

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
INSPIRE Plan Implementation		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$185,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the INSPIRE Plan Implementation and the outside areas surrounding Darley Park		
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 Cory McCray		cory.mccray@senate.state.md.us
Kathy Christian		410-844-1490
	410-382-6073	pcharles@gmail.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Midway Community Development Corporation, a 501(c)(3) nonprofit, is at the forefront of fostering key partnerships for the economic revitalization of East Baltimore neighborhoods. Our commitment lies in elevating the social and civic framework vital for the sustainable growth of thriving communities. A cornerstone of our efforts is our official community and economic development partnership with Darley Park. In this collaborative venture, alongside pivotal stakeholders, Midway CDC is dedicated to dismantling longstanding barriers, enhancing civic participation, and advancing collective goals for community transformation. Our focus is on expanding housing options, improving access for residents, beautifying local spaces, and initiating projects that significantly improves quality of life for all community members.</p>		

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

Midway CDC seeks funding support for the initial phase of the INSPIRE Plan implementation to support the acquisition, rehabilitation, and sale of vacant and distressed properties in Darley Park. Our vision is to transform Darley into East Baltimore's prime choice for homebuyers, especially those with low-to-moderate incomes, by offering affordable renovated homes. East Baltimore faces a longstanding challenge with abandoned housing. Over 20% of existing structures have vacant building notices some for more than a decade. In this phase, we plan to acquire and stabilize 7-10 houses, each at an estimated cost of \$10,000 (\$8,500 for stabilization). This strategic investment will be a catalyst for neighborhood renewal, promising to reduce blight, uplift community morale, and spur economic growth in a new and vibrant Darley Park.

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	\$100,000
Design	\$85,000
Construction	
Equipment	
Total	\$185,000

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

State Bond Bill	\$185,000
Total	\$185,000

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
TBD	TBD	TBD	TBD
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	
0.00	N/A	N/A	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Midway Community Development Corporation 1701 N. Charles Street, Suite 200A Baltimore, MD 21201		Various addresses in the Darley Park Community. Specific project addresses TBD.	
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:	Kathy Christian	Has An Appraisal Been Done?	Yes/No
Phone:	410-844-1490		No
Address:		If Yes, List Appraisal Dates and Value	
1701 N. Charles Street, Suite 200A Baltimore, MD 21201			

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	130000.00	130000.00
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to be Renovated GSF	N/A		
New GSF	N/A		

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

N/A

28. Comments

INSPIRE (Investing in Neighborhoods and Schools to Promote Improvement, Revitalization and Excellence) is an initiative by the Baltimore City Department of Planning which aims to revitalize neighborhoods near modernized schools through the 21st Century Schools Building Program. The INSPIRE Plan was crafted from extensive community outreach and engagement. It is a roadmap for community partners and stakeholders as we seek to reverse the longstanding decline in the Darley Park community, which has adversely affected housing, income stability, education, and overall wellbeing. Phase One of the Plan focuses on Housing and Community Stabilization, addressing economic downturns and health hazards caused by having a 21% vacant properties rate. We plan to acquire 7 to 10 houses at an estimated cost of \$10,000 each for acquisition and \$8,500 for stabilization, with the goal of renovating and selling them to low-moderate income buyers during the second phase of the project.