

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
South Baltimore Community Land Trust		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Clippinger	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$350,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of ten homes of permanently affordable community land trust housing		
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
Delegate Clippinger		luke.clippinger@house.state.md.us
Senator Ferguson		
		melenysbclt@gmail.cm
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The South Baltimore Community Land Trust was founded to promote healthy regenerative communities in South Baltimore through the development of quality permanently affordable housing and a just transition to Zero Waste. The concentration of pollution in South Baltimore has compounding effects like; poverty that comes from disinvestment, poor housing quality, and lack of adequate health care. It is our mission and goal to help connect community residents with skills and knowledge to tackle these issues.</p>		

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

Our 10 unit development will increase local community sustainability and improve overall health and well being of the neighborhood by making quality homeownership a possibility for current renters at 30-50% AMI. This particular development sits on a site that is going to be developed as a community park which ties the streets together. The homes will be designed to Passive House standards, tested and certified to the requirements set by PHIUS, the Passive House Institute United States. As a community on the frontline of climate change and industrial waste, Passive House design is a critical component of our community approach to putting forward climate solutions that address and affect community health. Upwards of 50% of US greenhouse gas emissions emerge from the building sector and Passive House design cuts energy consumption by 90%, representing a serious path forward that is within our grasp to implement.

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	\$94,560
Design	\$310,000
Construction	\$1,898,000
Equipment	\$225,000
Total	\$2,527,560

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

BRNI- Baltimore Regional Neighborhood Initiative	\$200,000
Bond Bill 2020	\$200,000
Crowdfunding	\$111,737
CCHD	\$24,500
Affordable Housing Trust Fund	\$750,000
Community Catalyst	\$301,323
CITC	\$100,000
Bond Bill 2021	\$350,000
SB7	\$100,000
MD Net Zero Loan Program- Construction Loan	\$390,000
Total	\$2,527,560

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
7/13/2020	5/31/2021	6/1/2021	6/30/2022
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
224500.00	50 youth, community residents		10 families (homeowners) &
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020 LS- 441st Sessi	\$200,000	Design and conceptual development costs for housing	
2019 LS- 440th Sessi	\$200,000	BRNI- Pre development costs for housing developme	
19. Legal Name and Address of Grantee		Project Address (If Different)	
South Baltimore Community Land Trust Inc PO Box 19762, Baltimore, MD 21225		1129 Monroe Circle, Baltimore, MD 21225, 1113 Monroe Circle, Baltimore, MD 21225 1118, 1120, 1122, 1124, 1126 Inner Cir, 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:	Daniel Ehrenberg	Has An Appraisal Been Done?	Yes/No
Phone:	202 926 3406		No
Address:		If Yes, List Appraisal Dates and Value	
1325 G Street NW Suite 770, Washington DC 20005			

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	2	367600.00	396000.00	
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?			No	
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
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		1700 (existing 1129 Monroe Cir)		
Space to be Renovated GSF		0		
New GSF		13,000 (All 3 buildings accumulated)		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2021-2022
--	-----------

28. Comments	
---------------------	--

The existing 1700 square feet of space at 1129 Monroe Cir, will be a complete demo and rebuild, therefore, there will be no renovation, only new construction that will be taking place.