

**SHARP-LEADENHALL
MIXED FINANCE DEVELOPMENT**

Client/Owner: Sharp-Leadenhall Rental No. 1, LLC

Architect: ArchPlan, Inc.

Contractor: Southway Builders, Inc.

Project Financing: \$6,500,000 - Low Income Housing Tax Credits, Rental

Housing Factor Funds, PHA Capital Funds

Project Completed: 2007



In April 2004, a joint venture partnership of the Sharp-Leadenhall Planning Committee and the French Development Company was selected to develop, own and manage Housing Authority of Baltimore City scattered site properties in the Sharp-Leadenhall neighborhood in south Baltimore. The partnership was awarded 9% Low Income Housing Tax Credits by the State DHCD's Community Development Administration in May 2005. The initial phase was completed in October 2007 and involved the renovation of 23 public housing units and new construction of an additional 8 affordable rental units on City-owned vacant land in the community. This project preserved affordable housing in an area of Baltimore that is undergoing gentrification and rapidly escalating housing values.