

Owner

Salony House I Limited Partnership and
Salony House II Limited Partnership

A Joint Venture of

- SIS Properties, LLC
- Enterprise Housing Corporation of Maryland

Developer/Sponsor

SIS Properties, LLC

Enterprise Housing Corporation
of Maryland

Financing

Enterprise Community Investment, Inc.

State of Maryland,
Department of Housing and
Community Development

Federal Home Loan Bank of Atlanta
through Susquehanna Bank

Architect/Engineer

Studio 22

Contractor

Schuster Enterprises, Inc.

Management Company

Schuster Management Corporation



Development

60 Rental Apartments for Seniors

Phase I completed in 2000

Phase II completed in 2002

Salony House is a development of 60 affordable apartments in a three-story building designed for senior citizens in Reisterstown, Md. Built in two phases, Salony House was the first affordable housing development in this community that targeted the elderly. The development provides a variety of special needs housing. To accommodate the needs of seniors, all of the apartments are handicapped accessible and two are handicapped equipped.

Fifty-eight of the new construction apartments, containing one bedroom and a bath, measure approximately 710 square feet. There are also two two-bedroom apartments of 940 square feet. To assure prompt and quality maintenance, a resident manager's home was constructed from an existing building on the property. Standard features for the apartments include an electric heat pump, electric range, refrigerator, dishwasher, garbage disposal, cable access, balcony, wall to wall carpeting, and emergency pulls.

A community center, to promote resident interaction, features a full service kitchen, Internet access and a comprehensive work space center. Each floor has a laundry room and a meeting/card room. Many supportive services are offered to enhance residents' quality of life and allow many to retain independence and to "age in place."

Salony House enables low-income area seniors to stay in the Reisterstown community. All of the apartments are occupied by seniors earning less than 60 percent of the area median income.

For more information, please contact:

Enterprise Homes, Inc.
312 Martin Luther King, Jr. Boulevard
Baltimore, MD 21201
tel: 410.332.7400 ■ fax: 410.230.2129
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 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.