
**GWCA Development Committee
Monthly Meeting Minutes
12/18/17**

ATTENDEES

Committee Members: Adam Kutcher (co-chair), Jessie Nedrow, Lowell Larsson, Lou Linden, Sam Frank, Monika Graves

Community Partners: Peter Duvall (CBP), Ashley Wallace (CBP)

Community Guests: Lena Leone, Olu Makinde, Lauren Kelly-Washington, Nick Mitchel, Kisha Webster, Martha Yancey, Bernice Gilmore, Jenny & David Matthews, Ann Fechner, William Culler

Presenters: Catherine Borg & Stephen Hendee (1701 Guilford)

Location: OpenWorks, 1400 Greenmount Ave.

AGENDA:

1. 1701 Guilford Vacants to Value Proposal Presentation (Catherine Borg & Stephen Hendee)
2. Green space preservation (Lowell Larsson)
3. Survey results: Community benefits / Empire I Apartments, 231 E. North Avenue (Adam Kutcher)
4. Legacy Resident program updates (Jessie Nedrow & Adam Kutcher)
5. 231 E North Ave community benefit
6. Open discussion

1701 Guilford (Catherine Borg & Stephen Hendee)

Intro: The Vacants to Value RFP for 1701 Guilford Ave. received the most applications ever received in the history of the V2V program (11). Baltimore City prefers the Borg-Hendee application and a letter of support is requested from the community association.

Background: Ms. Borg and Mr. Hendee are married and have lived in Central Baltimore for 6 ½ years. Both are artists and desire more live-work space to facilitate their lives and art practices. Mr. Hendee is employed at MICA and has studio space at OpenWorks. He plans to utilize the facilities at OpenWorks in conjunction with MICA to develop digital and entrepreneurial programming for public high school students. Ms. Borg has a history of coordinating and producing arts programs and currently works at UMBC. She anticipates making contributions to the community through studio tours and exhibitions.

Proposals: Borg & Hendee presented two proposals to Baltimore City for 1701 Guilford.

1. Owner-occupied single family 2,400 sf residential with onsite parking.
2. Owner-occupied 2-unit 3,000 sf residential (2,000 sf owner; 1,000 sf rental; 400 sf garage; 3 onsite parking spaces.

Timeline: Estimated ground-breaking in June 2018 with 9-12 months to design & build.
Designer-Architect: Tagne Schreyer (assisted with presentation)

Discussion:

- Zoning is R-8 - don't believe there's any restrictions on their program based on this zoning, certainly allows for 2 units by right

- Lou noted that the PUD zoning implemented in Greenmount West in early 2000s was a prototype for Transform, Baltimore’s new zoning approach that emphasizes adaptive re-use of the type the applicants are proposing (live-work).
- TBD if “front” face will be on Guilford or Lanvale; committee pointed out that there is precedent in the community for either or both (example: 1701 St. Paul has entrances on both)
- Parking: will have 2 spots if single dwelling unit, 3 spots if two dwelling units to minimize impact on community.
 - Committee noted that entrance to parking, if via Lanvale, will eliminate ~15 feet of existing street parking (~1 spot), however that curb cut is again allowed by right.
 - Inquired if alley would be used to access parking; applicant said they would consider; committee noted that would require potentially awkward angles to back in from Lanvale or alley
- Committee was impressed by plans and recommended Board support a letter of community support for either plan
 - Chair to draft letter of support, send to Board for approval

Green Space Preservation

- **McAllister Park** (1811 Townsend Ct.) transferred to Baltimore Green Space (Adam Kutcher)
 - Ownership of McAllister Park was formally transferred to the Baltimore Green Space land trust in early December 2017.
 - Cory Adcock-Camp who has led efforts to maintain and preserve the park will serve as the site-manager overseeing maintenance with the Greenmount West Community Association as back-up agent of oversight.
 - This space has been successful in spite of the lack of development of the warehouse to the west, which was noted as a barrier in the GMW Area Master Plan (page 31), due to the overwhelming support of the community manager and neighbors

McAllister Street Open Space

The McAllister Street open space is located in the interior of the square block bounded by North and Guilford Avenues and Lafayette and Barclay Streets. The open space features a swing set, but it is underutilized because of its secluded location and poor lighting tend to attract crime. Because of its secluded location and lack of street frontage, the McAllister Street open space is unlikely to be developed unless in conjunction with the redevelopment of a vacant commercial building directly to the west. If it is to be retained as open space, community-managed open space would likely be most successful because additional community investment in the site would act as a deterrent to crime.



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- **Hunter’s Lot** aka Paul Povlock Memorial Park (Lowell Larsson)
 - Over 10 years ago, the Greenmount West Community Development Corporation had the gazebo built and the fence and lights installed (Dale Hargrave participated in installing these). The lot is privately owned, but has a tax lien against it, which makes it vulnerable to being purchased by an interested developer.
 - Community consensus is that the site should be preserved as green space through coordination between Baltimore City (to acquire ownership) and Baltimore Green Space

- (BGS). If the City were to take it over, BGS could potentially purchase it for \$1.
 - Lowell took BGS President Miriam Avins on a visit to the site and she agrees that it fits the BGS criteria. Issues include maintenance and fixing the existing infrastructure (light is inoperable - needs new battery, and gazebo lacks roof)
 - General maintenance (mowing) has been performed by a contractor working for the [AHC Greater Baltimore, Inc](#) that owns multiple properties around the park. Brief discussion whether GWCA should undertake maintenance and what funding available.
 - Lena Leone voiced strong support for AHC continuing to maintain this park, as it was a significant investment of community political capital to get AHC to invest in the community and this is one of the investments. Lena requested that the GMW Community Association, even if it has the capacity, NOT take on ownership of maintaining the property so as to keep AHC contributing to the community.
 - Community expressed concerns that the lot is being used by irresponsible dog owners who do not clean up after their pets; could be benefitted by a dog waste station or simply dog bag station.
 - Chair to continue conversation with Christina Nutile at the city on the amount of the lien and the city's capacity to purchase this property to help the community preserve it.
- **1718 Guilford**
 - Vacant lot across the alley from Hunter's Lot, owned by the City, was on the Vacant to Value inventory. For several decades the site was maintained as a garden. The original caretaker passed away and others adopted the lot. Two years ago the city stabilized the wall of the building adjacent to the site and the garden was destroyed. Since then, the question arose whether it should be redeveloped or retained as a green space.
 - The AHC contractor maintains 1718 with Hunter's Lot.
 - The lot is buildable; has two maturing trees on it
 - Community consensus is to preserve as green space; can revisit at a later date for development
 - Chair to follow-up with City on an Adopt-a-Lot application.

Legacy Resident Updates (Jessie Nedrow & Adam Kutcher)

Jessie Nedrow summarized some of the research she has done into programs that assist renters become homeowners.

- **Neighborhood Housing Services of Baltimore** (<http://www.nhsbaltimore.org>)
 - Since 1974, NHS has focused on revitalizing Baltimore neighborhoods through homeownership opportunities.
- **Jubilee Baltimore** (<http://www.jubileebaltimore.org>)
 - Jubilee Baltimore develops real estate—affordable and market-rate housing—from small houses to multi-million dollar projects. Deputy Director Linda Harrington has an extensive background in neighborhood revitalization and mortgage lending services. She provides technical assistance to new and existing homeowners with purchasing, refinancing and renovation projects, as well as administering the Healthy Neighborhood loan program.
- **St. Ambrose Housing Aid Center** (<https://www.stambros.org>) provides comprehensive housing services and quality affordable homes to meet the challenges facing homeowners, renters and neighborhoods in the Baltimore Area.
- **The Housing Authority of Baltimore City (HABC)** has two programs:
 - The Housing Choice Voucher Homeownership (http://www.baltimorehousing.org/homeownership_hcvp) an optional program for Housing Choice Voucher (HCV) holders. The program is federally funded and helps families, the elderly, and the disabled afford to purchase decent, safe housing in the private market. This program prioritizes homeownership, and eligible properties to buy may be anywhere in the city, not necessarily the neighborhood the individual currently lives in (let alone the house they live in)

- A second program deals with converting non-voucher renters living in city-owned scattered site housing into homeowners of their houses. This applies to a smaller number of people, but there are eligible renters living in GMW. This allows renters of these properties an opportunity to own in the community in which they currently reside.
 - **Point of contact:** Tonya Small, HABC Homeownership Coordinator, Baltimore Housing – Office of Homeownership, tonya.small@baltimorecity.gov, 417 E. Fayette Street, Suite 1125, Baltimore, MD 21202, (410) 396-4175
- **Timothy 6:18** (Kevin Heerdt and Chuck Davies, principals)
 - Since 2010 small-scale, self financed developers who have done most development in Greenmount West with an interest in converting rentals to homeownership.
- **TRF (The Reinvestment Fund) Development** (www.trfdevelopmentpartners.com)
 - TRF Development Partners is a non-profit affiliate and national leader in community development such as CityArts 1 & 2, as well as the rental rowhomes on Oliver Street which were intended to start as rental and convert to homeownership.

Comments:

(Kisha Webster) The Greenmount West Community Association should support renting neighbors who want to stay in the neighborhood. One resident since 1988 has been told her landlord wants her out.

Two approaches were discussed: demand identification and supply identification

Supply identification:

- Community association can identify long term rental properties and approach owners about selling to long-term residents/renters
 - Kisha will be meeting with Chuck of Timothy 6:18 Development Team and TRF Development to discuss options and opportunities.
 - DevCom to approach owners of Latrobe houses (Dariush and Parviz Vedadi), see if willing to engage
 - (Lena) Is it possible to pressure HABC to better support and facilitate the rent to own conversion;
 - Kisha to discuss with TRF the rentals on Oliver Street

Demand identification:

- Two parties at DevCom meeting interested in owning home
 - DevCom (Jessie) to link them up with NHS to begin counseling and financial readiness
- 1805 Barclay renters interested in HABC scattered site conversion - Adam and Jessie working with the family
- Need assistance to identify others in community who are interested in home ownership

Jessie noted that there are numerous useful programs for Legacy Residents who are owners (Senior Housing Upgrades - HUBS), legal advice (title work to detangle ownership on existing owned houses to allow for estate planning), planning workshops - will compile and maybe bring to February General Meeting.

Ideas for Empire House (231 E. North Ave) Community Benefit

- Developer waiting for community to communicate revised community benefits (up to \$17,500) adjacent to property
- DevCom developed several ideas, presented to community, put poll up on NextDoor
- Additional ideas:
 - (Lena) City Capital Improvement—pave McAllister Street?
 - (Jessie) Carsharing—space for ZipCar;
 - Adam to approach Boundary Square owner about giving parking spot for free for this
 - (William Culler, from Boundary Sq Apts.) Lighting on McAllister Alley behind building
 - Internal bike storage space
- Chair to draft letter for review incorporating a number of these items.

Open Discussion

- (Bernice Gilmore) **Large tree in front of Boundary Sq. Apts.**; has overgrown tree pit, need to remove tree & repair sidewalk. Senior resident recently tripped & hurt herself.
 - (Adam) recommends calling 311 for quicker response
 - (Ashley Wallace) go to MTA to inquire about help.
 - Ashley believes State Rep Cory McCray can help with MTA
- (Lou) Shared his efforts to have City address **low water pressure**—significant if pressure is insufficient for sprinkler systems.
- (Lauren Kelly-Washington) Raised for general information that AMTRAK has finalized plans for the Penn Station development.

New Contact Info

Bernice Gilmore: Bgilmore939@gmail.com / 317 East North Ave. (Boundary Sq. Apts.)

Martha Yancey: SugarMama033@gmail.com

Jenny (& David) Matthews: matthe.jenny29@icloud.com

William A. Culler II: wculter@tcgadventure.com / TCG Development (**with Empire or Boundary Sq?**)

Ann Fechner (realtor): Ann@ConwayRealtors.com / Conway Real Estate, Inc.