Adaptive Re-use at Historic Wiley H. Bates Heritage Park

The Wiley H. Bates High School is a cultural landmark in Annapolis that sat vacant for over 20 years. The school was built in the 1930’s on land donated by Mr. Bates, a prominent African American businessman. Prior to desegregation, it was the only high school for African Americans in the Annapolis area. Because of its cultural significance, the school was listed on the National Register of Historic Places.

Adaptive Re-use

One special area of CPDC’s expertise is "adaptive reuse" of abandoned historic structures, such as the Wiley H. Bates High School. The school has been creatively converted into a multi-use complex. CPDC and its partner Northern Real Estate Urban Ventures, LLC developed the former classroom wings of the building into a 71-unit independent living apartments for low-income seniors. Arundel Community Development Services, Inc. (ACDS) developed the remaining portions of the building into a Boys and Girls Club and a senior center managed by Anne Arundel County’s Department of Aging.

Financing

The historic nature of the building, along with the very low incomes of targeted residents, required CPDC to put together an extraordinary variety of private and public funding sources. Private sector financing consists of a construction loan from SunTrust Bank, a permanent first mortgage from PNC Bank, and tax credit equity through Hudson Housing Capital.

The public sector financing includes an allocation of 9% Low-income Housing Tax Credits (LIHTC) and secondary loans from both ACDS and Maryland Department of Housing and Community Development (MD DHCD), plus both federal and state historic preservation tax credits. In a unique structure, CPDC’s non-profit real estate arm, Community Housing, Inc., purchased the state historic tax credits, yielding an additional $700,000 for the project. In addition, the project received a project-based voucher Section 8 contract for all 71 of the apartments from the Housing Commission of Anne Arundel County. Thirty six of the units are restricted to residents earning up to 40% of the area median income, and the balance is restricted to residents at 50% of the AMI.
Resident Services

What makes CPDC unique is its valued stock in residents. CPDC provides high-quality, tailored, site-based resident services programs. CPDC does not provide services as “one-offs,” instead, the organization takes a focused approach to resident engagement, one that promotes community development.

CPDC has adopted a community building model that seeks to create community impact through aligned social, economic, and environmental efforts that are data-driven. The model is built upon five areas of sustainable community development:

- **Economic Development:** providing access to job placement and training, financial literacy workshops, transportation, and technology access.

- **Resident Engagement:** supporting civic involvement, volunteerism, neighborhood leadership, community participation, and cultural exchange.

- **Health and Wellness:** encouraging health education and awareness; providing nutrition and fitness classes; supporting access to social and human services.

- **Education:** focusing on early school readiness, youth development, parent engagement, and adult literacy.

- **Environment:** promoting energy efficiency, recycling, and water conservation.

Resident Services at Wiley H. Bates

CPDC adopts three of the five areas of sustainable economic development at Wiley Bates:

- Resident Engagement
- Health and Wellness
- Environment

Programming and community space specifically address the needs of the elderly, helping them to successfully age-in-place. Residents have access to community meeting rooms, a computer learning center as well as high-speed internet access in each apartment, a health care and support center, and an arts/crafts/fitness center.

CPDC is committed to the long-term success of residents, our partners, and our communities. CPDC and communities together. Growing and thriving.