

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Forest Park Renaissance		
2. Senate Sponsor	3. House Sponsor	
Carter	Attar	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of two blighted residential and commercial properties		
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
Delegate Dalya Attar		dalya.attar@house.state.md.us
Tracy Evans		443-904-3891
10. Description and Purpose of Organization (Limit length to visible area)		
<p>WBC Community Development Corporation was founded by faith leaders from Wayland Baptist Church to be a neighborhood-based community development corporation. For nearly two decades, this nonprofit has been working to increase affordable housing options and has led neighborhood projects to improve the quality of life for residents in the Forest Park area of Baltimore. In 2018, WBC CDC began meeting with the Forest Park Alliance, a nascent committed group comprised of six neighborhood associations, to discuss challenges and opportunities for neighborhoods in the area. The meetings quickly evolved into problem solving sessions from which a strategy to use the energy generated by investment in physical development to support community building emerged.</p>		

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

Forest Park has the appearance of a stable community, but there is fraying in the community fabric - absent landlords, vacant property, and public safety concerns - challenging the quality of life for existing residents, and makes the neighborhood less appealing to potential future residents. The Forest Park Renaissance links physical development with community in a low- and moderate-income middle market neighborhood, by increasing affordable housing options and creating a more vibrant commercial district. Our overarching goal is restoration of this middle market African-American community.

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	\$375,000
Design	\$280,000
Construction	\$2,800,000
Equipment	\$150,000
Total	\$3,605,000

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

CORE	\$100,000
Community Catalyst Grant	\$125,000
Congressional Spending Award	\$3,000,000
LBI	\$250,000
WBC CDC	\$130,000
Total	\$3,605,000

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
4/1/2023	6/30/2023	10/1/2023	4/30/2024
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	
20000.00	N/A	1,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
WBC Community Development Corporation 3020 Garrison Blvd Baltimore, MD 21216		3901 Liberty Heights Avenue Baltimore, MD 21207	
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:	Tracy Evans	Has An Appraisal Been Done?	Yes/No
Phone:	443-904-3891		No
Address:		If Yes, List Appraisal Dates and Value	
3020 Garrison Blvd Baltimore, MD 21216			

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	0.00	227000.00
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?			Lease
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?			Yes
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
WBC Management LLC (To Be Formed)	NNN	100%	6,000
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	6,200		
Space to be Renovated GSF	6,200		
New GSF	6,200		

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

1914

28. Comments

WBC CDC has been awarded three competitive grants for the project, including: Maryland Department of Housing and Community Development CORE for \$100,000, Baltimore City Community Catalyst Grant for \$125,000 and Congressional Federal Direct Spending Award for \$3,000,000. WBC CDC has invested an estimated \$20,000 for predevelopment costs associated with the project.

WBC CDC has site control through a contract to purchase with the Seller. Settlement will occur in Q1 2023 simultaneous with executing a grant agreement for the Congressional Federal Direct Spending Award. The grant agreement with Maryland DHCD CORE funds has been executed. The grant agreement for the Community Catalyst Grant is in process. Support from the 41st District for an LBI in the amount of \$250,000 will ensure the successful renovation of the structure.

Upon completion of renovations and in the spirit of the whole being greater than the sum of its parts, the FPA has teamed with WBC CDC to bring neighborhood and real estate development together for impact. For the first time, the neighborhood associations will co-locate for problem solving, including applying for Main Street designation for the Liberty Heights corridor. This project further supports the goals of the Forest Park Neighborhood Plan, recently completed in collaboration with the Neighborhood Design Center and Baltimore City Planning Department. This project will meet one of our goals, which is to recapture assets in our community toward raising the quality of life for residents.

The renovated structure will be known as Liberty Gateway Center. The Center will deliver services including, housing counseling, small business coaching, co-working space, business center, and meeting space. The center will be a resource for communities along the Liberty Heights corridor.

Evidence of site control and awards are available upon request. Thank you for your consideration.