

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Wayland Village II		
2. Senate Sponsor	3. House Sponsor	
Carter	Bridges	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Wayward Village II family housing facility		
7. Matching Fund		
Requirements: Equal	Type: The matching fund may consist of real property or in kind contributions.	
8. Special Provisions		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
9. Contact Name and Title	Contact Ph#	Email Address
Laurence Campbell	410-733-0921	lfcrick123@yahoo.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The WBC Community Development Corporation is a 501 c 3 , Non Profit located in the Forest Park community of West Baltimore. We serve the communities of Northwest Baltimore , with social programs, economic strategies, and affordable housing. We have partnered with the Enterprise Homes organization, the Bon Secours Unity Properties, and the Wayland Baptist church to build the Wayland Village Senior Apartments, which is a 90 unit structure for seniors and Non Elderly Disabled persons. We have also acquired, rehabilitated, and sold three scatter site houses in the Forest Park neighborhood. We are strategically involved in social programs in the community and in the Wayland Village Senior Center.</p>		

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

The Wayland Village II Apartment complex will be constructed to house family occupants and will have one, two, and three bed room apartments. There will be 7 apartment set aside for homeless individuals and families. It will have 66 units and underground parking. Various resident services will be incorporated and will be linked with the Bon Secours Hospital Community Services outreach program.

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	\$800,000
Design	\$80,000
Construction	\$17,470,000
Equipment	\$1,600,000
Total	\$19,950,000

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

WBC Community Development Corp	\$90,000
Enterprise Homes	\$1,000,000
MD DHCD- BRNI	\$500,000
MD DHCD- CORE	\$500,000
MD DHCD LIHTC	\$14,110,000
Baltimore City DHCD-Home	\$750,000
Rental Housing Program Funds	\$2,500,000
AHP	\$500,000
Total	\$19,950,000

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
6/2019	3/2020	6/2020	6/2021
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
5000.00	250		400
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2010	\$9,600,000	LIHTC- Wayland Village Senior Apatments	
2018	\$500,000	Baltimore Regional Neighborhood Initiative	
19. Legal Name and Address of Grantee		Project Address (If Different)	
WBC Community Development Corporation 3020 Garrison Blvd Baltimore, MD 21216		3809 Bonner Rd, Baltimore, MD 21216	
20. Legislative District in Which Project is Located	41 - 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:	Laurence F, Campbell	Has An Appraisal Been Done?	Yes/No
Phone:	410-733-0921		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	
0	2	52000.00	65000.00	
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?			No	
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		30,000		
Space to be Renovated GSF		55,000		
New GSF		100,000		

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

2019-2020

28. Comments