

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr1922	sb0413	lr3400		Intentional Community Building Collective Co-Housing Development
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Conaway
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$140,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Intentional Community Building Collective co-housing development				
7. Matching Fund				
Requirements:  Grant			Type:	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Nneka N'namdi				kiyannamdi@yahoo.com
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The core mission of Intentional Community Building Collective (ICBC) is to create a modern village in West Baltimore using cooperative management, resident leadership and advanced technology. Born over a dinner table conversation more than five years ago, the initial concept was for three families to enjoy the convenience of walking next door after shared Sunday dinner. This evolved into a Limited Liability Corporation now consisting of nine families committed to developing co-housing. This housing model is to be developed and managed through a participatory, non-hierarchical decision making process where residents will define the housing requirements including green and sustainable design, common use space, rental space with resident profit sharing and other revenue generating ventures.</p>				

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

The project would redevelop the 13 city owned properties/lots on the odd side the 800 Blk of Edmondson Ave. A co-housing development would replace the existing vacant and dilapidated structures. This cohousing development would include a community house which would be the focal point of activity within the community as well as a mix of for sale and rental housing, shared office space, and retail storefronts. Features planned for the development also include farm plots, solar power, a community house computer lab which would broadcast WIFI to the development, electric vehicle charging and bike share stations. It is the intention to include the current residents of Edmondson Ave. in the ICBC Residents Association. This resident led and owned association would manage the rentals, retail and community spaces.

*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>	\$140,000
<b>Design</b>	\$20,000
<b>Construction</b>	\$2,800,000
<b>Equipment</b>	\$10,000
<b>Total</b>	<b>\$2,970,000</b>

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

ICBC	\$10,000
Project C.O.R.E	\$1,000,000
Affordable Housing Trust Fund	\$460,000
Affordable Housing Loan and Community and Economic	\$1,500,000
<b>Total</b>	<b>\$2,970,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
TBD	TBD	TBD	TBD
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
10000.00	10	200	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Intentional Community Building Collective 808 George St Baltimore, MD 21201		800 Blk of Edmondson Ave - Odd Side	
<b>20. Legislative District in Which Project is Located</b>	40 - Baltimore City		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ X ]	[ ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>		<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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	TBD	7500.00	2830000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 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>
Retail - Storefront	3yrs	Space	1400
Office	Varies	Space	2800 -shared
Artist Housing	1 yr	Apt	700
Apartments	1yr	Apt	900
<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>	25,025 GSF		
<b>Space to be Renovated GSF</b>	13		
<b>New GSF</b>	30,000 GSF		

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

1920's

**28. Comments**

Typically, Co-housing is a housing community developed and managed through a participatory, non-hierarchical decision making process, that meets resident defined housing requirements to include resident focused design, common and or shared space with little to no shared community economy. The common ideology is a desire to live in a community where residents take collective ownership of the condition of the community as a whole. It is important to note that co-housing is not a concept created by ICBC. The actual term co-housing, short for collaborative housing, was adopted in 1988. However, Sir Thomas Moore published Utopia in 1516 detailing his recommendation for a group of 30 families to create small villages to share common facilities, dinners, and child care. Dissatisfied with the isolation of typical communities, Denmark was the home of the first documented community in the 1960s. The concept spread to other European countries before emerging in the US with hundreds of communities thriving here today. Co-housing groups have the flexibility to craft their communities in various ways from modifying existing structures to building communities from scratch; suburban cul-de-sacs to apartment buildings; 4 families to 30 or more. However the following core elements also define the top strengths of the concept that most of these communities have in common:

- self-sufficient residences
- a common house for group activities
- participation by residents in decision-making on matters affecting the group
  - Community participation is defined as the planning, operating, maintaining and governing the neighborhood.
  - This may involve monthly dues, regular cooking, utilizing personal skills such as plumbing or carpentry and upkeep duties.

Other beneficial assets of these communities are lower turnover than conventional living. Lower out of pocket costs as participants enjoy bulk food, item, and home purchases. Residents also share big ticket items such as appliances or every items like toys. The cost expensive facilities is also shared so facilities like swimming pools that may not have otherwise been affordable is possible. The social network that naturally forms in the intentional community enables the It takes a village proverb to manifest into a way of life for the children that live there. Chuck Durrett, known for helping to bring cohousing to the US, believes the relationships between peopleolder teaching younger generations, parents helping parentsis also village like. There is a sense of security and identity that is instilled in all members as they each take responsibility in performing tasks necessary for the success of that community.

Modern cohousing communities also tend to focus on green and sustainable building practices. The use of solar power, recycled/repurposed building materials and permaculture help to ensure that co-housing developments create walkable, less toxic and energy efficient communities. These design elements in combination with the social support system and access to cost savings achieved by sharing community assets (gardens, laundry rooms, computer labs, workshops, guest accommodations, etc..) making co housing an attractive prospect for modern urban living.