

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3514	sb0916	lr3511	hb1004	Westport Community Land Trust
3. Senate Bill Sponsors			House Bill Sponsors	
Ferguson			Lierman	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$250,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of rowhome properties for the Westport Community Land Trust				
7. Matching Fund				
Requirements: Unequal \$65,000			Type: The matching fund may consist of in kind contributions.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title		Contact Ph#	Email Address	
James Alston		410-940-7521	james.alston11@yahoo.com	
10. Description and Purpose of Organization (Limit length to visible area)				
This corporation is organized exclusively for charitable, religious, educational, and/or scientific purposes as specified in Section 501(c)(3) of the Internal Revenue Code, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code				

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

The Westport Community Economic Development Corporation(CEDC) is in the process of creating a community land trust to preserve affordability on city-owned and underutilized industrial land, and develop mixed income rental and homeownership opportunities. The long-term goal is to serve the current and future residents by providing housing choices that are affordable, close to transit, jobs, amenities, and quality grocery store outlets.

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	\$360,000
Design	
Construction	\$950,000
Equipment	
Total	\$1,310,000

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

South Baltimore Gateway Partnership Grant	\$50,000
Enterprise Partners Grant	\$15,000
Community Development Block Grant	\$300,000
South Baltimore 7 Grant	\$11,000
Total	\$376,000

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
6/4/2018	8/30/2018	9/10/2018	9/10/2019
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
71000.00	N/A		63
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
	\$0		
19. Legal Name and Address of Grantee		Project Address (If Different)	
Westport Community Economic Development Corporation 2218 Sidney Avenue Baltimore, Maryland 21230		2128, 2136, 2224, 2227, 2228, 2241, 2249, 2322, and 2324, and 2401 Annapolis Road; 2207, 2210, 2212, 2242, and 2255 Cedley Street; 2114, 2119, 2121, 2208, 2242, and 3105 Sidney Avenue	
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:	James Alston	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 940-7521		No
Address:		If Yes, List Appraisal Dates and Value	
2343 Annapolis Road Baltimore, Maryland 21230			

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	76000.00	150000.00
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
Recipient of sale of rehabilitated home	99 years		1200 sq
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Westport Community Land Trust LLC	99 years		
26. Building Square Footage:			
Current Space GSF	1200 sq ft/unit		
Space to be Renovated GSF	1200 sq ft/unit		
New GSF	1200 sq ft/unit		

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

2018

28. Comments

The Westport Community Economic Development Corporation (CEDC) is in the process of creating a community land trust to preserve affordability on city-owned and underutilized industrial land, and develop mixed income rental and homeownership opportunities. The long-term goal is to serve the current and future residents by providing housing choices that are affordable, close to transit, jobs, amenities, and quality grocery store outlets. Westport CEDC is a signatory to the Port Covington Development South Baltimore 6 Community Benefits (now SB7) agreement that provides the framework for financial, technical assistance, and leverage benefits to offset the impact of a \$6.58 billion development in South Baltimore along the Middle River. Part of the Port Covington redevelopment project includes a light rail spur that will connect Westport to the development, making housing in Westport job-accessible with a less than 15-minute commute. We hope this connectivity will reduce the community's unemployment rate, increase the amount of time parents can spend with their children, and broaden the market for homeownership. The CLT will ensure that as the community becomes more stable, and provides access to greater opportunity, current residents will not be actively included in the benefits of redevelopment and not displaced by rising rents and other forces of gentrification. Westport CEDC commissioned a needs assessment and market study performed by American Communities Trust and completed in June 2017. The housing survey section found that there are 90 vacant homes, a third of which are controlled by absentee owners. Many of the other properties are owned by HABC or the Mayor and City Council. The CLT will develop a phased acquisition plan, leverage partner relationships to execute the plan, and engage in robust community engagement to ensure stakeholder buy-in. The CLT will focus on acquiring and developing vacant properties owned by HABC, the Mayor and City Council, and absentee landlords while preserving affordability for some redeveloped properties to create a more mixed income community, and provide viable commercial uses for under-utilized industrial properties. CEDC's goal is to preserve at least 25% of housing available to families earning 30% of the HUD area median income or below; 35-40% of housing available to families earning between 31-80% of the HUD area median income, and 35-40% non-income restricted housing. CEDC also seeks to acquire number of under-utilized or vacant industrial properties and transform to green-space, or put in service as viable commercial use space.