Casa Verde
Where urban living meets environmental innovation

Tawfiq Ismail Abdul-Karim

Casa Verde is a unique, mixed-income multifamily community located in the heart of Baltimore. The development is located at the former Stratford University Site in Little Italy and aims to transform two former school buildings into affordable housing through historic rehabilitation and adaptive reuse. Casa Verde provides residents with an unparalleled living experience that features a variety of amenities that cater to all ages. With over 30,000 square feet of residential amenity space, residents can enjoy everything from community gardens and outdoor play areas to the dishwasher urban farm and living classrooms. These active spaces foster a sense of community, provide opportunities to bring neighbors together, and promote healthy lifestyles. Community involvement is a critical aspect of life at Casa Verde, and the development intends to collaborate with several local community-based organizations in the Baltimore area to activate spaces and facilitate resident programming and services on site. The goal is to create an inclusive and welcoming environment where residents feel at home and can actively participate in shaping their community. Casa Verde’s dedication to affordable housing, historic rehabilitation, and community involvement distinguishes it as a unique multifamily development in the Baltimore area. It offers residents an ecologically conscious and affordable place to call home, complete with a range of amenities designed to enhance their overall quality of life.

Credits
Architect: Paradigm Office
Mentor: Sam Bohmfalk
Instructor: Tanya Bansal
Program Director: Maria Day-Marshall

UNIT MIX

- Market Rate Units
- Residential Mix
- Commercial Mix
- Affordable Mix

MARKET RATE RESIDENTIAL INCOME

- Unit Type
- Rentable SF
- Annual Income

AFFORDABLE RATE RESIDENTIAL INCOME

- Unit Type
- Rentable SF
- Annual Income

Sources of Funds

- Permanent Debt
- Private Equity
- LPFDS Equity
- BRHC Funds
- Affordable Housing Tax Credit Equity
- Rental Housing Partnership
- Urban Agriculture & Innovative Production Grant
- National Housing Trust Fund
- Project Core - Strategies Demo Fund
- Urban Voyages and Food Technology Steel Program
- Council for Affordable and Urban Development
- Commercial: Affordable Housing
- Commercial: Shade Energy Utility Program
- Loan to Eligible Income Energy Efficiency Program

Use of Funds

- Affordable Housing
- Affordable Housing Tax Credit Equity
- Affordable Housing Tax Credit Bond
- Affordable Housing Bond
- Affordable Housing Development
- Affordable Housing Grant
- Affordable Housing Loan
- Affordable Housing Rehabilitation
- Affordable Housing Training
- Affordable Housing Quality
- Affordable Housing Education

AFordable RATE UNIT MIX BASED ON AMI LEVEL

- Unit Type
- % of Mix
- Unit SF
- Rentable SF
- Annual Income

RESIDENTIAL INCOME

- Market Rate GPR
- Affordable GPR

INCOME LIMITS BY AMI LEVEL

- AMI LEVEL
- Unit Type
- % of Mix
- Number

PROJECT SUMMARY

- Name
- Type
- Commercial
- Residential
- Architectural
- Mix

SPACE MIX

- Gross Leaseable Area
- Stories
- Exterior Height
- Building Height
- Roof Type
- Roof Area
- Parking Lot
- Lot Size
- Gross Leasable Area
- Stories
- Exterior Height
- Building Height
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