

Owner

Cornerstone/Cherrydale Inc.,
a non-profit subsidiary of
Cornerstone Inc.

Developer

Enterprise Homes, Inc.

Financing

U.S. Dept. of Housing and
Urban Development (HUD)
Low Income Housing Preservation
and Homeownership Act grant

Architect

Kann and Associates

Contractor

Whiting-Turner Contracting Corporation

Management Company

Shelter Group

**Development**

186 Rental Units
Completed 1999

Cherrydale is a development of 186 affordable apartments in the Cherry Hill Community of South Baltimore. The community was originally constructed in 1961 as a HUD 236 project, and had received relatively little in the way of upgrades since that time. The residents requested the opportunity to purchase the property under a HUD program and make a modest rehabilitation. The community was concerned about safety and security as well as improvements to the physical structures.

The development consists of 18 buildings in 7 clusters. They are of brick and masonry construction with aluminum siding on the upper level. The buildings are three stories with the first level a half flight down.

The modest rehabilitation included replacing the roofs, windows and doors; upgrading the heating system and providing air conditioning; repainting all of the units; installing wall to wall carpeting and new cabinets; reconstructing the laundry areas; relocating and improving the rental office; constructing a community space and improving the grounds.

To heighten security, the building fronts were replaced and an electronic entry control with telephone access to each apartment for guest paging provided. A decorative perimeter fence to limit points of entry was also installed. These efforts limited through traffic by non-residents.

For more information, please contact:

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Enterprise Homes, Inc. has completed more than 4,200 affordable and market-rate homes and rental residences in communities throughout the mid-Atlantic region. Enterprise collaborates with nonprofit and for-profit housing organizations, community groups, as well as city and county agencies to produce high quality housing, creating vibrant mixed-income communities.

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. Enterprise leverages low-income housing, new markets and historic rehabilitation tax credits; short and long-term debt; and development services to capitalize projects that make a catalytic difference in communities. For over 25 years, Enterprise has privately raised nearly \$9 billion to finance more than 240,000 affordable rental and for-sale homes, create vital communities and help transform the lives of low-income Americans, particularly those at the lowest end of the economic scale. Currently, Enterprise is investing in communities at a rate of nearly \$1 billion a year. Visit www.enterprisecommunity.com or www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity.