

# New Shiloh Village Senior Living

Baltimore, Maryland



**Sponsors** New Shiloh Baptist Church  
New Shiloh Community Development Corporation

**Co-Developers** Unity Properties, Inc./Bon Secours Baltimore Health System  
Enterprise Homes, Inc.

**Units** 80

**Description** New Shiloh Village is the new construction of 80 units of quality affordable rental housing for low- and moderate-income seniors, plus one apartment for a live-in maintenance staff person. The location of the project, formerly a church parking lot, is in West Baltimore. The four-story building consists of 65 one-bedroom and 15 two-bedroom units. The building is designed to blend in with surrounding uses, which are a combination of industrial, residential and commercial. The scale, placement and appearance of the building minimize traffic impact and allow seniors easy access to amenities including transportation, places of worship, recreation and shopping. The project is part of a larger redevelopment that includes a sanctuary, a day care center, a multipurpose building and a new 150-child Head Start center.

**A Green Advantage** New Shiloh Village is designed with several features focusing on energy efficiency and conservation of raw material:

- Double-pane low-E windows.
- Water-conserving plumbing fixtures.
- Energy Star appliances.
- Recycling of drywall scraps.
- A highly efficient split-system HVAC system for the common areas.
- Energy-saving light fixtures.
- Light-colored roof to reduce heat-island effect.
- Low-VOC paints and sealants.
- “Green” label carpet throughout.

**Rents** New Shiloh Village serves a broad range of incomes, from less than 30 percent of area median income to 60 percent. This equates to a broad range of rental rates, ranging from approximately \$200 per month to over \$600 per month.



## Project Financing

State of Maryland Rental Housing Production Loan	\$699,900
Baltimore City HOME CHDO funds	\$1,200,000
Enterprise Green Communities Grant	\$50,000
LIHTC Equity through Enterprise	\$8,303,000
<b>Total Development Costs</b>	<b>\$10,252,900</b>
Closing Date	5/01/06

**Amenities** The four-story building has ample community space – a library, multipurpose room and other gathering spaces, as well as an outdoor courtyard and barbecue area. The furniture, carpeting, wall coverings and artwork create an elegant interior. In addition, the design allows seniors to quickly assess where they are in the building by color and signage. Security cameras and restricted entry systems provide a safe environment for residents. There is also an onsite laundry facility.

**Social Services** The management agent, Whetstone Company, in conjunction with the Bon Secours of Maryland Foundation, New Shiloh Baptist Church and the Residents Association, coordinate resident referrals to the following services and activities: health care, social and activity clubs, church ministries, area educational institutions and relations with area nonprofit organizations, including the local senior center. Bon Secours' fleet of handicapped accessible vans provides seniors with transportation to medical appointments.

**Developer** Unity Properties, Inc., subsidiary of Bon Secours Baltimore Health System, has completed six tax credit rental properties with Enterprise Homes since 1997, totaling 294 units. Unity Properties owns and operates these units along with 186 units of HUD-subsidized senior housing, all of which are fully leased and in good standing with the City of Baltimore and the Maryland Community Development Administration. Headquartered in Baltimore, Md., Enterprise Homes, Inc. develops affordable and market-rate homeownership and rental housing throughout the mid-Atlantic region. Since its creation in 1985, Enterprise Homes has completed or has under development over 4,200 homes.

**Architect** Hord Coplan Macht, Inc.



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Through Green Communities®, Enterprise is working to transform the way communities think about, design, build and rehabilitate affordable housing. Since 2004, Enterprise has provided \$655 million in financing, equity and grants to developers to build 14,600 Green Communities homes that promote health, conserve natural resources, increase energy efficiency and enhance access to jobs, schools and services.

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