

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Rise Reclaim Rebuilt Hazel and Locust St		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Clippinger	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$400,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of South Baltimore Community Land Trust 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 Luke Clippinger		Luke.Clippinger@house.state.md.us
Meleny Thomas		443-902-0161
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The South Baltimore Community Land Trust was founded to promote healthy regenerative communities in and around South Baltimore through the development of quality permanently affordable housing and a just transition to Zero Waste. The concentration of pollution in South Baltimore has compounding effects like: poverty that comes from disinvestment, poor housing quality, and lack of adequate health care. It is our mission and goal to help connect community residents with skills and knowledge to tackle these issues.</p>		

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

SBCLT is a community land trust that will build these permanently affordable homes and offer them to 50% Area Median Income (AMI) individuals. In response to a fire in 2017 that displaced over two dozen residents on Hazel St, SBCLT immediately began the receivership process to gain ownership. We acquired 2 homes in 2021 and 3 in 2022. The four Hazel Street homes have remained vacant since the fire. SBCLT will use the Bond Bill to restore the homes and bring vitality and families back to this block that is in the midst of major community redevelopment and revitalization that is taking place around the homes. We are confident that the restoration of these homes will help lessen the blight and illegal dumping in the area.

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	\$101,804
Design	\$209,462
Construction	\$1,582,100
Equipment	
Total	\$1,893,366

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

Affordable Housing Trust Fund CLT NOFA -2022	\$750,000
SB7 2023 Grant	\$40,000
Greater Bay Brook Alliance	\$50,000
Bond Bill 2023	\$400,000
Construction Loan	\$653,366
Total	\$1,893,366

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
12/12/2022	7/30/2023	08/1/2023	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
25000.00	50 youth and community		5 families (up to 10-20
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020 LS- 441st	\$200,000	design, construction, acquisition of Passive Housing o	
2021 LS- 442nd	\$350,000	design, construction, acquisition of Passive Housing o	
19. Legal Name and Address of Grantee		Project Address (If Different)	
South Baltimore Community Land Trust Inc. 10 16th Ave, #19762, Baltimore, MD 21225		1622, 1624, 1626, 1630 Hazel St, and 1603 Locust St, Baltimore, MD 21226	
20. Legislative District in Which Project is Located	46 - 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:	Klein Hornig, LLP -Mr. Dan Ehrenberg	Has An Appraisal Been Done?	Yes/No
Phone:	202-926-3406		No
Address:		If Yes, List Appraisal Dates and Value	
1325 G Street NW Suite 770 Washington, DC 20005			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
2	3	386400.00	415200.00
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	each unit is 1,120 sqft		
Space to be Renovated GSF	1,120 sqft of each unit		
New GSF	0		

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

Construction slated to begin late 2023

28. Comments