

Mountainview Tower Apartments

Cumberland, Maryland



**114
Families**



**149
Jobs Created**



**100% Project-
Based Section 8:
Senior Housing**



**Low-Income
Housing Tax Credit**

A Story of Preservation

Mountainview Tower is an existing 114-unit senior affordable housing property located in Cumberland, Maryland. The property was built in 1977, and while it is of durable quality construction and has many amenities, it had not undergone a full renovation since constructed. NHT Communities purchased Mountainview from the Salvation Army, and in partnership with Hampstead Development Group, closed on a \$5.3 million construction deal to rehabilitate the apartment interiors and make energy efficiency upgrades.

To finance the rehabilitation, 9% Low-Income Housing Tax Credits and a loan of federal Tax Credit Assistance Program (TCAP) funds were allocated by the Maryland Department of Housing and Community Development (DHCD). Additionally, a first and second mortgage were enhanced by Freddie Mac, the latter being supported from Interest Reduction Payments that were “decoupled” from a pre-acquisition HUD 236 loan. The City of Cumberland contributed to the project in the form of a PILOT (Payment in Lieu of Taxes). Finally, the property received \$258,000 in Multifamily Energy Efficiency and Housing Affordability funds from the Maryland Energy Administration (MEA) to support a portion of the incremental costs of energy-efficiency upgrades. The focus of the rehabilitation plan was to make the building more energy efficient and promote healthy living.



A Community Revitalized

Mountainview is within a half mile of a transit stop for the public bus service. Renovations included a green roof with accessible terrace space for residents to gather outdoors, an energy efficient boiler for the central heating system, ENERGYSTAR qualified residential light fixtures, low-flow plumbing fixtures, ENERGYSTAR qualified appliances, and vegetable gardens for resident use. These improvements result in the savings of approximately 154 metric tons of carbon emissions, helping to maintain the affordability of the property for residents while keeping utility costs low. Residents have a full-time resident services coordinator on staff and remain healthy and active through NHT Communities' community service programs such as health screenings, food pantry, nutrition support, smoking cessation program, arts and crafts, an urban garden, yoga, and day trips for culture and entertainment.