

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0797	sb0330	lr2654	hb0970	Wayland Village II
3. Senate Bill Sponsors				House Bill Sponsors
Gladden				Oaks
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$1,000,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$1,000,000, the proceeds to be used as a grant to the Board of Directors of the WBC Community Development Corporation for the acquisition, planning, design, construction, repair, renovation, and reconstruction of the Wayland Village II Veteran's Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Laurence Campbell		(410) 578-9142	lfcrick123@yahoo.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The WBC Community Development Corporation is a 501 3 C Non Profit chartered to do business in the State of Maryland since 2005. We have as our mission the establishment of safe and affordable housing, through strategies which enhance the community we serve. We along with Enterprise, Bon Secours and the Wayland Baptist Church developed the Wayland Village Senior Apartments located on Garrison Blvd, in Baltimore, MD. We also are acquiring and rehabbing house on Fairview Ave in the Forest Park Community. The WBC Community Development Corporation is working in partnership with the WWFF-BOC Neighborhood Association to renovate and restore an abandoned lot into a neighborhood Peace Garden and to also restore the Fairfax Rd, Playground which has fallen into disrepair over the years.</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

Project 1 Expanding the footprint of the village concept, WBC Community Development Corporation will develop Wayland II, a veterans housing project located on a parcel adjacent to the existing Wayland Village Senior Apartments. This investment would demolish underutilized and vacant buildings (three houses and six abandoned garages) in the most distressed and highest priority zip code of 21216 to make way for an innovative program to house and provide services to veterans in the Forest Park area. This structure will house 34 residents and one case manager and have services for rehabilitation and counseling. It will be located adjacent to the Wayland Village Senior Apartments, which is a \$14.4 million LIHTC project. It is anticipated that 60 plus jobs will be created during the project and 8 to 10 permanent jobs for service to the veterans.

Project 2 see Item 28

*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**

<b>Acquisition</b>	\$500,000
<b>Design</b>	\$300,000
<b>Construction</b>	\$4,200,000
<b>Equipment</b>	\$1,000,000
<b>Total</b>	\$6,000,000

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

Source	Amount
MD DHCD NCI Funds	\$4,000,000
Baltimore City	\$150,000
Veterans Admin	\$500,000
Bond Bill	\$1,000,000
Investments/Loans	\$350,000
<b>Total</b>	\$6,000,000

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
June, 2013	September, 2013	November, 2013	November, 2014
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
\$50,000		0	34
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
WBC Community Development Corporation 3809 Fairview Ave , Baltimore, MD 21216		3805 Bonner Rd, Baltimore MD 21216	
20. Legislative District in Which Project is Located	41 - Northwestern Baltimore City		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	N. Scott Phillips	Has An Appraisal Been Done?	Yes/No
Phone:	410 984-5050		No
Address:		If Yes, List Appraisal Dates and Value	
322 N. Howard St. Baltimore, MD 21202			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
0	8-10	\$0	\$400,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			Yes
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
The Baltimore Station	TBD		
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>			
<b>Space to Be Renovated GSF</b>			
<b>New GSF</b>	35,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			New

## **28. Comments: (Limit Length to Visible area)**

Project 2. Acquisition, rehab and resale of abandoned, blighted and foreclosed property. These activities are part of a phased planning strategy starting with ten houses in the 3800 and 3900 blocks of Fairview Avenue. Fairview Avenue Project is Phase I and the starting point given its proximity to Wayland Baptist Church located at the corner of the 3800 block of Fairview Avenue at Garrison Blvd and proximity to the offices of the WBC Community Development Corporation located in the 3800 block of Fairview Avenue. These are to be model blocks, anchored by Wayland Baptist Church and within a two block walk of Wayland Village Senior Apartments and the proposed Wayland Village Veterans Housing. Phases II and III will be developed with proceeds from sales creating long term sustainable home value in the area.

WBC Community Development Corporation recognizes the importance of collaboration and partnerships to leverage resources both human and financial for sustainable outcomes. To that end, the following is a description of the partnerships, relationships and readiness toward realization of Projects 1 and 2 as well as a vision for employment opportunities and job training.

### Neighborhood Investment

Project 1. A Memorandum of Understanding (MOU) with The Baltimore Station, a veterans housing service provider, is included with this application as Addendum 2. The MOU establishes the basis for proceeding with plans to develop Wayland II as housing for veterans. Baltimore Station will enter into a long-term lease and manage all veteran service program activities. Additional subject matter expertise has been garnered from Bon Secours Community Works, Neighborhood Design Center, Architecture By Design, Whiting Turner Corporation, WWFF-BOC Neighborhood Association, GO Northwest Housing Resource Center, and N. Scott Phillips, Attorney, to name a few. WBC Community Development Corporation is the lead developer for this project. Appraisals on three properties is needed to make way for Wayland Village II. Acquisition and site control will be contingent upon commitments of funding.

Project 2. WBC Community Development Corporation will expand its acquisition, rehab and resale activities otherwise known as NCI Area Communities of Choice. WBC Community Development Corporation currently owns two of ten properties targeted for acquisition and rehabilitation in the 3800 and 3900 blocks of Fairview Avenue. Baltimore Community Lending has extended a commitment for a \$275,000 construction line of credit to support this activity. Baltimore Housing is in the process of taking a request for \$150,000 in CDBG funding to the Board of Estimates for this activity