

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
3403 Fairview Avenue Improvements		
2. Senate Sponsor	3. House Sponsor	
Attar	Stinnett	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$351,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of 3403 Fairview Avenue for transitional housing for homeless individuals		
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
Joseph C. Lawson (Chris)		202-394-0099
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The 12-unit apartment building located at 3403 Fairview Avenue in Baltimore is owned by Lake Ashburton, LLC. Since 2013, the building has been leased to a non-profit organization, Belvedere Real Care Providers Network (BRCPN) Inc., whose mission is to eradicate homelessness in Baltimore. BRCPN provides housing for homeless and formerly homeless individuals in Baltimore. The dwelling has become a pillar of the Lake Ashburton community and a refuge for developing long-term and meaningful personal relationships, while addressing the needs of Baltimore's homeless. Over the years, Lake Ashburton, LLC and BRCPN have worked in partnership to successfully provide temporary and permanent housing to hundreds of people, and has further assisted in worked to reunite homeless individuals with their families</p>		

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

The 3403 Fairview Avenue Improvement Project consists of the following: construct and finish approx. 3,000 SF unfinished basement to include 3 additional apartments each with 1BR, 1 Bath, and kitchen, 1 administrative office with bathroom, 1 washroom, and 1 storage area; purchase and install 12 stainless steel refrigerators and 12 stainless steel stoves for existing apartments; construct 3 exterior decks that have been demolished due to deterioration; replace hallway flooring in 3 common area hallways; re-stucco and paint exterior facade around entire building structure; and install camera security/safety system. These improvements to 3403 Fairview will allow for Lake Ashburton, LLC and BRCPN to increase our capacity to house individuals, continue providing quality housing into the future, amplify the quality of life for residents, improve resident and visitor safety, and continue positively serving the Lake Ashburton Community and Baltimore City.

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	\$12,000
Construction	\$325,000
Equipment	
Total	\$337,000

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

Legislative Bond Bill	\$337,000
Total	\$337,000

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
07/2026	08/2026	09/2026	03/2027
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	50 to 60	70 to 90	
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)	
Joseph C. Lawson Lake Ashburton, LLC 13600 Royal Court Laurel, MD 20708		3403 Fairview Avenue 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:	Joseph Christopher Lawson	Has An Appraisal Been Done?	Yes/No
Phone:	2023940099		No
Address:		If Yes, List Appraisal Dates and Value	
13600 Royal Court Laurel, MD 20708		August 2015	730000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
1	1	120000	120000
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?			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
Belvedere Real Care Providers Network	5 years	No	9000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Belvedere Real Care Providers Network	5 years	Yes, first rights of refusal	
26. Building Square Footage:			
Current Space GSF	9000		
Space to be Renovated GSF	3000		
New GSF	12000		

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

Unknown

28. Comments