

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
The Somerset Grocery Store Initiative		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$1,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the fourth building to be built at the former Somerset Homes site		
<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>
Sen. Cory McCray		cory.mccray@senate.state.md.us
Sarah Constant		202-223-3401
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Mission First Housing Development Corporation (Mission First) is a regional 501(c)3 nonprofit focused on developing affordable and mixed income housing and mixed use development in urban infill sites in the Baltimore area as well as in Washington, DC, Pennsylvania, and New Jersey. Since its founding, Mission First has helped to build or preserve over 2,300 units of high quality affordable and mixed-income housing in the mid-Atlantic region, with a total development value of over \$600 million. Mission First's developments are frequently completed in partnership with local governments and / or community-based non-profits. These partners, as the long-term stakeholders that live and breathe their community, provide invaluable and welcome insight into local needs, informing each project so that everything Mission First builds becomes a lasting community asset.</p>		

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

Phase 4 of the Somerset Housing plan includes approximately 40,000 square feet for a grocery store. Presently, the PSO neighborhood is part of a Healthy Food Priority (formerly Food Desert) Area. Fresh food provides increased accessibility and economic opportunity through job creation. Grocery stores core functions have expanded beyond the sale of food to include educational and nutritional programming, cooking classes and demonstrations, prepared food, wellness clinics and pharmacy services creating a holistic approach to a healthy lifestyle.  
Continued Section 28

*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>	\$18,863
<b>Design</b>	\$2,480,877
<b>Construction</b>	\$10,619,320
<b>Equipment</b>	\$300,000
<b>Total</b>	<b>\$13,419,060</b>

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

First Mortgage Loan (QLICI)	\$4,250,000
CNI	\$2,000,000
Other Investment	\$298,127
Bond Bill	\$1,000,000
Sponsor CMF Loan	\$637,500
New Market Tax Credit Proceeds (.39 and would be rolle	\$5,233,433
<b>Total</b>	<b>\$13,419,060</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>
3/5/2020	9/30/2022	6/15/2023	6/20/2025
<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>
11419060.00	0		10,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Mission First Housing Development Corporation 1330 New Hampshire Avenue, NW Suite 116 Washington, DC 20036		1231 Jefferson Street Baltimore, Maryland 21202	
<b>20. Legislative District in Which Project is Located</b>	45 - 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>	Sarah Constant	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202-223-3401		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Mission First Housing Development Corporation 1330 New Hampshire Avenue, NW Suite 116 Washington, DC 20036			

<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	128	0.00	15000000.00
<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>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			Yes
<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>
Grocer Tenant to be determined	15yr. term w/ 3	\$1.6	40,000 sq. ft.
<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>	52,545		
<b>Space to be Renovated GSF</b>	0		
<b>New GSF</b>	52,545		

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

New Construction

**28. Comments**

According to a 2018 Food Environment Brief prepared by the Johns Hopkins Center for a Livable Future and the Baltimore Food Policy Initiative, nearly 31 percent of the Councilmanic District in which Somerset Homes is located live in a Healthy Food Priority Area. The closest grocery store to Somerset Homes is more than a quarter mile away; the closest grocery store is a Whole Foods, which is unaffordable to many.

The proposed grocery store is estimated to consist of approximately 35,000-40,000 square feet, which is consistent with full-service locations throughout Baltimore City. An operator is still being identified; however, it is expected that in addition to traditional grocery store items, the product mix will include health-oriented prepared foods, health and wellness demonstrations or classes and meeting space.

Fresh food retail will improve mobility, connectivity, and sense of place, improve access to services, and increase economic opportunity and access to amenities. Thriving fresh food retail options will visibly change the look and feel of the neighborhood as the ground-floor retail will be incorporated into the housing development.

In addition to providing affordable food options, a grocery store will also serve as an employment center. Once an operator has been identified, the developers will work with Urban Strategies Inc., the human capital provider for the PSO Transformation Initiative, to develop a customized training plan. USI will assist in recruiting Perkins, Somerset and other PSO residents to create an employment pathway that assists families in meeting their financial and career goals.

Having access to fresh food options also supports a healthier community. Nutrition and healthy eating educational programming can be combined with other wellness efforts leading to decreases in such key indicators as weight, BMI, blood pressure and ACI levels. These types of programs will help residents meet one another, fostering new friendships and support systems.

By developing fresh food retail in the PSO footprint, the neighborhood will be more attractive to a diverse population.