

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1849	sb0499	lr2898	hb0820	Coppin Heights Urban Revitalization Project - Phase I
3. Senate Bill Sponsors				House Bill Sponsors
Pugh				B. Robinson
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$140,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$140,000, the proceeds to be used as a grant to the Board of Trustees of the Coppin Heights Community Development Corporation for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of homes in the Coppin Heights Urban Revitalization Project.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Dr. Gary Rodwell			grodwell@coppin.edu	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The mission of CHCDC is to be a catalyst for suitable and affordable housing for low to moderate income residents and to stimulate economic development within neighborhoods immediately adjacent to CSU through the establishment of social, economic, educational and affordable housing development initiatives that collectively increase the stability and sustainability of our community. We do this by coordinating partnerships between Coppin Heights Community Development Corporation, Coppin State University, government agencies, elected officials, public schools, social and community service organizations, businesses, and residents to ensure a community collaborative approach to meeting the needs of residents in the Greater Coppin Heights/Rosemont community; developing and improving affordable housing in the Greater Coppin Heights/Rosemont community; and fostering economic and business development initiatives serving the needs of low to moderate income and otherwise disadvantaged Greater Coppin Heights/Rosemont residents.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

To acquire and rehabilitate eight properties in the upper 2700 block of W. North Avenue. These properties will be redeveloped into affordable housing, rental units, and student housing. The properties that we want to acquire are: 2737, 2739, 2745, 2753, 2755, 2757, 2767, and 2771. They are all located on the south side of W. North Avenue and contribute to the blight in the neighborhood.

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	\$83,200
Design	\$86,400
Construction	\$1,440,000
Equipment	0
Total	\$1,609,600

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

Source	Amount
Bond Bill	\$140,000
Baltimore Housing	\$140,000
Community Legacy (requested)	\$100,000
Coppin Heights Community Development	\$1,229,600
Total	\$1,609,600

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		0	TBD
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
	\$162,500	Community Legacy (2004 - 2007) Lutheran site & Hebrew Orphan Asylum (HOA)	
	\$230,000	Community Legacy (2012) stabilize HOA; facade improvement grants for homeowners	
	\$350,000	Strategic Growth and Impact Fund (2014) Development of HOA	
	\$100,000	Community Legacy (2014) Revitalization work on W. North Avenue	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Coppin Heights Community Development Corporation 2500 W. North Avenue Grace Hill Jacobs Building, 4th floor Baltimore, Maryland 21216		2737, 2739, 2745, 2753, 2755, 2757, 2767, and 2771 W. North Avenue	
20. Legislative District in Which Project is Located	40 - North Central Baltimore City		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Jasmin M. Torres, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	410-262-0243		No
Address:		If Yes, List Appraisal Dates and Value	
Land Settlements, LLC 711 St. Paul Street Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	N/A	\$353,500	\$353,500
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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 and 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	TBD		
Space to Be Renovated GSF	TBD		
New GSF	TBD		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		TBD	

28. Comments: (Limit Length to Visible area)

Coppin Heights Community Development Corporation proposes the acquisition and stabilization of eight vacant homes located on the south side of the upper 2700 block of W. North Avenue. North Avenue is one of the major thoroughfares in Baltimore City and the Coppin Heights/Rosemont community. The 2700 block, which is part of the "front porch" to Coppin State University, a historically black college, has suffered from extreme abandonment and disinvestment over the past 25 years.

The plan of CHCDC is to begin to reverse this trend of disinvestment by focusing on one block at a time. The scope for this phase of the Urban Revitalization Project is the rehabilitation of homes in the 2700 block of W. North Avenue. The CHCDC has completed three homes, two of which have been sold, and one is a lease to own. The CHCDC financed facade improvements to four owner occupied homes in the upper 2700 block, and one in the lower 2700 block.

This project is consistent with The Greater Rosemont and Mondawmin Area (GRAMA) Plan, a master plan for the Coppin Heights/Rosemont and Mondawmin communities, that was adopted by Baltimore City's Planning Commission in 2012. The plan was a culmination of a community based effort to detail 'an achievable vision for neighborhood-wide revitalization through preservation, stabilization and redevelopment; creating mixed-use, and mixed-income neighborhoods.

Currently, the CHCDC is partnering with Councilman Nick Mosby, Neighborhood Design Center, Druid Heights CDC, and Reservoir Hill to begin the planning process for the West North Avenue Streetscape. This collaboration will focus on improving the landscape of W. North Avenue from Hilton Street going east to Charles Street, and it's ultimate goal is to revitalize and bring life back to the entire W. North Avenue corridor.

We are confident that we can complete this project in a timely fashion for several reasons. First, we have the support of the City of Baltimore and the State of Maryland; secondly, we have a partnership with SRP, a national development team, making us the first demonstration project for the Campus Plus Community Initiative in the State of Maryland; and, more importantly, we have experience in building affordable housing in this neighborhood, on this block.