EBDI – PART 1 (LAND & BUILDINGS)
EBDI Master Site Location
East Baltimore 2000

• Over 1,400 vacant and abandoned properties
• Less than half of working age adults had jobs
• Incidence of childhood lead poisoning among the highest in Baltimore
• Homicide rate nearly four times that of the City

<table>
<thead>
<tr>
<th>Year 2000</th>
<th>EBDI</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacancy Rate</td>
<td>70%</td>
<td>14%</td>
</tr>
<tr>
<td>Poverty Rate</td>
<td>43%</td>
<td>19%</td>
</tr>
<tr>
<td>Median HH Income</td>
<td>$15,493</td>
<td>$30,080</td>
</tr>
</tbody>
</table>
EBDI Initiative Project Partners

- **EBDI**
  - Authority Vested by City/State to Oversee Redevelopment and Private Developer(s)
- **Forest City-New East Baltimore Partnership**
  - Master Developer
- **Baltimore City & State of Maryland**
- **Johns Hopkins**
- **Annie E. Casey Foundation**
- **The East Baltimore Community**

**Authority**

**EBDI**
501c(3) created by City, State, Institutional & Non-Profit Partners to bring about redevelopment in East Baltimore

**Master Developer**

Forest City–New East Baltimore Partnership
Master Developer with rights to develop via a Master Development Agreement with EBDI. Initially awarded development rights via an RFP in 2004.

- Forest City Enterprises (Partner)
- Presidential Partners (Partner)
EBDI – By the Numbers

Timeline:
- 2001 Concept Born
- 2003 EBDI Created
- 2004 Forest City Selected as Master Developer
- 2006 Construction Began

Land Area: 100 Acres

Acquisition: 2,000 parcels and 650 ground rents

Relocation: 732 households and 24 businesses

Demolition: 1,650 structures

At Completion, Approximately

- **Commercial:** 1.50M SF (516K SF built/under construction)
- **Housing:** 2,000 Mixed Income Units (581 built)
- **Retail:** 130K SF* (38K SF built) *Does not include potential grocery store
- **Education:** K-8 Public School, 540 Students (opened January 2014)
- **Parking:** TBD (1,490 structured parking garage spaces built)
Master Plan – An Evolution
Rangos Building
Life Science Building

- 281,000 gross square feet
- Opened 2008
- Tenants Include: Johns Hopkins, Siemens, Lieber Institute for Brain Development, Sobran
- $100 million private investment
MD Department of Health & Mental Hygiene’s
Maryland Public Health Lab

- 235,000 gross square feet
- Opening Summer 2014
- Build-to-Suit for the Maryland Department of Health and Mental Hygiene
Affordable & Senior Housing

- Parkview at Ashland Terrace
  74 Mixed-Income Units for Seniors

- Ashland Commons
  78 Mixed-Income Unit Rentals

- Chapel Green Apartments
  63 Mixed Income
  Apartments and Townhomes

- One-Third (1/3) of total housing units mandated to be affordable.
- Affordable defined as 50%AMI for rental and/or 80% AMI for for-sale.
929 Graduate Student Housing
Residential Building

- 574 beds, 321 room residential building; 20 stories
- 8,300 square feet retail
- Opened 2012
- Amenities include community rooms, balconies, fitness room
- $60 million private investment
Eager Park -- Overview

- 6 Acre Park
- Programmed activities to include concerts & farmers markets
- Amenities: amphitheater, pavilion, playing fields, etc.
- Opening 2015
Not Named Yet
44 New Townhomes
Ryland Homes

Townhomes at Rutland
55 New Townhomes
Windemere

Eager Park West
20 Historic Rehabs
Tonkens/Harrison
House for House and Home Repair Program

40 historic row homes renovated for home-owners
EBDI - PART 2 (PEOPLE)
## Community Benefit—Equity Wealth Creation

<table>
<thead>
<tr>
<th></th>
<th>EBDI Phase 1 Homeowners (n = 92)</th>
<th>EBDI Phase 2 Homeowners (n = 100)</th>
<th>EBDI Home Repair Homeowners (n = 20)</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Equity in Original Home</td>
<td>$31,703</td>
<td>$43,400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Equity in New Home</td>
<td>$116,207</td>
<td>$166,022</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Home Repair Grant</td>
<td>$141,307</td>
<td></td>
<td></td>
<td>$141,307</td>
</tr>
<tr>
<td>Average Increase in Equity Wealth</td>
<td>$84,504</td>
<td>$122,622</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average Increase in Equity Wealth</td>
<td>266.55%</td>
<td>282.54%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Net Equity Wealth Created</td>
<td>$10,691,537</td>
<td>$16,602,199</td>
<td>$2,826,134</td>
<td>$30,119,870</td>
</tr>
</tbody>
</table>

**Notes:**
1. Includes renters who became owners
2. EBDI Phase 2 Includes House for House program homeowners (n=19)
Community Benefit – Endowment for Future Support

- 929 N Wolfe Street Graduate Student Housing
- EBDI Owned
- $250 Million Future Cash Flow split between JHU and EBDI to be used for Community Benefit
Community Benefit - Economic Inclusion

• A core value of EBDI is to ensure that the traditional residents and businesses of East Baltimore participate in the economic upside of the project:
  – EBDI Relocation Program created $30 million in equity wealth among 212 relocated homeowners.
  – EBDI Workforce Pipeline placed 383 greater East Baltimore residents in jobs averaging $12.52/hr over the last 5 years.
  – EBDI construction projects have employed 713 minority Baltimore City residents to date.
  – Baltimore City minority owned businesses received over $67 million in contracts on EBDI construction projects to-date.
Community Benefit – Public Health

- New demolition protocol has reduced the amount and dispersion of lead dust to the point that it is undetectable by federal standards.
- Adopted by the Cities in Maryland, Maine, Michigan and California.
Community Benefit – Neighborhood Schools and Early Learning
## Henderson Hopkins Funding Sources

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City GO Bond</td>
<td>$2,400,000</td>
</tr>
<tr>
<td>TIF</td>
<td>$14,400,000</td>
</tr>
<tr>
<td>State GO Bond</td>
<td>$13,200,000</td>
</tr>
<tr>
<td>JHU Loans &amp; Grants</td>
<td>$12,600,000</td>
</tr>
<tr>
<td>Weinberg Foundation</td>
<td>$10,900,000</td>
</tr>
<tr>
<td>Casey Foundation</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Other local foundations</td>
<td>$700,000</td>
</tr>
<tr>
<td>Gross NMTC Equity</td>
<td>$13,500,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$70,500,000</strong></td>
</tr>
</tbody>
</table>
EBDI – PART 3 (ORGANIZATION)
EBDI Partners

• City of Baltimore
• State of Maryland
• Johns Hopkins University & Medical Center
• The Annie E. Casey Foundation
• The East Baltimore Community
• East Baltimore Elected Officials
• Maryland Business / Civic Leaders
EBDI Responsibilities 2007

• Acquisition
• Relocation
• Infrastructure, Engineering, Demolition
• Real Estate Development
• Public Safety & Maintenance
• Master Plan Stewardship

• Family Advocacy
• Workforce Development
• Economic Inclusion
• EBCS School Operations
• Elev8 Baltimore (After School programs)
• Finance, Accounting Compliance
• Community Foundation
EBDI Responsibilities 2014

• Acquisition
• Relocation
• Infrastructure, Engineering, Demolition
• Real Estate Development
• Public Safety & Maintenance
• Master Plan Stewardship

• Family Advocacy
• Workforce Development
• Economic Inclusion
• EBCS School Operations
• Elev8 Baltimore (After School programs)
• Finance, Accounting Compliance
• Community Foundation
EBDI Responsibilities 2017

• Acquisition
• Relocation
• Infrastructure, Engineering, Demolition
• Real Estate Development
• Public Safety & Maintenance
• Master Plan Stewardship
• Family Advocacy
• Workforce Development
• Economic Inclusion
• EBCS School Operations
• Elev8 Baltimore (After School programs)
• Finance, Accounting Compliance
• Community Foundation