 Apartments for Families

Completed 2011

Harper House is a 100-unit family rental housing development that has been redeveloped and preserved as an affordable community. The nine-story Columbia, Maryland concrete building, originally constructed in 1971 utilizing the Rouse-Wates system, was refinanced in 1997 through the Low Income Housing Preservation and Resident Homeownership Act. In 2011, Harper House was substantially rehabilitated and redeveloped, including renovation of all apartments, construction of a 9-story addition, and reconfiguration of certain units to eliminate efficiency apartments and provide larger one- and two-bedroom apartments to better serve families. All of the apartments serve households earning 60 percent or less of area median income (AMI), with the majority serving families earning less than 50 percent of AMI.

Renovations to the existing Harper House building include a new covered entryway with seating areas; a renovated lobby; new common areas; new windows; a new roof; elevator upgrades; new HVAC systems; and new kitchens, bathrooms, flooring, lighting and wall fixtures in all apartments. The 9-story addition includes 8 new two-bedroom units, a large community room, and an outdoor dining and patio area. The Harper House renovations were designed to meet the Enterprise Green Communities Criteria. As a result, the building's overall projected energy efficiency will be increased by approximately

(over)

21 percent. Green features include Energy Star Appliances; water-conserving plumbing fixtures; Energy Star compliant, high-emissive roofing; low-VOC paints and primers; Green Label carpet; energy-efficient windows; and energy-efficient HVAC systems.

Harper House is well integrated into the surrounding neighborhood and offers an excellent location with access to public transportation and neighborhood shopping. The property is situated directly across the street from the Village of Harper's Choice town center. The town center includes retail (a large grocery store, restaurants, and services), Kahler Hall (community center) and the Columbia Athletic Club.

For more information, please contact:

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