

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Rehoboth Place on Patapsco		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Lewis	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of Rehoboth Place on Patapsco - a planned 50-unit mixed-income housing development		
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
Jody Davis		301-219-8951
10. Description and Purpose of Organization (Limit length to visible area)		
<p>REHOBOTH CDCs mission is to empower individuals in the Brooklyn, Maryland community by creating access to employment, affordable housing, healthy food options, medical services, and faith-centered support. REHOBOTH PLACE is the first phase of a multi-phase revitalization effort that will transform vacant lots and abandoned properties into spaces where families can live, work, and thrive. By reducing blight and restoring productive use, this project will strengthen families, stimulate economic growth, and replace hopelessness with opportunity.</p>		

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

The purpose of REHOBOTH PLACE on Patapsco is to develop a 50-unit mixed-income, multi-family community that delivers affordable, well-designed housing while serving as a catalyst for economic development in Brooklyn, Maryland. By transforming blighted and underutilized properties, the project will generate construction and permanent jobs, increase the local tax base, and stimulate corridor reinvestment. The development will incorporate green space, improved streetscapes, and sustainable design features that promote walkability, environmental responsibility, and community health. REHOBOTH PLACE will create stable housing, encourage small business growth nearby, and establish a safe, vibrant environment where families can live, work, and thrive.

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	\$1,162,000
Design	\$8,860,000
Construction	\$20,162,820
Equipment	\$300,000
Total	\$30,484,820

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

DHCD	\$800,000
Low Income Housing Tax Credits (70%)	\$21,269,374
National Black Economic Dev. Fund	\$2,000,000
Md Rental Housing Works	\$2,915,446
Earmark Funds	\$500,000
Philanthropic Support from Foundations	\$3,000,000
Total	\$30,484,820

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
May 2026	Feb 2027	Nov. 2027	May 2029
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	
375000.00	0	110	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$300,000	Demolition	
2024	\$400,000	Acquisition	
2025	\$100,000	Stabilization	
19. Legal Name and Address of Grantee		Project Address (If Different)	
REHOBOTH Community Development Corp		603 E. Patapsco Ave. Baltimore, MD 21225	
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:	TBD	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	

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	3-5	0.00	1200000.00
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?			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
MEDSTAR	20 yrs	\$30psf	3000
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	3600		
Space to be Renovated GSF	0		
New GSF	41,645		

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

2027

28. Comments

This project leverages State investment to catalyze economic development, remove blight, and deliver 50 units of high-quality mixed-income housing in Brooklyn. REHOBOTH PLACE strengthens long-term neighborhood stability through job creation, expanded healthcare access, and sustainable community design.