

Developer

B.U.I.L.D./Enterprise Nehemiah
Development, Inc.

A Joint Venture of

- Baltimoreans United in Leadership
Development (B.U.I.L.D.)
- Enterprise Homes, Inc.

Financing

U.S. Department of Housing and
Urban Development (Dept. of HUD)

City of Baltimore,
Department of Housing and
Community Development

State of Maryland,
Department of Housing and
Community Development

Susquehanna Bank

Federal Home Loan Bank of Atlanta

B.U.I.L.D. (Baltimore Churches
and Synagogues)

Enterprise Community Loan Fund

Architect/Engineer

Urban Design Associates

DaftMcCune-Walker, Inc.

David H. Gleason Associates, Inc.

Contractor

A Joint Venture of

- Southway Builders, Inc.
- C.L. McCoy Framing

Real Estate Services

HomeComing Realty, Inc.



Development

102 For-Sale Townhomes

Phase IA 36 units completed 2000

Phase IB 66 units completed 2003

In the Sandtown-Winchester neighborhood of West Baltimore, B.U.I.L.D./Enterprise Nehemiah Development, Inc. developed a Homeownership Zone of approximately 236 townhomes (phases 1, 2 and 3). Building on the momentum that began in 1991 with the development of 227 units of Nehemiah housing for first-time homebuyers in Sandtown-Winchester, the development includes the completed rehabilitation of 36 traditional Baltimore row houses and the new construction of a variety of townhomes.

As a designated Baltimore Empowerment Zone, Sandtown-Winchester Square is bringing in resources and opportunities to the neighborhood through federal grants and tax benefits.

The Homeownership Zone complements the efforts of the Empowerment Zone programs. The 236 units in Sandtown-Winchester Square are located on adjoining blocks in the heart of the neighborhood and build on the success of the 300 Nehemiah homes completed in 1992. The size of the development, its central location, and the predominance of new construction contribute to positive change to the neighborhood landscape. The rehabilitation of a large number of existing rowhouses and the design of the new houses preserve and complement the historical character of Sandtown-Winchester.

Special financing will keep the homes affordable to low- and moderate-income families. Sixty percent of the homes are targeted to families earning less than 60 percent of the Baltimore area median income.

For more information, please contact:

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www.enterprisehomes.com

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 over \$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 \$1 billion a year. Visit www.enterprisecommunity.com or www.enterprisecommunity.org to learn more about Enterprise's efforts to build communities and opportunity.