

**INCLUSIONARY HOUSING PLAN SUMMARY**

**New Shiloh III Family Apartments**

**PRESENTED AT TBD Inclusionary Housing Meeting**

**Project Information<sup>x</sup>**

Project Location – 2300 N Monroe St, Baltimore, MD

Neighborhood – Penrose/Fayette Street Outreach

Date Building Permit Application Submitted – 12/2/24

Date Inclusionary Housing Plan Received – 9/22/2025

Date 45 Day Review Period Concludes – 10/26/2025

Does Project Qualify for Inclusionary Units: \_\_\_\_\_ Yes  No

**Exemption Information**

Explanation if No:

\_\_\_\_\_ Project is fewer than 20 units

\_\_\_\_\_ Total construction/renovation costs are less than \$60,000 per unit

\_\_\_\_\_ The project is not located on land that the City sold for the project

\_\_\_\_\_ The owner is not requesting any subsidies, tax credits, grants or other City Subsidies

Project is an

Affordable Housing Project

\_\_\_\_\_ Fraternity or sorority houses, as defined in § 1-306(p) of the Zoning Code

\_\_\_\_\_ Residential-care facilities, as defined in § 1-312(p) of the Zoning Code

\_\_\_\_\_ Residential project that is designed for, marketed to, and leased to students enrolled in accredited educational institutions located in Baltimore City, also known as “student housing”. (Ord. 07- 474; Ord. 24- 308).

## Inclusionary Unit Information

If Inclusionary Units are required:

Total number of units

Total number of penthouse units

Total number of units used to determine Inclusionary Housing requirements

10% Inclusionary Requirement -

5% of units available to households earning 50% of area median income

5% of units available to households earning 60% of AMI

Inclusionary Unit Breakdown

Anticipated Occupancy      Anticipated Leasing Starts

## Affirmative Marketing Summary:

### Other Comments

This project is the new construction of a 50-unit family four-story rental apartment building, funded by 9% LIHTCs, where all units are affordable. This development will be the final phase of a master planned campus originally envisioned by the New Shiloh Baptist Church. In addition to housing, the campus is home to the largest YMCA head start facility in Baltimore and an early childhood daycare center as well. And of course, the campus is also the home of the New Shiloh Baptist church which not only offers regular church services but has a full ministry of community outreach, support and educational programs. The site is located within the Monroe/Whittier Community which is located just south of the Druid Hill Park and the Maryland Zoo in Baltimore. The Community is well located within the West Baltimore Mondawmin neighborhood of the City of Baltimore, which is a hub of retail, education and transportation supporting a broad residential community. Residents will enjoy excellent access to multiple public transit routes as well as shopping, healthcare, library, educational, recreational and employment opportunities.

### DHCD Recommendation

The Project is not required to produce inclusionary units and should be approved.

## Inclusionary Housing Plan

### *Appendix A in Inclusionary Guidelines*

Section 2B-22 of Ordinance 24-308, Inclusionary Housing for Baltimore City requires that developers who are required to make inclusionary units available submit this Inclusionary Housing Plan at the time an application for a building permit is submitted.

Building permit applications that fail to include this form will not be reviewed. No building permit application will be released without an approved Inclusionary Housing Plan. Inclusionary Housing Plans can only be submitted prior to receiving a building permit.

Additional information about the City's Inclusionary Housing requirements can be found : [22-0195 Completed Ordinance 24-308 \(6\).pdf](#)

More information regarding Affirmative Marketing can be found in the program guidelines found here: [Inclusionary Housing | Baltimore City Department of Housing & Community Development](#)

### General Project Information

Section	Question
NAME OF PROJECT	<b>Development Name</b> New Shiloh III Family Apartments
	<b>Marketing Name (if different)</b>
	<b>Apartment or House Name (if applicable)</b>
PROPERTY OWNER	<b>Name of Company</b> Bon Secours New Shiloh III Limited Partnership
	<b>Contact Name</b> Alicia Corson
	<b>Contact Title/Role</b> Director of Housing and Community Development
	<b>Contact Email</b> alicia_corson@bshsi.org
	<b>Contact Phone</b> 410-294-9123



	<p><b>Mailing Address</b> 26 N Fulton Avenue, Baltimore, MD 21223</p>
<p>PROJECT INFORMATION</p>	<p><b>Legal Address</b> 2300 N Monroe, Baltimore, MD</p>
	<p><b>Street Known-As Address</b> (if applicable)</p>
	<p><b>Zoning District</b> R-8</p>
	<p><b>Description</b> (must include list of amenities and services that will be available, description of neighborhood)</p> <p>This project is the new construction of a 50-unit family four-story rental apartment building, funded by 9% LIHTCs, where all units are affordable. This development will be the final phase of a master planned campus originally envisioned by the New Shiloh Baptist Church. In addition to housing, the campus is home to the largest YMCA head start facility in Baltimore and an early childhood daycare center as well. And of course, the campus is also the home of the New Shiloh Baptist church which not only offers regular church services but has a full ministry of community outreach, support and educational programs.</p> <p>The site is located within the Monroe/Whittier Community which is located just south of the Druid Hill Park and the Maryland Zoo in Baltimore. The Community is well located within the West Baltimore Mondawmin neighborhood of the City of Baltimore, which is a hub of retail, education and transportation supporting a broad residential community. Residents will enjoy excellent access to multiple public transit routes as well as shopping, healthcare, library, educational, recreational and employment opportunities.</p>
<p><b>Exemptions</b>  (Exempt projects must complete Exhibit A – Acknowledgement and Certification and provide documentation of exemption)</p>	<p><b>My Project is exempt from the requirement of an Inclusionary Housing Plan because it is one of the following:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Dormitories, as defined in § 1-305(g) of the Zoning Code;</li> <li><input type="checkbox"/> Fraternity or sorority houses, as defined in § 1-306(p) of the Zoning Code;</li> <li><input type="checkbox"/> Residential-care facilities, as defined in § 1-312(p) of the Zoning Code; or</li> <li><input type="checkbox"/> Residential project that is designed for, marketed to, and leased to students enrolled in accredited educational institutions located in Baltimore City, also known as “student housing”. (Ord. 07- 474; Ord. 24-308.</li> </ul>



**SUBSIDY INFORMATION**

Includes all subsidies applied for (including those not yet awarded) and intended to be applied for

**I am currently or contemplating requesting the following for this project** (Select all that apply):

- Grants or loans that equal or exceed 15% of total projected project costs
- Payment in Lieu of Taxes (PILOT) (not affordable housing)
- Tax Increment Financing (TIF)

Section	Question
<b>SUBSIDY INFORMATION (cont.)</b>	<p><input type="checkbox"/> Sale or transfer of City-owned land substantially below its appraised value. Please include a copy of a Land Disposition Agreement, appraisal or other document establishing the below value purchase price</p> <p><input checked="" type="checkbox"/> <b>Tax Credit(s) please identify</b> (please attach a separate sheet if there are more than 3):</p> <p>9% LIHTCs _____</p> <p>Solar Investment Tax Credits _____</p> <p>_____</p> <p><input type="checkbox"/> <b>Affordable Housing Projects</b></p> <p><input checked="" type="checkbox"/> Please attach the total number of units, breakdown by AMI, and a list of all sources.</p> <p><b>no</b> <input type="checkbox"/> Please indicate if you are planning to request or have a received an Affordable Housing PILOT and provide a copy of the application, underwriting memo and/or approval.</p> <p><input type="checkbox"/> I am not applying for any of the following (please note that if you check this box you cannot apply for any additional tax credits or subsidies related to this project in the future)</p>
<b>UNIT INFORMATION</b>  ONLY FOR AFFORDABLE HOUSING PROJECTS receiving the LIHTC, please attach your Mix Tab from the 202 Application.	<p><b>Total Number of Units in the Project:</b></p> <p><b>50</b></p> <hr/> <p><b>Total Number of Penthouse Units in the Project:</b></p> <p><b>0</b></p> <hr/> <p><b>Total Number of Eligible Units (Total Units – Total Penthouse Units):</b></p> <p><b>50</b></p> <hr/> <p><b>Required Number of Inclusionary Units (10% of Total Number of Eligible Units):</b></p> <p><b>5</b></p>

	<b>Required Number of Units Available to Very Low Income Households</b> (50% of Area Median Income):  <b>16</b>
	<b>Required Number of Units Available to Low Income Households</b> (60% of Area Median Income):  <b>3</b>
	<b>Cost Per Unit:</b>  Approx. \$504,000
UNIT AVAILABILITY	Please complete Exhibit C. Unit Information
<b>CONTRACTED COMPANIES: PROPERTY MANAGEMENT</b>  Not required for Tax Credit/Affordable Housing Properties	<b>Name of Company</b> Residential One
	<b>Contact Name</b> Sescel Harris
	<b>Contact Title/Role</b> Regional Vice President
	<b>Contact Email</b> sharris@res1.net
	<b>Contact Phone</b> 301-939-7571
	<b>Leasing Agent Name</b> Sescel Harris
	<b>Leasing Agent Email</b> sharris@res1.net
	<b>Leasing Agent Phone</b> 301-939-7571
<b>CONTRACTED COMPANIES: TENANT SELECTION (optional)</b>	<b>Name of Company</b>

Not required for Tax Credit/Affordable Housing Properties	<b>Contact Name</b>
	<b>Contact Title/Role</b>
	<b>Contact Email</b>
	<b>Contact Phone</b>
<b>BUILDING PERMIT APPLICATION INFORMATION</b> (to be completed by DHCD)	<b>Permit Application Number</b> COM2024-03602
	<b>Date Submitted</b> 12/2/24
	<b>Date Building Permit Approved for Issuance</b> TBD
	<b>Building Permit Number</b> TBD

### Proposed Project Schedule

Status	Start Date	Completion Date
Pre-Development	1/1/2022	12/14/2025
Financing	12/25/2025	9/15/2027
Permitting	12/2/2024	12/14/2025
Construction	12/15/25	12/15/2026
Use and Occupancy Permit	12/15/2026	12/15/2026
Marketing	11/15/2026	5/15/2027
Leasing	12/15/2026	5/15/2027
Occupancy	12/15/2026	And onward

## Required Exhibits

**ALL EXHIBITS MUST BE COMPLETE PRIOR TO SUBMITTING THIS INCLUSIONARY HOUSING PLAN. INCOMPLETE PLANS WILL BE NOT REVIEWED AND COULD DELAY THE ISSUANCE OF A BUILDING PERMIT.**

Check if attached	Exhibits	Type	DHCD Staff Only
<input checked="" type="checkbox"/>	A	Acknowledgement and Certification	<input type="checkbox"/>
<input checked="" type="checkbox"/>	B	Declaration of Covenants	<input type="checkbox"/>
<input checked="" type="checkbox"/>	C	Unit Information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	D	Site Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	E	Front Elevation or Block Face	<input type="checkbox"/>
<input checked="" type="checkbox"/>	F	Residential Floor Plans	<input type="checkbox"/>
<input checked="" type="checkbox"/>	G	Affirmative Marketing Plan	<input type="checkbox"/>

**Check Below If Applicable, all submitted documentation will be subject to review by the City. \***

- Affordable Housing Projects – Attach Unit Mix Information included in 202 Application submitted to the State.
- Exempt Categories – Attach documentation that shows project meets exemption category.
- Meets 4 requirements
  - Include 20 or more units
  - Does NOT receive a major public subsidy OR Benefit from Significant land use authorization
  - Newly constructed, substantial rehab or converted from a non-residential housing use; and
  - The cost of construction or conversion exceeds \$60,000 per unit.

\*If you check a box, you must only complete the Inclusionary Housing Plan (Appendix A in the Guidelines) and Exhibit A – Acknowledgement and Certification.



**EXHIBIT A:**

**Inclusionary Housing Plan Acknowledgement and Certification**

The undersigned hereby certifies that they understand the information being requested by this form and the importance of such to the validity of any building permit and that post-permit issuance revisions to the construction plans that change the number of dwelling units to be constructed on the Project property, the net residential area, or that materially affects the design/unit comparability standards in the City's Inclusionary Housing Law will require the submission of an updated Inclusionary Housing Plan.

The undersigned understands that failure to indicate the subsidy(ies) that the undersigned is receiving or contemplating receiving for the project may lead to ineligibility to apply for a tax credit or subsidy following the approval of a building permit for the project.

The information provided to the City of Baltimore in this Inclusionary Housing Plan is true and accurate and the undersigned has the authority to bind any corporate entity identified as Property Owner herein and understands that this form will be considered binding on all successors and assigns of Property Owner with respect to the Project property. The undersigned further understands and agrees that the provision of any false or inaccurate information shall render the building permit and all other City approvals null and void.

Property Owner Signature

7/11/25

Date

Thomas Cassel, Authorized Signatory

Printed Name and Title

New Shiloh III Family Apartments

Project Name

# PROJECT INCOME

## New Shiloh III Family Apartments

Date \_\_\_\_\_  
**RESIDENTIAL RENTAL**

**INCOME**

**Low-Income Units**

Median Income	Unit Description		Number of Units	Unit Size (Net leasable Sq. Ft.)	Tenant Utilities*	Tenant Rent	Rent Subsidy	Rent Subsidy Source	Income Per Unit	Monthly Income	Annual Income
	Bedrooms	Baths									
30%	1	1	7	612	\$97	\$533	570	HAP Contract	1,103	7,721	92,652
40%	1	1	5	612	\$97	\$880			880	4,401	52,815
50%	1	1	7	612	\$97	\$932			932	6,524	78,288
60%	1	1	1	612	\$97	\$1,128			1,128	1,128	13,536
30%	2	2	5	854	\$107	\$623	693	HAP Contract	1,316	6,580	78,960
40%	2	2	4	854	\$107	\$1,066			1,066	4,263	51,154
50%	2	2	5	854	\$107	\$1,133			1,133	5,665	67,980
60%	2	2	1	854	\$107	\$1,368			1,368	1,368	16,416
30%	3	2	5	1,115	\$138	\$705	963	HAP Contract	1,668	8,340	100,080
40%	3	2	5	1,115	\$138	\$1,137			1,137	5,686	68,227
50%	3	2	4	1,115	\$138	\$1,300			1,300	5,200	62,400
60%	3	2	1	1,115	\$138	\$1,572			1,572	1,572	18,864
Total			50	41,777						\$ 58,448	\$ 701,372



## DHCD Compliance and Checklist

FOR USE BY DHCD STAFF ONLY

ITEM	DHCD APPROVAL		COMMENTS
	Date	Program Manager Initials	
Date Plan Received	09/22/2025		
<b>INITIAL THRESHOLD REVIEW</b>			
<b>Project Information</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Subsidy Information</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Unit Information</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Unit Availability</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Contracted Companies</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Proposed Project Schedule</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Exhibit A. Acknowledgement and Certification</b> <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Incomplete	09/29/2025	SaF	
<b>Exhibit B. Declaration of Covenants</b> <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete			N/A



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

ITEM	Date	Program Manager Initials	COMMENTS
<b>Exhibit C. Unit Information</b> <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete			N/A
<b>Exhibit D. Site Plan</b> <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete			N/A
<b>Exhibit E. Front Elevation or Block Face</b> <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete			N/A
<b>Exhibit F. Residential Floor Plans</b> <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete			N/A
<b>Exhibit G. Affirmative Marketing Plan</b> <input type="checkbox"/> Complete <input type="checkbox"/> Incomplete			N/A
<b>INCLUSIONARY HOUSING BOARD</b>			
<b>Project Summary Completed</b>	09/29/2025	<i>S&amp;F</i>	
<b>Date Presented to the Board</b>			N/A
<b>APPROVALS</b>			
<b>Date of Approval</b>	09/29/2025	<i>S&amp;F</i>	
<b>Date of Approval Provided to Property Owner</b>			
<b>Date of Approved Plan Provided to Department of Finance</b>			
<b>Date of Approved Plan Provided to Permits Division</b>			