

Client/Owner: 306 W. Mulberry Partnership

Architect: Cho Wilks and Benn Architects

Contractor: Metropolitan Contracting

Project Financing: \$4,500,000 - Federal Low Income Housing Tax Credits, MD Rental Housing Program, Community Development Financing Corporation

Project Completed: 1994



Mulberry Court is a 62-unit mixed-income rental development financed by Low Income Housing Tax Credits and private financing secured through the Community Development Financing Corporation (CDFC). The zoning for Mulberry Court originally allowed for the development of 233 apartments, however the goal of the French Development Company was to produce a quality living environment. As a result, instead of developing at the maximum density, the developer constructed only 62 apartments. This downsized project allowed for the creation of a beautifully landscaped courtyard and generously spaced apartments with an interior design that allowed each apartment views of the courtyard. This new construction project consisting of one-bedroom and two-bedroom apartments was financed using low income housing tax credits sold to Chevron, and market financing through the Baltimore Community Development Financing Corporation.

