

The Residences at the Wiley H. Bates Heritage Park

1103 Smithville Street
Annapolis, MD

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 individually listed on the National Register of Historic Places.

The School has been creatively converted into a multi-use complex. CPDC and its partner Northern Real Estate Urban Ventures, LLC developed the former classroom wings of the building into a 71-unit independent living facility 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 to be managed by Anne Arundel County's department of aging

The historic nature of the building, along with the very low incomes of targeted residents, required CPDC 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 9% low-income housing tax credits and secondary loans from both ACDS and Maryland Department of Housing and Community Development, plus both federal and state historic preservation tax credits.

In a unique structure, CPDC'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. 36 of the units are restricted to residents earning up to 40% of the area median income, and the balance is restricted to residents at 50% of the AMI.

CPDC provides programs and community space that specifically address the needs of the elderly, helping them to successfully age-in-place. Residents have access to community meeting rooms, a computer learning center as well as high-speed internet access in each apartment, a health care and support center, and an arts/crafts/fitness center.



OWNER/DEVELOPER/SPONSOR

Bates School Limited Partnership
Community Housing, Inc.
Northern Real Estate Urban Ventures, LLC
CPDC

ARCHITECT

Wiencek + Associates Architects + Planners, PC

CONTRACTOR

Hamel Builders, Inc.

FUNDERS

PNC Bank
MDDHCD

TYPE

First Mortgage
ERHP Loan
LIHTC
CDBG Loan

DEVELOPMENT TYPE:

Adaptive Re-use of Former High School

RESIDENTIAL PROFILE:

Very low-income seniors

Regulatory Restrictions:

49% ≤ 50% AMI
51% ≤ 40% AMI

DENSITY: 71 units /2 acres

DEVELOPMENT PROFILE

Type	#/Units
1 BR	71

AMENITIES

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

CONSTRUCTION TYPE

Former High School, Mid-Rise

DEVELOPMENT COSTS

\$14.2 Million



Community Preservation and Development Corporation

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