

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Liberty Coalition of Neighborhoods - LCoN		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Carter	Ruff	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$750,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Liberty Coalition of Neighborhoods - LCoN properties		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Delegate Malcolm Ruff		Malcolm.ruff@house.state.md.us
Tracy Evans		443-904-3891
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>WBC Community Development Corporation (WBC CDC) founded in 2005 by faith leaders from Wayland Baptist Church, is a neighborhood based community development corporation. The CDC works to increase affordable housing options and serves as a partner in leading neighborhood projects to improve the quality of life for residents in the Forest Park area of Baltimore City. In 2018, the CDC began meeting with the Forest Park Alliance (FPA), a committed group comprised of six neighborhood associations, to discuss challenges and opportunities. In 2023, WBC CDC aligned with Go Northwest Housing Resource Center (GNHRC) and Healthy Neighborhoods, Inc. (HNI) to focus on strategies for investment in physical development for community building.</p>		

**11. Description and Purpose of Project (Limit length to visible area)**

The Baltimore City Department of Planning notes a drop in population over the past decade ranging from 8% to 20% in some of the target neighborhoods. Notable conditions are long time homeowners aging in place in their homes, an increasing stock of older frame houses showing signs of deferred maintenance, and where blocks around the commercial center struggle with instability and abandonment. The focus area is the Liberty Heights Corridor of Neighborhoods (LCoN). The project targets 14 undervalued neighborhoods by acquiring vacant property for rehab and sale to increase homeownership, by supporting seniors and legacy residents with home repairs, and by restoring commercial centers into vibrant walkable places that reconnect neighborhoods. To this end, the LCoN coalition seeks to partner with the State to support capitalization of a fund for homeownership that invests in acquisition, rehab, repair, and preservation of fifty plus properties in LCoN neighborhoods.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	\$4,000,000
<b>Design</b>	\$500,000
<b>Construction</b>	\$6,000,000
<b>Equipment</b>	\$100,000
<b>Total</b>	<b>\$10,600,000</b>

**13. Proposed Funding Sources - (List all funding sources and amounts.)**

Legislative Bond	\$750,000
CORE	\$1,000,000
BRNI	\$1,000,000
Developer Incentive (Baltimore City)	\$250,000
Fundraising	\$600,000
Debt	\$7,000,000
<b>Total</b>	<b>\$10,600,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
9/30/2024	9/30/2026	1/1/2025	3/31/2027
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>		<b>17. Number of People to be Served Annually After the Project is Complete</b>
5000.00	NA		TBD
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2023	\$50,000		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
WBC Community Development Corporation 3020 Garrison Blvd Baltimore, MD 21216		Multiple Sites	
<b>20. Legislative District in Which Project is Located</b>	41 - Baltimore City		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	N. Scott Phillips	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-496-5754		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
322 N. Howard Street, Baltimore, MD 21201			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
0	2	245603.00	2000000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			Yes
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	NA		
<b>Space to be Renovated GSF</b>	TBD		
<b>New GSF</b>	TBD		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	2025
<b>28. Comments</b>	
<p>The Liberty Coalition of Neighborhoods Investment Strategy is about reconnecting neighborhoods where, WBC CDC, GNHRC, and HNI, partner to better support comprehensive strategies with the State of Maryland as a partner. The Liberty Heights Corridor runs 3.3 miles east-west from Druid Hill Park to Baltimore County and includes Garrison Boulevard that runs 3.2 miles north-south from Clifton Avenue to Park Heights. Along both corridors are very strong, stable residential neighborhoods where 90% of the population identifies as Black and where a larger share of residents are seniors who are over 65. Communities are working together with resolve to align on equitable solutions to community needs, to define community assets and amenities, and to attract public private partnerships that promote community vision.</p> <p>Emerging transformation is underway with Liberty Heights at Mondawmin, where Whiting Turner is investing millions to transform the former Target building into the Village at Mondawmin and where J.P. Morgan Chase opened a full service financial center; where further west \$80 million was invested to build the ShopRite Grocery Store and to modernize Calvin Rodwell Elementary Middle and Forest Park Senior High, both 21st century schools; and where the next phase of investment includes development of the Ambassador Theater.</p> <p>The partners include: GNHRC, incorporated in 2007, a HUD approved housing counseling agency that helps individuals achieve their homeownership goals. GNHRC focuses on the communities in northwest Baltimore; HNI, incorporated in 2004, has a rehabilitation loan mortgage product for homebuyers. HNI focuses on helping strong but undervalued neighborhoods market their community, forge strong connections among neighbors, increase home values, and create high standards for property improvements. Ten LCoN neighborhoods have HNI designation and thus are eligible for the HNI rehabilitation loan mortgage product, and WBC CDC, incorporated in 2005, a nonprofit community development corporation founded to confront disinvestment, blight and diminishing economic opportunity in Forest Park neighborhoods through affordable housing and transformative projects. In 2021, WBC CDC entered the next phase of a vision to invest in projects that improve the lives of residents living in LCoN neighborhoods. The first project includes development of the Forest Park Gateway Center, that will offer state of the art space for programmatic use in a LCoN commercial neighborhood hub. And developing Wayland Village II to convert blighted vacant property into 60 units of affordable rental housing to forge a way forward for the Wayland Village Campus.</p> <p>The built and natural environments as well as lived human experiences among residents in neighborhoods connected to or adjacent to the Liberty Heights Corridor are places where residents share a vision to pursue progress toward re-establishing community. In partnership with the State, WBC CDC, GNHRC, and HNI will build on our shared strength. Leveraging an investment to seed a capital fund for acquisition, repair, rehab and preservation of housing for homeownership, housing stabilization, promotion of the City's middle neighborhood strategy, commercial revitalization and development will activate a pathway forward to reconnecting our neighborhoods.</p>	