

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Edmondson Homeownership Repair and Preservation Fund		
2. Senate Sponsor	3. House Sponsor	
Attar	Rosenberg	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Edmondson Homeownership Repair and Preservation Fund to provide 25 senior, long term homeowners \$10k home repair grants,		
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
Robert F. Pipik		(410) 913-4721
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Since 2004, HNI has provided below-market financing to more than 600 homeowners and improved homes in Baltimore's middle neighborhoods. During the federal Neighborhood Stabilization Program in the 2010s, HNI managed subsidies for developers to rehabilitate 201 vacant properties, which were sold primarily to low- and moderate-income buyers. The organization deployed \$5.7 million from the Maryland Energy Administration to improve energy efficiency in nonprofit facilities. HNI has been responsible for over \$140 million in investments that strengthen Baltimore neighborhoods. HNI effectively implemented similar legacy homeowner repair programs in the Liberty Heights Corridor, Reservoir Hill, and Heritage Crossing.</p>		

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

The proposed fund empowers Edmondson Corridor residents to preserve their homes by addressing deferred maintenance through homeowner repair grants and providing essential legal estate planning services. As major commercial, residential, and transit projects take shape in the corridor, protecting homeownership is critical to ensuring wealth-building opportunities for long-term residents. Twenty-five, senior, long-term homeowners in the neighborhoods of Edmondson Village, Allendale and Edgemont will receive home repair grants of \$10,000 a piece with design support of an architect (and engineer if needed). Additionally, the program provides legal support as a component of the capital investment. This program will proactively identify at-risk homeowners and provide them with the resources needed to avoid heirs property and tangled title issues, safeguard their property rights, strengthening the communities that make up the Edmondson Corridor.

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	
Design	\$50,000
Construction	\$250,000
Equipment	
Total	\$300,000

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

State of Maryland Bond	\$300,000
Total	\$300,000

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
March 2026	April 2026	May 2026	December 2026
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	NA	50	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Healthy Neighborhood Inc 11 E Mt Royal Avenue Baltimore City, MD 21202		Various homeowner locations Edmondson Village, Edgemont and Allendale Neighborhoods, Baltimore City MD 21229	
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:	Robert F. Pipik	Has An Appraisal Been Done?	Yes/No
Phone:	410-913-4721		No
Address:		If Yes, List Appraisal Dates and Value	
11 E. Mt Royal Avenue Baltimore City, 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
10	10	1400000.00	1400000.00
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	NA		
Space to be Renovated GSF	NA		
New GSF	NA		

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

NA

28. Comments