

THE NEW FACE OF AFFORDABLE HOUSING



Anne Arundel Affordable
Housing Coalition

The New Face of Affordable Housing in Anne Arundel County

Affordable rental housing today is widely misunderstood. In a large part, this is true because the affordable housing is so attractive, well maintained, and professionally managed that people do not recognize it as anything different from other housing in their community. Indeed, it is not.

Affordable housing today, like other rental housing, is developed, owned, and managed by private entities. Investment in the housing comes primarily from private investors and banks, just like other rental housing. It must meet all the local development standards including adequate facilities. This means the affordable rental community must meet the school capacity and traffic impact standards just like any other development. As with other housing, owners of affordable rental housing pay property taxes, have admission standards residents must meet and establish rents that residents must be able to pay. It looks like any other housing.

What makes affordable housing unique is that a portion of the financing and tax credits are provided by the State of Maryland. This allows the rents to be somewhat lower and requires residents meet income eligibility requirements, typically at or below 60 percent of the median income in the area. This is \$53,040 for a family of four in Anne Arundel County, about what a lower paid working family can expect to make. Affordable housing communities are more likely than other housing to offer residents an array of activities and supportive on-site services which helps residents to remain stable tenants and be productive members of the community.

What is Affordable Rental Housing like in Anne Arundel County?

While the County does not have enough affordable rental housing to meet the needs of the people and families who live and work in the County, we do have enough affordable housing communities to demonstrate the New Face of Affordable Housing. Housing built with the current programs blends seamlessly into the neighborhoods of which it is a part. Certainly, people with concerns about an affordable housing proposal can look at what exists and see how well it is working.

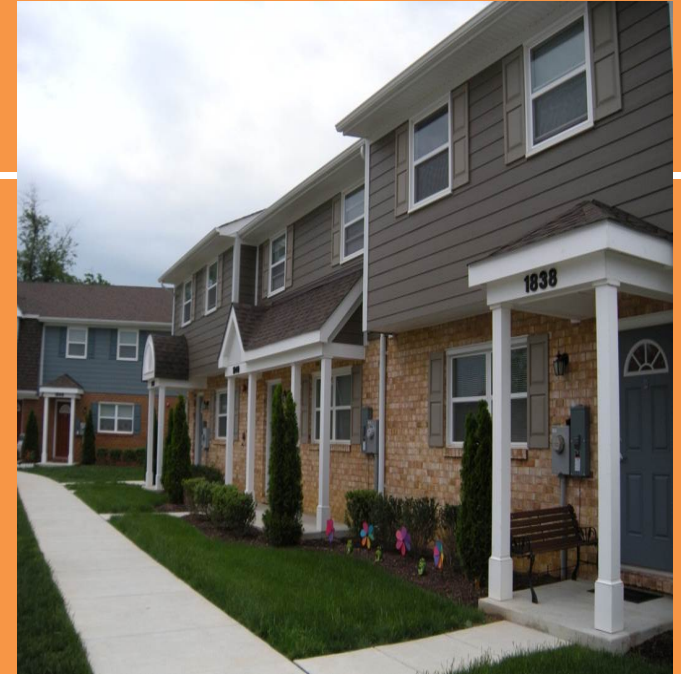
The County has 16 affordable communities, more than half of which are located around the County and outside of Annapolis. Today's affordable housing is not public housing, which has not been built for over 40 years. In fact, most public housing in the County, consistent with federal policy, has or will be rehabilitated, sold and converted to private ownership in the next decade. Some of the public housing included in the pages that follow have already undergone that transition and are indeed part of the New Face of Affordable Housing. It is false to think of any new affordable housing existing or proposed as having any similarities to public housing — that program is in the past.

Since a picture is worth a thousand words, we have prepared the following pages to show and tell you what affordable rental housing built under today's programs is like and who the residents are. We have provided 2015 rental rates and average tenant income to show the range in residents served. We believe you will be impressed with the New Face of Affordable Housing in Anne Arundel County.

Annapolis Gardens

250 Croll Drive, Annapolis, MD 21403
Rehabilitated 2011

- Serves 150 families with limited incomes
- 1, 2, 3, 4, and 5 bedroom apartments and townhomes
- Average Rent: \$1,035
- 71% of residents are actively employed
- Average Income: \$25,020



The New Face of Affordable Housing

Admiral Oaks

445-C Captains Circle, Annapolis, MD 21401
Rehabilitated 2009

- Serves 159 families with limited incomes
- 2, 3, and 4 bedroom garden apartments and townhomes
- Average Rent: \$1,047
- Average Income: \$29,945



The New Face of Affordable Housing

Bay Forest

930 Bay Forest Court, Annapolis, MD 21403
Established 1998

- Serves 120 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Average Income: \$22,559
- Rent Range: \$725 to \$1,060
- Serves seniors 62 and older



The New Face of Affordable Housing

Bates Senior Housing

1101-1103 Smithville Street, Annapolis, MD 21401
Rehabilitated 2006 – Historic Preservation and Adaptive Reuse

- Serves 71 low income elderly residents living on fixed incomes in an independent setting
- 1 bedroom independent living apartments
- Average Income: \$13,780
- Average Rent: \$804
- Serves seniors 62 and older



The New Face of Affordable Housing

Berger Square

1480 Berger Street, Odenton, MD 21113
Under Construction – To be completed 2016

- Will serve 48 families with limited incomes
- 2 bedroom apartments
- Average Rent: \$963
- Income Range: \$23,850 to \$47,760
- Will be located in an area of opportunity



Coming soon in 2016!!

The New Face of Affordable Housing

College Creek Terrace

199 Bertina A Nick Way, Annapolis, MD 21401
Rehabilitated 2012

- Serves 63 families with limited incomes
- 1, 2, 3 and 4 bedroom apartments and townhomes
- Rent Range: \$727 to \$1,371
- 50% of residents are actively employed. 40% of residents are elderly or disabled.
- Average Income: \$17,311
- Phase III to be completed 2016 and will add 61 new homes



The New Face of Affordable Housing

Glen Forest

7975 Crain Highway, Glen Burnie, MD 21061
Established 2000

- Serves 100 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Average Income: \$23,269
- Rent Range: \$725 to \$1,060
- Serves seniors 62 and older



The New Face of Affordable Housing

The Greens at Hammond Lane

602 Hammonds Lane, Brooklyn Park, MD 21225
Established 2011

- Serves 90 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Average Income: \$23,864
- Average Rent: \$753
- Serves seniors 62 and older



The New Face of Affordable Housing

Heritage Crest

5562 Shelly Road, Glen Burnie, MD 21061
Rehabilitated 2013

- Serves 100 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Average Income: \$13,444
- Rent Range: \$951 to \$1,146
- Serves seniors 62 and older



Photo by Harkins Builders



Photo by Harkins Builders

The New Face of Affordable Housing

Homes at the Glen

73 Juliana Circle East, Annapolis, MD 21401
Established 2002

- Serves 56 families with limited incomes
- Townhome community with 1, 2, and 3 bedrooms
- Rent Range: \$724 to \$986
- 88% of residents are actively employed
- Average Income: \$46,300
- Lease to purchase program



The New Face of Affordable Housing

Marley Meadows

202 Marley Meadows Lane, Glen Burnie, MD 21060
Established 2013

- Serves 36 families with limited incomes
- Family community with 1, 2, or 3 bedroom apartments.
- Average Rent: \$725
- 78% of residents are actively employed
- Average Income: \$31,442



The New Face of Affordable Housing

Oakwood Family Homes

8028 Foxridge Lane, Glen Burnie, MD 21061
Established 2013

- Serves 22 families with limited incomes
- Single family homes option to buy after 15 year lease
- Rent Range: \$480 to \$1080
- 78% of residents are actively employed
- Average Income: \$34,005
- Lease to own community



The New Face of Affordable Housing

Obery Court

199 Obery Court, Annapolis, MD 21401
Rehabilitated 2010

- Serves 50 families with limited incomes
- 1, 2, 3 and 4 bedroom apartments and townhomes
- Rent Range: \$486 to \$1,226
- 38% of residents are actively employed. 30% of residents are elderly or disabled.
- Average Income: \$17,769



The New Face of Affordable Housing

Park View at Furnace Branch

7466 E. Furnace Branch Road, Glen Burnie, MD 21060
Established 2003

- Serves 101 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Average Income: \$24,075
- Rent Range: \$937 to \$1,114 (2015)
- Serves seniors 62 and older



The New Face of Affordable Housing

Park View at Severna Park

180 Ritchie Highway, Severna Park, MD 21146
Established 2010

- Serves 103 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Income Range: \$22,416 to \$42,480
- Rent Range: \$934 to \$1,114
- Serves seniors 62 and older



The New Face of Affordable Housing

Victoria Park at Edgewater

87 Stewart Dr., Edgewater, MD 21037
Established 2006

- Serves 102 low income elderly residents living on fixed incomes in an independent setting
- 1 and 2 bedroom apartments
- Income Range: \$10,488 to \$37,140
- Rent Range: \$437 to \$1,107
- Most residents are retired and approximately 5% have part-time employment or volunteer



The New Face of Affordable Housing

Anne Arundel Affordable Housing Coalition
P.O. Box 572
Riva, MD 21140