

## **Purpose**

Everyone deserves a home they can afford in a stable and healthy community, but most renters in Baltimore pay more than they can afford on their housing.

In response, the HCH Real Estate Company, Inc. (a Maryland nonprofit organization) develops affordable and supportive multifamily rental housing in Baltimore. Our projects are designed to be community-centered, environmentally sustainable and deeply affordable.

## **History and Vision**

Following years of careful consideration, learning, planning and partnership with experts in affordable housing development, financing and construction; the HCH Real Estate Company, Inc. was established in March of 2023 by the Board of Directors at Health Care for the Homeless. The company is a response to the growing housing affordability crisis in Baltimore and ongoing calls from the community for change. The lack of affordable rental housing creates housing instability, exacerbating homelessness.

More than half of all Baltimoreans rent housing, and more than half of Baltimore's renters pay more than 30% of their income on housing and utilities. Current affordable housing development efforts in the market, target households with incomes above 50% of the Area Median Income. This leaves people with extremely low incomes to consistently pay more than they can afford—increasing the risk of eviction and homelessness.

The work of the HCH Real Estate Co. is rooted in a joint venture between Health Care for the Homeless and the Episcopal Housing Corporation. Together they developed a seventy-unit affordable apartment community which opened in October of 2022. The current HCH Real Estate Co. team was on hand supporting every phase of the project and remain involved in the project's operation.

*More about Health Care for the Homeless*

*Health Care for the Homeless is a Federally Qualified Community Health Center providing health and housing services to individuals and families who lack safe and stable homes since 1985.*

## Leadership Profiles



**Kevin Lindamood, MSW**  
**President of the Board of Directors**

Kevin Lindamood serves as President on the Board of Directors for the HCH Real Estate Co. In his capacity as President, he is responsible for the governance, strategic direction and sustainability of company operations.

Kevin and Episcopal Housing Corp. president Dan McCarthy started a fruitful partnership in the development of affordable housing and expansion of permanent supportive housing in Baltimore with a 12-unit development in the Upton neighborhood of Baltimore called Sojourner Place at Argyle. Since then, he fostered the expansion of housing opportunities for people exiting homelessness at 410 Lofts and New Shiloh II. Kevin was deeply involved in every aspect of developing Sojourner Place at Oliver, which was co-developed and is co-owned by Health Care for the Homeless and Episcopal Housing.

Kevin is also the President and Chief Executive Officer of Health Care for the Homeless, Maryland's leading provider of integrated health services and supportive housing for individuals and families experiencing homelessness. He heads a diverse leadership team working to deliver quality "whole person" care, to develop sustainable business models for affordable housing development and supportive housing services, to increase health care equity, and to support a multi-disciplinary, values-driven workforce.

Kevin was instrumental in the new construction of a \$7M Health Care for the Homeless clinic and headquarters at 421 Fallsway. This three-story, 56,000+ square foot building opened in 2010 and hosts clinical and office space, as well as a commercial suite occupied by Mt. Vernon Pharmacy.

Kevin works locally and nationally to address poverty and homelessness. He's a current member of the Board and Past President of the National Health Care for the Homeless Council and serves on the Board of The Journey Home – Baltimore's Continuum of Care. Kevin previously taught health policy at the University of Maryland School of Social Work and speaks frequently throughout the community. Follow him on twitter @KevinLindamood.



**Kevin Feldt, MPA**  
**Sr. Director of Advancement**

Born and raised in Kalamazoo, Michigan, Kevin graduated with undergraduate degrees in Social Work and the Arts from Western Michigan University. Following five years of working in volunteer development and disaster relief for the American Red Cross, Kevin obtained a master's degree in public administration from Penn State University and moved to Baltimore to begin a long ten-year with Health Care for the Homeless.

Kevin joined Health Care for the Homeless in 2006 to support the growth of its fundraising and communications work. Over the course of years, Kevin was promoted to direct the fundraising program and gained a depth of expertise in operating and capital fund development. Under his leadership, the

agency enjoyed significant year-over-year growth along with a broadening and deepening of relationships in the philanthropic community.

When Health Care for the Homeless decided to develop affordable housing in 2017, Kevin adapted capital campaign building methods to assemble and direct the work of a special advisory committee, many of whom now constitute the HCH Real Estate Company Board of Directors and Advisory Committee.

Over the last four years, Feldt authored the agency's Multi-Year Housing Plan, lead a planning process that resulted in the establishment of the HCH Real Estate Company and secured \$3M in investments from the philanthropic community to substantiate this new subsidiary entity.

Today, Kevin oversees the strategic and business management aspects of the HCH Real Estate Company, advances new affordable housing projects and serves as a liaison to community.



**Jill Steele, MPA**  
**Real Estate Development Manager**

Jill is driven by an unwavering commitment to creating high-quality, affordable housing for all while leaving a lasting, positive impact on communities. With two decades of experience in residential real estate, she has deep expertise in development, project management, and affordable housing finance—all centered on preserving affordability for vulnerable residents and communities.

Jill earned her master's degree in public administration from the University of Baltimore and a bachelor's degree in Sociology from the University of Maryland Eastern Shore. She began her career at Neighborhood Housing Services and Neighborhood Rental Services of Baltimore. There, she played an integral role in the planning and implementation of the Southeast Initiative, involving the acquisition and rehabilitation of 120 rowhomes in the Patterson Park neighborhood.

At Stavrou Companies, Jill managed all aspects of the real estate development process, overseeing projects from inception through construction and lease-up in multiple Maryland counties; including the successful completion Chapel Springs Senior Apartments in Baltimore County, Burgess Mill Station in Howard County, and Rainier Manor Apartments Phase II in Prince George's County.

Jill joined the HCH Real Estate Co. team in 2021, just prior to the groundbreaking of Sojourner Place at Oliver. Jill played pivotal roles in securing financing, construction management and seeing the project through to full occupancy. As Real Estate Developer, Jill develops new projects and serves as an owner representative for the company's properties.

Jill maintains active affiliations with prestigious organizations, including the National Association of Realtors, Maryland Association of Realtors, Greater Baltimore Board of Realtors, and the Liberty Road Business Association. In addition to her affiliations, Jill holds the distinguished title of Associate Real Estate Broker.

## Projects



### **Sojourner Place at Oliver\***

Sojourner Place at Oliver is a collaborative venture between Episcopal Housing Corporation and Health Care for the Homeless to build a 90,000 square foot multi-family building totaling 70 units in the Oliver neighborhood of Baltimore City. 35 of the high-quality housing units are leased to residents exiting homelessness, while the other 35 are leased to residents with incomes below 50% of area median income. The project includes 37 one-bedroom, 18 two-bedroom, and 15 three-bedroom units. Sojourner Place at Oliver also features on-site property and case management services as well as multiple community spaces such as a multi-purpose lounge and exercise studio.

The project has a unique design that takes advantage of the site topography. We utilized the site's triangular shape to locate our community and management spaces with dramatic views of downtown Baltimore and the Johns Hopkins medical campus. Sojourner Place at Preston builds on the recent positive development momentum in the surrounding community.

Episcopal Housing Corporation and Health Care for the Homeless broke ground on the project in September of 2021. The project was completed on October 31, 2022.

*\* The ownership interests and management responsibilities of Health Care for the Homeless are carried out by the HCH Real Estate Company team.*