

**Client/Owner:** Pembroke Commons, Ltd. Ptshp.

**Architect:** Tom Gamper, AIA

**Contractor:** Myles & French Ltd. Ptshp.

**Project Financing:** \$800,000 - LIHTC, MD State

RHP, LIPRA and Baltimore CDFC

**Project Completed:** 1999



Pembroke Commons was a joint venture between the French Development Company and COIL CEDC, a neighborhood-based non-profit. The project involved the substantial rehabilitation of a historic apartment building one-half block from Franklin Square. The building had been a vacant eyesore for many years and a number of previous attempts at redevelopment had proven unsuccessful.

French Development assembled multiple layers of financing for this small eight-unit project which included State LPRA and Nonprofit Loan funds, a Baltimore Community Development Financing Corporation first mortgage loan and the syndication of 9% federal Low Income Housing Tax Credits.