

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Tivoly Eco-Village		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Tivoly Eco-Village property		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator McCray		Cory.mccray@Senate.state.md.us
Mark Washington		443-202-4775
10. Description and Purpose of Organization (Limit length to visible area)		
<p>CHMCC was founded in 1976. Since then, CHMCCs mission has been to improve the quality of life for its residents, while involving low-and-moderate-income residents in the decisions and programs that affect their community. With a staff of one full-time employee and three part-time employees, an operating budget of \$160,000, and enthusiastic core of volunteers and partners, CHMCC has been successful in the lengthy process of stabilizing a community that experienced significant block busting and disinvestment for decades. CHMCC operates a Healthy Neighborhoods program that encourages home buying and renovations in the community, public safety and code enforcement programming, a sanitation program that addresses illegal dumping through weekly clean-ups, and weekly food giveaways.</p>		

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

CHMCC is partnering with Govans Ecumenical Development Corporation (GEDCO) and Baltimore City Housing to acquire and rehabilitate 2854, 2874, and 2876 Harford Road for homeownership. These homes are 1,500-1600 square feet and will be full gut rehabs. Once renovated, they will retain the character of the original 1920s homes while incorporating the modern, energy efficient features that will attract young families. The 2800 block of Harford Road, a major CHM thoroughfare that overlooks the city skyline, the historic Clifton Park mansion, and golf course is adjacent to the Tivoly project. While much of the block is stable, with most houses occupied, three homes are vacant and owned by Baltimore City.

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

Acquisition	\$15,000
Design	\$274,169
Construction	\$1,348,234
Equipment	
Total	\$1,637,403

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

Baltimore City Catalyst Grant Funds	\$300,000
MD General Assembly-2023	\$200,000
MD General Asseembly-2024	\$200,000
Conventional Debt	\$593,000
GAP	\$344,403
Total	\$1,637,403

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
5/2024	8/2024	10/2024	12/2025
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site		17. Number of People to be Served Annually After the Project is Complete
500000.00	n/a		12
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2022-2023	\$200,000	Tivoly Eco Village- predevelopment and construction.	
19. Legal Name and Address of Grantee		Project Address (If Different)	
CHMCC 3220-A The Alameda Baltimore, MD 21218		2854 Harford Road 2874 Harford Road 2876 Harford Road	
20. Legislative District in Which Project is Located	45 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	n/a	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
1	1	158464.00	158474.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			Yes
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
n/a			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
n/a			
26. Building Square Footage:			
Current Space GSF	4600		
Space to be Renovated GSF	4600		
New GSF	0		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

Renovation- 2024/2025

28. Comments

Immediately behind the 2800 block of Harford Road will be the Tivoly Triangle Eco Village. Houses were demolished on this 9-acre site to eliminate blight and crime and to create new housing market opportunities. The Eco Village will feature net-zero energy, low-carbon footprint homes with a mix of 80 single-family, detached, and duplex units and plentiful greenspaces. The project will establish the first residential microgrid community in Maryland that will supply 100% of the necessary power, heat, and hot water for the community. The Eco-Village will be certified LEED for Neighborhood Development and the Community Clubhouse will serve as a State of Maryland Resiliency Hub. All homes and the Community Clubhouse will be certified LEED Platinum and connected to an 800 kW microgrid powered by a solar pv system and battery systems gas-turbines. The original 2019 Tivoly Eco Village budget assumed an average purchase price of \$250,000, but the budget is being updated to reflect current construction costs and sales trends.

CHMCCs Master Plan calls for an increase in homeownership and a decrease in blight, both by supporting existing homeowners through the communitys Healthy Neighborhoods program, and by supporting rehabilitation of vacant structures. The homes on Harford Road are among the largest in the community and attractive to predatory landlords who often try to create rooming houses or group homes. Coldstream Homestead Montebello currently has a large concentration of group homes, residential facilities, and multi-family dwellings, which reduce property values, increase crime, and are likely to be a concern for potential Tivoly Eco Village homeowners.

In addition to the investment noted, CHMCC has been engaged with Morgan State University for the past five years, resulting in their purchase of the vacant Lake Clifton School Complex in Clifton Park. MSU plans to invest \$200 million in the site to create a multi-use facility and academic space. They have also committed to investing additional dollars to support rebuilding of the community. We believe that this will strengthen the market for the Tivoly Eco Village and properties on Harford Road. CHMCC is pleased to have played a part in solidifying the deal that brings MSU to the community and creating homeownership opportunities for their faculty and staff.