

# CPDC AND COMMUNITIES TOGETHER.

*Growing and thriving.*



**Wiley H. Bates Heritage Park**  
1103 Smithville Street  
Annapolis, MD 21401

## PROPERTY OVERVIEW

### OWNER / DEVELOPER / SPONSOR

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

### DEVELOPMENT TEAM

Wiencek + Associates Architects +  
Planners, PC  
Hamel Builders, Inc.

### FUNDERS

PNC Bank  
MD DHCD

### TYPE

First Mortgage  
ERHP Loan

### ACDS

Housing Commission of  
Anne Arundel County

### CDBG Loan

Section 8

Federal and State

Historic Tax Credits

### DEVELOPMENT TYPE

Historic Preservation and Adaptive Re-use  
of Former High School

### RESIDENTIAL PROFILE

Very low-income seniors

### DEVELOPMENT PROFILE

Type / # Units / Density  
1 BR / 71 units / 2 acres

### 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

\$14.4 Million

## Adaptive Re-use at Historic Wiley H. Bates Heritage Park

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 listed on the National Register of Historic Places.

### Adaptive Re-use

One special area of CPDC's expertise is "adaptive reuse" of abandoned historic structures, such as the Wiley H. Bates High School. 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 apartments 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 managed by Anne Arundel County's Department of Aging.

### Financing

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 (LIHTC) and secondary loans from both ACDS and Maryland Department of Housing and Community Development (MD DHCD), 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. Thirty six 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.

### COMMUNITY PRESERVATION AND DEVELOPMENT CORPORATION

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## Community Impact Strategies

Since inception, CPDC has provided high-quality, tailored, site-based programs and resources to children, youth, and adults on our properties. Today however, CPDC has evolved to do more than resident services. As we work deliberately as a community developer, we have evolved from service providers to active participants in neighborhood planning and joint creators of community solutions.

To reflect this shift—and our commitment to a deeper involvement and investment in communities—we have redefined this work as ‘Community Impact Strategies (CIS)’: a new title that well encompasses our expanded work not only serving residents but collaborating broadly to support the collective interests of local communities.

CPDC’s CIS team works with residents, private sector institutions, other non-profit organizations, and local and federal government agencies to create strategic alliances that result in increased programs, services, resources and networks available to residents and those in the immediately surrounding communities.

CPDC’s community building model consists of five impact areas that serve as the basis for all Community Impact Strategies:

- Economic Development
- Education
- Environment
- Health and Wellness
- Resident Engagement



### Community Impact Strategies at Wiley H. Bates

The core of CIS activities at Wiley H. Bates is directed toward older adult residents. The programs, activities, and services provided are aimed at meeting six basic elements we consider to be critical to maintaining and enhancing the quality of life for independent older adults:

- Promoting and supporting an active and healthy lifestyle;
- Celebrating and preserving traditions and cultures;
- Maintaining involvement and connection with the surrounding communities;
- Providing opportunities for personal growth within mind, body, and spirit;
- Offering programs and services that promote resident engagement,

individuality, and the skills and creativity of older adults; and,

- Delivering services that preserve, protect, and promote continual community independent living.
- CPDC offers access to meals, fresh produce, health and nutrition education, a computer lab, and various other activities. Residents serve as volunteers, which allow for opportunities to participate in program design and delivery, as they assist their community in growing and thriving.

CPDC is committed to the long-term success of residents, our partners, and our communities. **CPDC and communities together. Growing and thriving.**