

Ingerman Announces the Groundbreaking of The Willows at Forest Drive *New Affordable Housing Community Breaks Ground in Annapolis*

Annapolis, MD – Ingerman joined Housing Initiative Partnership, Inc. (HIP), project partners, state and local officials on Thursday, June 27 to celebrate the groundbreaking of The Willows at Forest Drive, an affordable housing community located in Annapolis, Maryland.

The Willows at Forest Drive will be a 58-unit family residential development constructed on 3.595-acres located at 1701 Forest Drive, Annapolis, in Anne Arundel County. The property is bordered by the American Legion Cook Pinkney Post #141 and an existing residential community, and will feature 12 one-bedroom units, 28 two-bedroom units, and 18 three-bedroom units. Apartments will be affordable at 20%, 30%, 40%, and 50% of Area Median Income (AMI). Twelve units will be reserved for persons with disabilities earning less than 30% AMI. Eleven of the project's units will benefit from project-based vouchers (PBVs) and five units will be set aside as HOME assisted units in conjunction with Arundel Community Development Services, Inc.

As part of the Groundbreaking Ceremony, Anne Arundel County and Annapolis City Council officials also joined our neighbor and community partners at the American Legion to celebrate the “breaking of the ground” for a new Restoration Community Garden that is being installed on an adjacent parcel of land donated by Ingerman to the American Legion.

The Development Team for The Willows at Forest Drive includes: Ingerman, HIP, The American Legion, Architecture By Design, Stout Real Estate & Development LLC, and Atwell Engineering. Financing Partners include: Truist, the State of Maryland Community Development Administration, Arundel Community Development Services, Inc., The Harry & Jeanette Weinberg Foundation, and the City of Annapolis.

“We are pleased we could help bring critical gap financing in the form of a \$1.2 million loan and a County PILOT subsidy for a project that is creating deeply affordable units for those who need them most,” said Anne Arundel County Executive Stuart Pittman.

When completed in late fall 2025, The Willows at Forest Drive will be comprised of three residential buildings; all 3-story, walk-up garden-style designs. Exterior features include walkways, seating areas, a playground, and parking, which will create a functional and attractive curb appeal to enhance the area. The community will be designed and certified to LEED, Energy Star Multifamily NC, and Zero Energy Ready Homes specifications. The units contain spacious bedrooms with significant storage, a kitchen package including a stove, refrigerator, microwave, dishwasher, and garbage disposal, and in-unit washers and dryers. Three handicapped accessible UFAS units will be provided, which will be outfitted with roll-in showers, and two hearing and vision impaired (HVI) units will also be available within the community.

“Ingerman is proud to bring high-quality affordable housing to the people of Annapolis. We could not have reached this important milestone without the community's support and our collaboration with our nonprofit development partner, Housing Initiative Partnership. We aim to meet the City's growing demand for affordable homes for their residents, it is our goal to create growth and opportunity for the area's residents,” said David Holden, Development Principal at Ingerman.

The community will feature a number of amenities including a resident lounge, management and Resident Services offices, and a fitness room. Ingerman Management Company (IMC) will have a full-time property manager and maintenance staff onsite. As co-developer, HIP, which is based in Hyattsville, Maryland, will provide on-site Resident Services.

(more)

HIP’s program is CORES (Certified Organization for Resident Engagement & Services) certified, which recognizes organizations that have developed a robust commitment, capacity, and competency in providing resident services coordination in affordable rental housing. The Willows at Forest Drive’s location puts future households in close proximity to amenities including grocery stores, schools, and parks. This location is well-connected to bus routes, giving future residents access to jobs, education, and services throughout Annapolis.

“Neighborhood Revitalization and affordable housing development has always been a big part of HIP’s mission the past 35 years,” said Stephanie Prange Proestel, Executive Director of Housing Initiative Partnership. “The Willows at Forest Drive is the fifth community in the state of Maryland that HIP and Ingerman have partnered on. Our values are aligned to provide high-quality, resident-focused rental housing to established neighborhoods that can benefit the most.”



June 27, The Willows at Forest Drive Groundbreaking Ceremony –

Pictured above, from left to right — Annapolis Alderwoman Sheila Finlayson, Ward 4; Anne Arundel County Executive Stuart Pittman; David Holden, Development Principal at Ingerman; Stephanie Prange Proestel, Housing Initiative Partnership, Inc. (HIP); Maryland Delegate Shaneka Henson, District 30A; Curtis “Gunny” Jones, American Legion Cook Pinkney Post #141; Anne Arundel Councilwoman Lisa Rodvien, and District 6; Annapolis Alderwoman Rhonda Pindell-Charles, Ward 3.

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About Ingerman

Ingerman is a leading developer, builder, and manager of award-winning multifamily communities throughout the Mid-Atlantic region. Since its inception, the company has been responsible for the development of more than 100 sites representing 9,000 units

with total development costs exceeding \$1.5 billion. Ingerman was founded on a guiding principle: to bring together a highly talented and motivated group of real estate professionals to create lasting, quality residential communities that are strategically financed and managed through persistent attention to detail. Today, that mission continues to drive our unwavering focus on delivering high-quality housing and superior services to all of our stakeholders — investors, community partners, and residents. www.ingerman.com

About Housing Initiative Partnership, Inc.

HIP is a nonprofit organization that develops innovative affordable housing, revitalizes neighborhoods, and equips people to achieve their housing and financial goals. Its vision is that every person lives in high-quality affordable housing in a thriving community. In its 35 years of serving the community, HIP has developed or co-developed over 500 units of rental housing, including Town Courts Lofts and Townhomes in Annapolis, and developed 115 single-family homes for sale to first-time buyers. www.HIPhomes.org

American Legion Post #141 - Community Garden Groundbreaking



Presentation of the City of Annapolis Proclamation

