

**Client/Owner:** Housing Authority of Baltimore City

**Architect:** Thomas Gamper, AIA

**Contractor:** Mel McLaughlin Company

**Project Financing:** \$2,500,000 – Public Housing Capital Fund, HOME, MD Rental Housing Program

**Project Completed:** 1997



Owned by the Housing Authority of Baltimore City and developed by the French Development Company, Montpelier's Choice consists of 39 one, two, and three bedroom units. These garden-style apartment buildings were renovated using market rate financing, HOME funds, Baltimore City Bond funds, as well as MD Partnership Rental Housing and Rental Housing funds.

The 39 mixed-income units are rented to 13 public housing residents under Annual Contribution Contracts (ACCs), 6 Section 8 residents, 7 residents at 50% or below areawide median income, and 13 market rate residents. Montpelier's Choice provides a good illustration of the French Development Company's approach of "layering" multiple sources of financing and achieving the maximum level of flexibility in setting rent levels. One-third of the total units are unrestricted and can accrue market level rents. A mixed-income tenant population leads to a more sustainable project and promotes integration of residents into the larger community. Montpelier's Choice was the first of French affiliate, Towner Management Company's, projects to successfully employ Community-Based Management Partnerships.