

By CLARA NIEL

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Habitat for Humanity of Frederick County broke ground Wednesday on an affordable housing project on West All Saints Street.

The vacant and historic properties at 100, 104 and 108 W. All Saints St. will be rebuilt into 12 affordable housing units, according to a news release from the nonprofit.

The project will cost around \$4 million. The organization said this is its most “ambitious” project.

Habitat for Humanity has worked with various agencies to make the project happen, Niccole Rolls, director of development and marketing for the nonprofit, said. This includes Frederick’s Historic Preservation Commission to ensure the buildings will still be historically accurate, she said.

Construction for six of the units will start in one to two weeks, Rolls said, and is scheduled to be completed and ready for move-in by October.

The next six units will start construction in October and are scheduled to be completed in 2024.

The units will come in various configurations of one- to three-bedroom homes for people to buy,

she said. Rolls said Habitat for Humanity is estimating the units will sell for around \$195,000, which is roughly \$100,000 less than what’s on the rest of the block.

Habitat for Humanity received more than 285 inquiries for the homes, and the nonprofit has narrowed the pool to 180 applicants, Rolls said.

The final 12 families will be chosen based on a number of factors, she said.

“It’s mostly income and work history. ... Who has the greatest need and the most ability to be able to maintain a mortgage,” she said.

Additionally, the project is the first of its kind in Maryland, Rolls said, since the project is done in conjunction with a land trust. Habitat for Humanity owns the land, the homeowner will own the home, and the home can always stay affordable.

“When [the homeowner] chooses to sell, they will sell to another person who would qualify for affordable housing, so it will always keep that bloc of homes affordable,” she said.

Rolls said the board’s president, Chris Vandergrift, described Habitat for Humanity’s work perfectly when he said the nonprofit was casting a stone and creating a ripple effect in the community.

When people can afford a home, Rolls said, they want to invest in their community and it spurs economic development. The effects of affordable housing are far reaching, she said.

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This rendering shows a Habitat for Humanity of Frederick County project, in which 12 affordable housing units will be built on West All Saints Street, and will retain the historical accuracy of the old buildings.

Courtesy of Habitat for Humanity of Frederick County