

Draft FY2024 Spending Plan for Pimlico Local Impact Aid Summary of Public Comments

February 13, 2023

INTRODUCTION

On behalf of Mayor Brandon Scott, the Baltimore City Department of Planning prepared a preliminary draft FY2024 Spending Plan for Pimlico Local Impact Aid. The draft plan prioritizes investments that will achieve long-standing community goals in the Park Heights Master Plan Area and 1 Mile Radius. These goals include the development of a new public library, home repairs, the completion of public park renovations, and the expansion of job-training and entrepreneurship programs, among other proposals. In FY2024, the total amount of local impact aid estimated to be available is \$5,261,000.

The release of the draft Spending Plan on January 10, 2023 marked the start of a 45-day public review window. On January 10, the Department of Planning also launched an online survey to collect feedback from residents and publicized a call for comments via email or letter. The survey and comment period closed at midnight on February 10, 2023. The following briefing summarizes the feedback received. The purpose of this briefing is to inform the Pimlico Community Development Authority (PCDA) and members of the public of comments received prior to the PCDA Work Session on February 15, where PCDA Board members will deliberate on final Spending Plan recommendations.

SUMMARY

The Department of Planning received 50 survey responses and 63 letters during the public comment period. The Department of Planning also received 14 additional letters submitted after the conclusion of the comment period. The survey asked participants to respond to each proposed allocation and to provide open-ended comments about the Park Heights Master Plan Area and the 1 Mile Radius. Tables 1, 2, and 3 summarize these results. The letters are included as an attachment at the end of this document.

Table 1. Survey Results for Proposed Park Heights Master Plan Area (as of Feb. 10, 2023)

Project	Proposed Funding Amount	% Support for Maintaining or Increasing Funding	% Support for Reducing or Eliminating Funding	% Don't Know or Neutral
Park Heights Library	\$2,028,000	82%	12%	6%
Park West Health Systems Capital Expansion	\$600,000	82%	4%	14%
Homeowner Repair Grants	\$500,000	88%	-	12%
Towanda Pool and Playground	\$500,000	68%	12%	20%
Small Business Support - Wage Subsidy Program	\$318,000	66%	18%	16%
Park Heights Career Navigation Program	\$176,000	72%	4%	24%
Arlington E/MS INSPIRE Garden Improvements	\$140,000	40%	31%	30%

Project	Proposed Funding Amount	% Support for Maintaining or Increasing Funding	% Support for Reducing or Eliminating Funding	% Don't Know or Neutral
Park Heights Economic Development and Main Streets	\$100,000	66%	18%	16%
Sankofa Children's Museum of African Cultures	\$50,000	72%	12%	16%
PCDA Administration	\$60,000	61%	18%	20%
Park Heights Total Proposed Funding Allocation	\$4,472,000	-	-	-

Total respondents: 50

Table 2. Survey Results for Proposed 1 Mile Radius Allocations (as of Feb. 10, 2023)

Project	Proposed Funding Amount	% Support for Maintaining or Increasing Funding	% Support for Reducing or Eliminating Funding	% Don't Know or Neutral
Northwest Park - Upper Park Site Improvements	\$300,000	48%	31%	21%
Luckman Park Court Resurfacing	\$111,000	57%	29%	14%
Ambassador Theater/Community Development	\$100,000	59%	14%	27%
Neighborhood Initiative/Community-Based Grants	\$52,000	70%	14%	16%
Glen and Fallstaff Neighborhood Fund - CHAI	\$51,000	45%	20%	35%
Community Organizer - GO Northwest	\$50,000	52%	15%	33%
Baltimore Clean Streets	\$50,000	67%	14%	19%
PCDA Administration	\$60,000	50%	23%	27%
Administration of Community-Based Grants	\$15,000	50%	13%	37%
Park Heights Total Proposed Funding Allocation	\$789,000	-	-	-

Total respondents: 50

Table 3. Comments Summary (as of Feb. 10, 2023)

Monetary amounts/requests are highlighted in yellow.

Comment No.	Funding Area	Comment
1	Park Heights	<p>Home Repair Grants should increase to \$750,000 and include these geographies: Woodmere, Langston Hughes, Lucille Park to create one contiguous service area. These funds should also be managed by Baltimore Civic Fund, PHR, or CHAI/NWBP to ensure timely distribution of funds to contractors and avoid problems experienced by programs like LIGHT and HUBS with finding qualified contractors willing to work with these programs. The inner-block parcels that surround Plantation Park Heights Urban Farm and Cottage Ave. Park are located in an area that has received home repair grants and state funding through other programs and can likely leverage these investments to raise additional capital elsewhere. The need is higher in Woodmere, Langston Hughes, and Lucille Park and makes managing the program easier because the area is connected and less specific.</p> <p>I support the PCDA funding for a dedicated staff position so long as this individual will be separate from the NW Baltimore Planner so the planner's time can be freed up to prioritize other initiatives. Otherwise, I do not support this budget item. PCDA should also consider resourcing this program to function at the same capacity as South Baltimore Gateway Partnership. Perhaps, provide some support for NWBP to become a stand-alone non-profit entity governed by PCDA to coordinate this work. Again, look at Southwest Baltimore for guidance. These funds should not be used to stretch the funding of agencies but to instead deliver resources to and increase the capacity of community-based organizations and initiatives/projects.</p>
2	Park Heights	Community grants for various associations should be included in the PCDA package.
3	Park Heights	As a longstanding constituent of Park Heights, the successful student of its schools, Cross Country Elementary, Fallstaff Middle, and Northwest Senior High (Advanced College Preparatory Program under Kathleen Luchs and James Lamar), and 17-year homeowner, I know first-hand the history and promise of Park Heights. The health, viability, and quality of life of its residents should be the priority. Some of the projects listed are duplications of existing services and will be irrelevant if families' needs are not met. Unlike the library, the Park West project is an EXISTING community health and dental center. The only other capital improvement requests that I see are for the library and the Tawanda rec center. Similar improvements were done to the CC Jackson rec center which is still thriving so there is value. There are city agencies (OED, BCPSS) and other organizations that do community and workforce training and development. I hope the Board and City give in-depth consideration to this.
4	Park Heights	Utilize and support the Plantation Park Heights as it empowers our city youth!
5	Park Heights	First, I hope to witness in the NEAR future, all members of this community greatly benefiting from every penny that is proposed in the Park Heights Master Plan. I believe that this area, especially near the 4300 block of Park Heights Avenue is a food desert and would benefit significantly from at least two or more quality supermarkets that sell fresh produce, meats, etc. Safety, health and wellbeing, richer education systems, consistent, sustainable employment opportunities, consistent cleanliness efforts, and consistent rehabilitation of vacant and dilapidated homes in this area is where funding should be allocated immediately.
6	Park Heights	My neighbors are interested in the home repair funding and I need information to assist them. Please provide data. Thank you.

7	Park Heights	<p>Funding for Towanda Rec Center is very important, but Rec & Parks confirmed that this money is not needed, and it is being recommended just as an added cushion. This funding can be used to support other unfunded community-based projects such as Park West Health System, At the House Settlement House, Business Development Grants for local businesses, and more funding for home repair grants.</p> <p>If additional funding is available, James D Gross Rec Center is also in great need of funding.</p>
8	Park Heights	There is no mention of audits and accountability
9	Park Heights	Arlington garden has excluded the community in which it sets in. We helped keep it up and populated with neighbors now their no approach kicks us out. Don't give them the money.
10	Park Heights	I'm not in support of section-8 housing or continued support of renter's in the Park Heights area. Therefore, homeownership is the way to go as I found that this is the stability of any community. Because that is a very important investment in any community. However, from past decades of rental properties has been devastating to this area. Whereas if rental and section 8 properties become the norm. I find that the Park Heights area will repeat the same devastating results that we see now. To well spent monies that will be a wasted investment to all the communities in the Park Heights area.
11	Park Heights	It does not include the Arlington Neighborhood Association in design and future plans. DO NOT FUND THEM
12	Park Heights	They don't want to work with the association. They must work with us
13	Park Heights	We as an association must be a part of the decision making at the garden. I am a 30 year resident.
14	Park Heights	Until the school agrees to collaborate with the community residents in the area the garden sits we would not like to see our community grant go to them.
15	Park Heights	To the merchants in what's considered lower Park Hgts, how can this PCDA pay it forward and renovate the internal & external appearance of these businesses in this area? Have this done by Preakness
16	Park Heights	If the community can not be apart of the improvement then the funding should not go to the project
17	Park Heights	I work in the Parkwest Impact community and all these proposed increases to community services are needed for the family and children served. The library should have never been demolished and the students and families are anxiously awaiting the reopening of the library closer to their homes.
18	Both	It is important to fund the Park Heights Master Plan Area. Especially the Community Based Grants and the Glen and Fallstaff Neighborhood Fund. We [sic]
19	1 Mile Radius	<p>There should be much larger allocations for community based grants to community associations BELOW Northern Parkway for facilitation of community projects. It is mystifying that 65% of this proposed funding for the 1-mile radius is specifically dedicated to communities ABOVE Northern Parkway. Funding the beautification of Northwest Park and Luckman Park clearly should not be the top priorities for these resources based on the actual needs of the various communities in the 1 mile radius.</p> <p>In West Arlington, we have been trying to renovate the City's oldest water tower to create a new community space as well as renovating Penhurst Park, however we have run into significant obstacles related to organizing/activating community members around getting these projects off the ground and in securing funding. We need funds to finance communication efforts, acquire and repurpose vacant or unused properties, non-profit administration duties/fees, membership drives, community gathering events, and the creation of a community member need-based assistance fund.</p>

		<p>Northwest Baltimore needs an infusion of resources like that earmarked for the Glen/Fallstaff Fund above (or double that ie: \$100K grants) for dedicated community associations like WAIA who work to directly enhance the vitality of the communities in the 1-mile radius that need it most. These grants should also be prioritized over creating a position within PCDA for grant administration. We need to empower the community leaders who directly organize our more vulnerable and under resourced community members below Northern Parkway.</p>
20	1 Mile Radius	<p>There should be more monies invested below the Northern Parkway corridor for neighborhood improvements and developments. Such as more city services regarding city owned vacant lots, forestry of tree trimming through the alleyways, and illegal dumping. To critical enforcement of homeowners and renters who don't clean and keep up their property from trash and debris. Not to mention better enforcement of vacant cars left in the community. To eliminating a lot of these liquor stores and car lots and all these fast food carry outs that generate a lot of trash in the area. We deserve better and we should invest better for this area as a whole. Again homeownership is the way to go to uplift the Park Heights area. Hands down as this would be a investment for us all.</p>
21	1 Mile Radius	<p>There should be counseling session before deciding on who gets what so ,that, participants are informed on their role and position as to why we can obtain these allocated funds. Not one person but multiple persons should receive pay and have it divided so that pcda seekers of fiduciary assistance and those on this board will have structure of the allocated funds where everyone gets heard and paid. Many communities feel left out and it appears decisions are already made without them..</p>
22	1 Mile Radius	<p>The Howard Park Serenity Park was created out of the fact that there is no public park or other public green space between the communities of Howard Park, Grove Park or Forest Park. None at all. After identifying an incredible area of space that had not been maintained either privately or by the city and within the boundaries of Howard Park, a space of over 20 individual and adjacent lots, the Howard Park Civic Association went about canvassing the surrounding neighbors and the community association in order to hear what they would like to see in the space which was both incredibly overgrown with kudzu and other vines and also riddled with deadfall and illegal dumping. While most spoke to the level of mosquito infestation due to the overgrowth, there was also a concern shared around deer ticks due to the large number of deer bedding down in such thick, ground-level vegetation which is ripe for harboring deer tick populations. With an initial grant from the Baltimore Community Foundation, the property was acquired via the adopt a lot process, cleared, leveled, and hydro seeded. Receiving guidance from the leadership at Ladew Topiary Gardens a subsequent donation and a pro bono donation of a park rendering and cost estimates for design implementation and materials from Mahan Rykiel Associates, we have been able to create a green space canvas within a portion of the one mile radius that had no public green space available to it previously. To complete our effort, a total amount of \$157, 580 will install a public greenspace in a portion of the city and within the one mile radius not only where none exists, but also within the 5th council district which is the only council district in the city that does not have a public recreation center. This is the epitome of the need to address a huge inequity and one that is what this public funding source is meant to address.</p>
23	1 Mile Radius	<p>We would like to see more funding for the 1 Mile Radius in the future.</p>
24	1 Mile Radius	<p>Based upon past experience, Street Cleaning in multiple high traffic communities as noted above will probably require additional funding.</p>

LIST OF LETTERS SUBMITTED DURING COMMENT PERIOD

The following letters were submitted during the public comment period between January 10 and February 10, 2023. The Department of Planning provided all letters received prior to February 1 to the PCDA ahead of the public forum, also held on February 1. Letters with an asterisk are those that were submitted between the public forum and the conclusion of the public comment period. Monetary amounts for new requests are highlighted in yellow.

Letters of Support for Proposed Allocations

1. Park West Health Systems Letter of Support - Patrice Wallace, Wallace Black Communications
 - a. First Floor Plan
 - b. Main 2nd Floor Plan
 - c. NW Exterior
 - d. Third Floor Plan
2. Park West Health Systems Letter of Support - Maryland State Sen. Jill Carter, Maryland State Del. Dalya Attar, Maryland State Del. Tony Bridges, Maryland State Del. Sandy Rosenberg
3. Park West Health Systems Letter of Support - Sharon G. Middleton, Baltimore City Council Vice President
4. Park West Health Systems Letter of Support - Lisa Budlow, Comprehensive Housing Assistance Inc. (CHAI)
5. Park West Health Systems Letter of Support - Logan Mitchell Sr., Pimlico Good Neighbors Association
6. Park West Health Systems Letter of Support - Darryl Gould, Gillis Memorial Christian Community Church
 - a. List of signatories
7. CHAI Glen/Fallstaff Letter of Support - Del. Dayla Attar
8. CHAI Glen/Fallstaff Letter of Support - Patricia Foster, Cylburn Arboretum Friends
9. CHAI Glen/Fallstaff Letter of Support - Betty Cherniak, Glen Neighborhood Improvement Association
10. CHAI Glen/Fallstaff Letter of Support - Ellie Mitchell, Mount Washington Improvement Association
11. CHAI Glen/Fallstaff Letter of Support - Northwest Baltimore Partnership Steering Committee
12. CHAI Glen/Fallstaff Letter of Support - Yeshiyah B. Israel, Pimlico Merchants Association
13. CHAI Glen/Fallstaff Letter of Support - Dr. Allen J. Bennett, Park West Health Systems
14. CHAI Glen/Fallstaff Letter of Support - Del. Rosenberg
15. CHAI Glen/Fallstaff Letter of Support - Joi Dabney, Towanda Grantley Neighborhood Association
16. CHAI Glen/Fallstaff Letter of Support - Sandra Johnson, Fallstaff Improvement Association
17. CHAI Glen/Fallstaff Letter of Support - Yolanda Jiggetts, Park Heights Renaissance
18. CHAI Glen/Fallstaff Letter of Support - Pastor Troy Randall, At the House, Inc.

Letter of Opposition for Proposed Allocations

1. Arlington E/MS INSPIRE Garden Letter of Opposition* - Pastor Troy Randall, At the House, Inc.

Letter of Recommendation

1. Community development corporation grant-steering and need for implementation dashboard* - Yolanda Jiggetts, Park Heights Renaissance

Letters Proposing/Supporting New Requests

1. West Arlington Community Association Letter of Request* (\$400,000) - 1 Mile Radius- Sydnee Wilson Ruff
2. Gillis Memorial Community Development Corporation Letter of Request* (\$500,000) - Park Heights Master Plan Area - Darryl Gould, Gillis Memorial CDC
3. Gillis Memorial Community Development Corporation Letter of Support* - Yolanda Jiggetts, Park Heights Renaissance
4. At the House, Inc. Letter of Request (\$250,000) - Park Heights Master Plan Area - Pastor Troy Randall, At the House, Inc.
 - a. Proposed Budget for Request
5. At the House, Inc. Letter of Support - Tracey Allen
6. At the House, Inc. Letter of Support - Yolanda Jiggetts, Park Heights Renaissance
7. At the House, Inc. Letter of Support - Yeshiyah B. Israel, Pimlico Merchants Association
8. At the House, Inc. Letter of Support* - Belinda Harris
9. At the House, Inc. Letter of Support* - Alease Mays
10. At the House, Inc. Letter of Support* - Ranekqwa Edwards
11. At the House, Inc. Letter of Support - Sgt. Rashad Hammon, Baltimore Police Department
12. At the House, Inc. Letter of Support - Lisa K. Budlow, CHAI
13. At the House, Inc. Letter of Support*- Carlotta Taylor
14. At the House, Inc. Letter of Support* - Betty Dunnigan
15. At the House, Inc. Letter of Support* - Gloria Allen
16. At the House, Inc. Letter of Support*- Dr. Leola Washington
17. At the House, Inc. Letter of Support*- Donna Johnson
18. At the House, Inc. Letter of Support* - Arnette Warfield
19. At the House, Inc. Letter of Support* - Rev. Dr. Terry Moore, New Solid Rock Fellowship Church
20. At the House, Inc. Letter of Support* - Jamaal Gamble (13 yrs.)
21. At the House, Inc. Letter of Support*- Justin Gamble (7 yrs.)
22. At the House, Inc. Letter of Support* - Hannah Robinson
23. At the House, Inc. Letter of Support* - Alicia Dempsey
24. At the House, Inc. Letter of Support* - Delois Ellison
25. At the House, Inc. Letter of Support* - Resident, 4520 Pimlico Rd.
26. At the House, Inc. Letter of Support* - Lelia Hargrove
27. At the House, Inc. Letter of Support* - Joshua Jenkins (16 yrs.)
28. At the House, Inc. Letter of Support* - Jeanette Maxwell
29. At the House, Inc. Letter of Support* - Pastor Terrye Moore, Northwest Faith Partners
30. At the House, Inc. Letter of Support* - Larry Mack, Sinai Hospital
31. Pimlico Merchants Association Letter of Request for Public Safety and Business Support (\$100,000) - Park Heights Master Plan Area - Yeshia B. Israel, Pimlico Merchants Association
32. Pimlico Merchants Association Letter of Support - Pastor Troy Randall, At the House, Inc.
33. Pimlico Merchants Association Letter of Support - Taron W., At the Bag LLC
34. Pimlico Merchants Association Letter of Support - Patricia Manwaring, West Indian Flavour
35. Pimlico Merchants Association Letter of Support - Lincoln Forbes, The Park Coffee
36. Pimlico Merchants Association Letter of Support - Veronica McLeon, Island Food Market
37. Pimlico Merchants Association Letter of Support - Mark A. Bennett, International Cutz Barbershop
38. Pimlico Merchants Association Letter of Support - Kirk, Montego Bay Bakery & Carry Out
39. Pimlico Merchants Association Letter of Support - Charlene, Jumpin Out the Pot
40. Pimlico Merchants Association Letter of Support - Tylika Martin, Tylinos Caribbean & American

41. Pimlico Merchants Association Letter of Support - Moe Ali, Moe Oille
42. Pimlico Merchants Association Letter of Support - W.F. Richardson DDS, The Dental Office
43. Pimlico Merchants Association Letter of Support - Lisa Budlow, CHAI

LIST OF LETTERS SUBMITTED AFTER THE PUBLIC COMMENT PERIOD

The Department of Planning also received 14 letters submitted after the public comment period concluded. Those letters are listed below and have been retained for the record. However, materials submitted after the public comment period are not included in this document.

1. Gillis Memorial CDC Letter of Support* - Charles Peter Smith, Jr.
2. Gillis Memorial CDC Letter of Support* - Andre Crawford
3. Gillis Memorial CDC Letter of Support* - [illegible signature 1]
4. Gillis Memorial CDC Letter of Support* - Pearline M. Bell
5. Gillis Memorial CDC Letter of Support* - Maryanne Robinson
6. Gillis Memorial CDC Letter of Support* - [illegible signature 2]
7. Gillis Memorial CDC Letter of Support* - Warren E. Harvey
8. Gillis Memorial CDC Letter of Support* - Jacqueline A. Lipscomb
9. Gillis Memorial CDC Letter of Support* - Alice V. Smith
10. Gillis Memorial CDC Letter of Support* - Alicia Stovall
11. Gillis Memorial CDC Letter of Support* - Patricia Brooks
12. Gillis Memorial CDC Letter of Support* - DeVone Marshall
13. Gillis Memorial CDC Letter of Support* - Katie Crawford
14. Gillis Memorial CDC Letter of Support* - Carla Jackson
15. Gillis Memorial CDC Letter of Support* - James Childs
16. Pimlico Merchants Association Letter of Support* - Pastor Terrye Moore, Northwest Faith Partners



January 20, 2023

To: The Pimlico Community Development Authority (PCDA) Board
cc: Chris Ryer, Director, COB Department of Planning
Kari Nye, Northwest District Planner, COB Department of Planning

From: Patrice Wallace
On behalf of Park West Health System Capital Expansion Project (PWHS CEP)
patrice@wallaceblack.net / (240) 291-0836

A handwritten signature in black ink, appearing to read "Patrice Wallace", is written over the "From" information. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

In February 2018, a meeting which I named the "Meeting of Minds" where Bishop Donte' Hickman, Pastor of Southern Baptist Church, served as host was held in the boardroom of Park West Health System at 3319 W. Belvedere Avenue. In attendance were some of the most notable and esteemed church leaders in Northwest Baltimore City. Attendees included Bishop Darryl Gould, Pastor of Gillis Memorial C.C. Church, Bishop Kevia Elliot, Pastor of the Lord's House; Bishop Richard Pender, Pastor of Beth-El Temple of Christ; Pastor Reginald Johnson, Cornerstone Church of Christ; Pastor Aggie Brown, Pastor of First Stephens Baptist Church; Pastor Michael Gaines, Sr., Manna Bible Baptist Church; Arnold Williams, Partner of Abrams Foster Noles & Williams; and Dr. Allen Bennett, CEO of Park West Health System.

At this meeting, these prominent men made the collective decision on behalf of their respective church affiliations that they must be more engaged and accountable to the quality of life and welfare of the church members, families, and communities where their churches reside. Ministry must go beyond the walls of the church. With great diplomacy, the message was clear. What this collective sought to accomplish in community redevelopment and economic growth was not for the faint in heart nor was it a short-term plan; but one that would help usher in a new era in the Northwest Baltimore corridor. Out of this gathering, the Park Heights Faith-Based Community Development Corporation (PHF-BCDC) with Park West Health System as its business anchor was formed. This marked the beginning of Park West's first contribution, the Park West Health System Capital Expansion Project (PWHS CEP).

Park West Health's 3319 W. Belvedere Avenue location was built in 1950 as a Jewish Fraternity Social Club; is outdated by today's codes and standards; and has proven to be insufficient for meeting the wellness needs of today's at-risk-populations. Designed by Hord Coplan Macht Architects (www.hcm2.com), the Park West Health System Capital Expansion Project will create a 15,245 sq. ft addition and renovate 10,710 sq. ft of the existing 2nd and 3rd floors of the Park West Belvedere Avenue location. It will enable the expansion and the delivery of existing health, dental, behavior and mental health services while integrating new disciplines such as psychotherapy and youth-specific behavioral health services; enable patient access and flow; consolidate departmental operations; bring the building up

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to today's building standards and codes by addressing structural, coding and ADA compliance issues; and bequeath the structure with an exterior makeover. The project consists of four parcels which were acquired by Park West Health System.

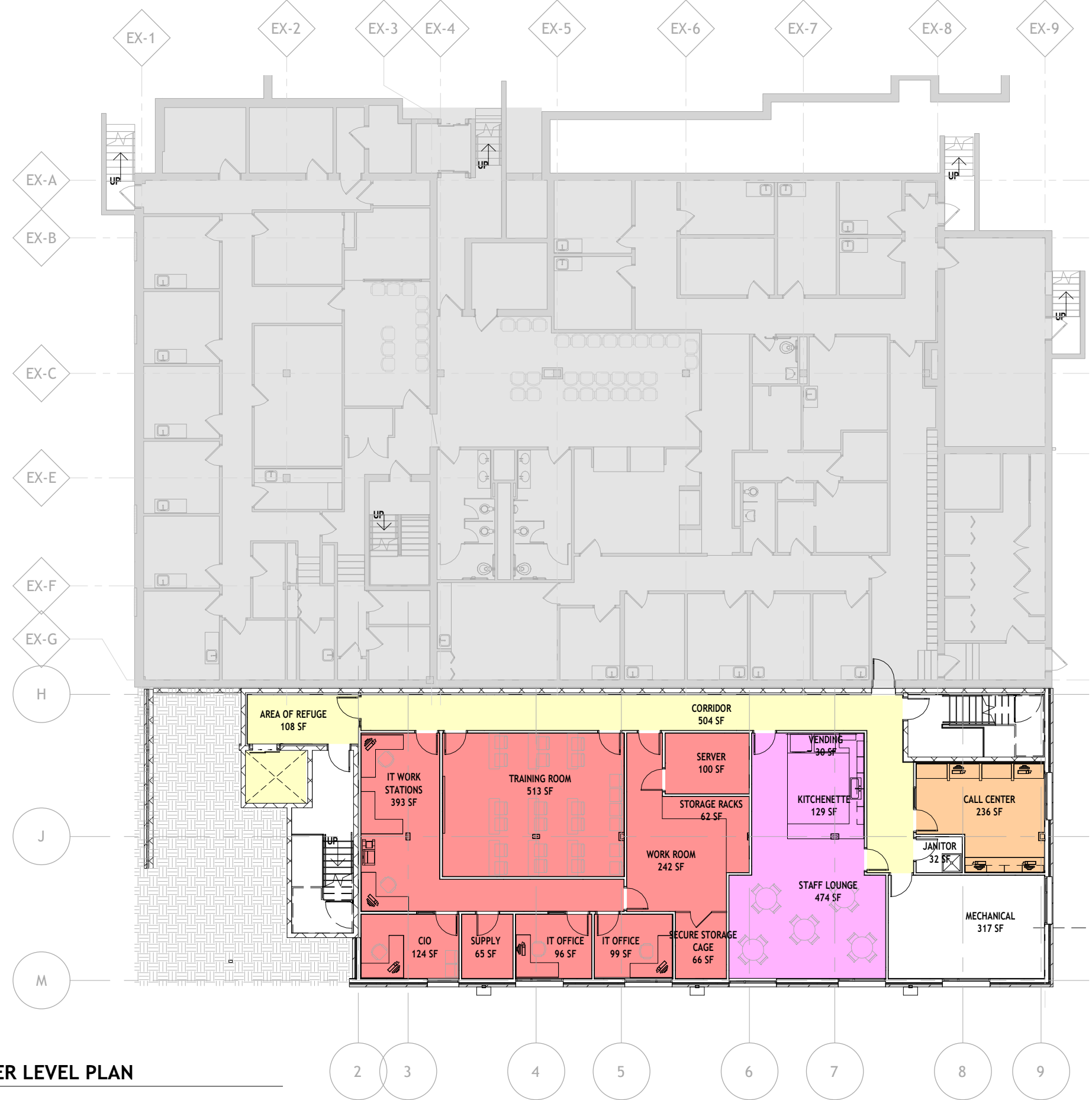
This building is an existing, critical community asset, and this project is expanding it to serve communities more comprehensively. It is located in and is in alignment with the MD/Baltimore City Sustainable Community Action Plan and checks all the boxes of Mayor Brandon Scott's five pillars for the City. It encourages workforce development as it brings new employment to the neighborhood. It encourages participation in Baltimore's vacant to value program by converting and incorporating problem properties into the new building; and encouraging building on existing community assets. Although delivering an array of benefits for patients and residents alike, the building will undergo an exterior makeover making it a visible jewel within an overlooked community and once again demonstrating PWHS's longstanding commitment and investment to the stability, revitalization, and sustainability of the communities it serves

The predevelopment phase (architectural design, drawings, civil engineering, Geotech, environmental studies, and such) and construction documents have been completed. All that remains are the purchase of the construction permits from the City and to close a funding gap of \$3.5 to 4 million resulting from post-pandemic construction increases to break ground at the end of Spring 2023, for a projected Fall 2024 completion. Approximately Eighty percent (80%) of the \$10.6M budget for the project is accounted for – without any funding from the City, an issue that has made prospective funders take pause.






Members of the PCDA Board, we seek your help and influence. As things stand, you will deliberate on whether to propose the allocation of \$600,000 in funding this year and \$500,000 next year from the Pimlico Community Development Authority (PCDA) capital fund to Mayor Brandon Scott. An application for Catalyst grant funding in the amount of \$2M was submitted in October 2019 before the exit of then Mayor Jack Young. Since that time, the \$2M request has bounced around the city agencies and departments as a result of the staff changes and departures within the administration. These funds will ensure the project does not sit idle or fall victim to the continued construction cost escalations. Funds will also serve as matching funds for our public and private appropriations; and the award will demonstrate to private sector funders that the City is just as vested as its stakeholders.

Enclosed with this correspondence are the final drawings and floorplans. To reiterate, the construction documents were completed in December 2022. The project successfully progressed in 2020 and 2021 through the predevelopment stage with all deliverables despite the global pandemic and its impact. On behalf of the patients, residents, and stakeholders of Park West Health and the Pimlico/Park Heights community, we implore you to help us in this final push to acquire City support and funding to cross the finish line. Thank you in advance for your consideration.

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LOWER LEVEL PLAN

PROGRAM LEGEND	
	CIRCULATION
	INFORMATION TECHNOLOGY
	CALL CENTER
	STAFF LOUNGE
	EXISTING (NOT IN SCOPE)

PARK WEST HEALTH CENTER CAPITAL EXPANSION PROJECT

3317 WEST BELVEDERE AVENUE
BALTIMORE, MD 21215

FIRST (LOWER) LEVEL

Scale: As indicated

hord | coplan | macht

11/17/2021

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PROGRAM LEGEND	
	PUBLIC CIRCULATION
	BEHAVIORAL HEALTH
	HUMAN RESOURCES
	BILLING / FINANCE
	COMMUNITY ROOM
	MEDICAL RECORDS
	EXISTING (NOT IN SCOPE)

PARK WEST HEALTH CENTER CAPITAL EXPANSION PROJECT

3317 WEST BELVEDERE AVENUE
BALTIMORE, MD 21215

SECOND (ENTRY) LEVEL

Scale: As indicated

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11/17/2021

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PROGRAM LEGEND	
	CIRCULATION
	BOARD ROOM
	BILLING / FINANCE
	ADMINISTRATIVE
	EXISTING (NOT IN SCOPE)

PARK WEST HEALTH CENTER CAPITAL EXPANSION PROJECT

3317 WEST BELVEDERE AVENUE
BALTIMORE, MD 21215

THIRD (UPPER) LEVEL
Scale: As indicated

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11/17/2021

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Baltimore City Council
Baltimore, Maryland

January 25, 2023

Dr. Allen Bennett
President/CEO
Park West Health System
3319 W. Belvedere Avenue
Baltimore, MD 21215

Dear Dr. Bennett,

Since 1972, Park West Health Centers have served the constituents of the Pimlico and Park Heights communities through its three locations and its network of health professionals, clinicians, corporate service partners. Its presence has meant the provision of accessible health, dental, mental, and behavioral health services for all residing in its service areas.

I acknowledge that Park West Belvedere location at 3319 W. Belvedere Avenue is a critical community asset; has served as the primary location for patient services and its operations; and, that the building is in dire need of new construction and upgrades. Comprised of the construction of a 15, 245 sq foot new addition; the 10,710-sf renovation of the building's 2nd and 3rd floors; and the acquisition of vacant land parcels that has been an eye sore to its surrounding neighborhoods for many years, the PWHS CEP addresses these issues.

With that said, I join the stakeholders of the PWHS CEP in this final push to secure funding so that groundbreaking may occur in the summer 2023 with an anticipated completion date for the winter 2024; and trust any prospective funder of the project will find it a worthwhile investment and give it reasonable consideration.

Sincerely,

Sharon G. Middleton
Baltimore City Council, District 6
SGM/tm

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Mark Pressman
Zed Smith
Jill Spector
Steven Stern
Richard Topaz
Judy Paschkusz-Weiss

LIFE MEMBERS

David Bavar ^{Z1}
David Brooks
Sanford Cardin
David Carliner
Howard Chertkof ^{Z1}
Paul Cooper
Benjamin Dubin
Alan Fink
Samuel Frank ^{Z1}
Cass Gottlieb
Erwin Greenberg
Jerome Gross ^{Z1}
Fritzi Hallock
Lowell Herman
Leroy Hoffberger ^{Z1}
Arnold Kohn ^{Z1}
Harold Manekin ^{Z1}
Aaron Max
Edward Obstler ^{Z1}
Melissa Peters
Robert Pollokoff
Melvyn Pugatch ^{Z1}
Jeffrey Rosen
Lee Rosenberg
Arnold Scheinberg
Ina Singer
Todd Tilson
Robert Weinberg ^{Z1}
Larry Wolf ^{Z1}

Lisa K. Budlow
Chief Executive Officer



January 25, 2023

Dr. Allen Bennett
President/CEO
Park West Health System
3319 W. Belvedere Avenue
Baltimore, MD 21215

REF: Park West Health System Capital Expansion Project (PWHS CEP)

Dear Dr. Bennett,

CHAI fully supports Park West Health System’s PCDA funding request to support the PWHS Capital Expansion Project. For 50 years, PWHS has provided health, dental, mental, and behavioral health services for residents of Northwest Baltimore City and surrounding counties. CHAI has also supported PWHS’ requests for Baltimore Regional Neighborhood Initiative funding for this project.

We know from our partners at Park West that the Belvedere location is in need of upgrades and refinishing to meet current standards, and these upgrades will enable PWHS to serve the health and wellness needs of families more comprehensively.

CHAI is proud to be a PWHS partner and we are happy to support your request for PCDA funding . This project will help to strengthen Northwest Baltimore families and our overall community.

Sincerely,

Lisa Budlow
CEO



January 28, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Ref: Park West Health System Capital Expansion Project

Dear Mr. Ryer,

In July 2020, a letter was submitted to Baltimore City Council VP Sharon Green-Middleton by the Pimlico Good Neighbors Association to rally hers and the City's support for the rezoning of land parcels for the Park West Health Capital Expansion Project at 3319. W. Belvedere Avenue. Without this rezoning, the project could not proceed. After due process, the COB Planning Commission and Department of Planning granted the rezoning request. Consequently, the work towards the expansion and renovation for the Park West Health Center commenced.

Today, I write because since that time Park West's project has progressed despite a lack of funding support from the City and a global pandemic which left our neighborhoods and city services immobile. It is my understanding that the project's construction documents are complete and after it is presented to the City once again for permits, Park West can break ground this summer.

As a Federally Qualified Health Center established in 1972, Park West Health System has proven to be a corporate neighbor with the services it provides and the investments it has made for neighborhood residents. Park West Health promotes and provides comprehensive primary health, dental and behavioral health services to the many medically underserved residents. What's more, Park West provides these services regardless of a family's or individual's ability to pay or insurance status. No one is turned away.

I realize some may defer in opinion, but it makes good sense to expend resources to Park West Health Center to ensure the completion of the upgrades for our residents and neighborhoods. As community stakeholders, know that Pimlico Good Neighbors Association supports the funding of the Park West project and trust its request will be given every consideration for approval. Thank you.

Sincerely,



Logan Mitchell, Sr., President
Pimlico Good Neighbors Association

The Park Heights Faith-Based Community Development Corporation

Building & Empowering the Park Heights Community



BOARD MEMBERS

Pastor Darryl Gould
President

Dr. Allen Bennett
Vice President

Bishop Keyia Elliott
2nd Vice President

Bishop Richard Pender
Secretary

Carla Jackson
Assistant Secretary

Pastor Michael Gaines
Treasurer

Pastor Aggie Brown
Member

Pastor Merrill Griffin
Member

Pastor Reginald Johnson
Member

ADVISORS

Patrice Williams
Park West Health Systems

Arnold Williams
Abrams, Foster, Nole
& Williams, P.A.

January 27, 2023

Dr. Allen Bennett
President and CEO
Park West Health System
3319 W. Belvedere Avenue
Baltimore, MD 21215

Greetings Dr. Bennett:

Like the organizational members of The Park Heights Faith-Based Community Development Corporation, Park West Health System is a longstanding institution that has served the Park Heights community and its residents. We are aware that Park West Health Centers is a federally qualified health center, as well as a comprehensive health, dental, and behavioral health provider. Without its existence, many of the medically underserved in our neighborhoods would not have an option for their health and wellness outside of neglecting their own health.

The Park West Belvedere location at 3319 W. Belvedere Avenue is a critical community asset and serves as the primary location for patient services and Park West operations. The building is outdated by today's building standards and is in need of a transformation. As you know, The PHF-BCDC was formed with Park West Health System (PWHS) as its business anchor in 2018. Its mission is to be active participants in the social and economic prosperity and growth of our community and its residents. Our primary objective is to ensure our neighborhoods are whole and thriving.



4016 Park Heights Avenue
Baltimore, Maryland 21215

The Park Heights Faith-Based Community Development Corporation

Building & Empowering the Park Heights Community



-Page 2-

BOARD MEMBERS

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President

Dr. Allen Bennett
Vice President

Bishop Kevin Elliott
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Carla Jackson
Assistant Secretary

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Treasurer

Pastor Aggie Brown
Member

Pastor Merrill Griffin
Member

Pastor Reginald Johnson
Member

ADVISORS

Patrice Williams
Park West Health Systems

Arnold Williams
Abrams, Foster, Nole
& Williams, P.A.

We are aware that PWHC Capital Expansion is comprised of the construction of a 15,245 square foot (sf) new addition; the 10,710 sf renovation of the building's 2nd and 3rd floors; and to make use of vacant land parcels that have been abandoned for many years. We recognize that the raising \$10.6M has been a monumental undertaking for this publicly funded institution, where 51% of its Board are those neighborhood residents and/or patients; and revenues generated are appropriated to patient services and operations.

With that said, we join our colleagues and PWHC stakeholders in advocating the capital expansion project and in requesting from funding sources that every reasonable consideration be given to its completion. Thank you.

Sincerely,

Darryl Gould
Pastor of Gillis Memorial Christian Community Church
President of the Park Heights Faith-Based Community
Development Corporation

Enclosure: List of Organizations Members



4016 Park Heights Avenue
Baltimore, Maryland 21215

Park Heights Faith-Based Community Development Corporation

Darryl Gould, President, Gillis Memorial C.C. Baptist Church
Carla Jackson, Secretary

Beth-El Temple of Christ	3910 West Rogers Avenue, Baltimore, MD 21215
Cornerstone Church of Christ	4239 Park Heights Avenue, Baltimore, MD 21215
First St. Stephens Baptist Church	4663 Pimlico Road, Baltimore, MD 21215
Gillis Memorial C.C. Church	4016 Park Heights Avenue, Baltimore, MD 21215
The Lord's Church	5010 Park Heights Avenue, Baltimore, MD 21215
Manna Bible Baptist Church	3043 W. Belvedere Avenue, Baltimore, MD 21215
Park West Health System	3319 W. Belvedere Avenue, Baltimore, MD 21215
Soul Harvest Church & Ministries	2901 Druid Park Drive, Suite 112, Baltimore, MD 21215

SAMUEL I. "SANDY" ROSENBERG
Legislative District 41
Baltimore City

Health and Government Operations
Committee

Chair

Health Occupations and
Long-Term Care Subcommittee

House Chair

Joint Committee on Administrative,
Executive, and Legislative Review



THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Respond to Office Indicated

☐ *Annapolis Office*
The Maryland House of Delegates
6 Bladen Street, Room 365
Annapolis, Maryland 21401
410-841-3297 • 301-858-3297
800-492-7122 Ext. 3297
Samuel.Rosenberg@house.state.md.us

☐ *District Office*
4811 Liberty Heights Avenue
Baltimore, Maryland 21207
410-664-2646

January 30, 2023

Mr. Chris Ryer
Director
Department of Planning
417 E. Fayette Street, 8th Floor
Baltimore, MD 21202

Dear Mr. Ryer:

I encourage the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slot machine revenue to support community organizing, community schools, community building, capacity building for community associations, grassroots development, and other vital programs to strengthen the Fallstaff and Glen neighborhoods.

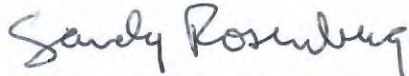
For the past 38 years, Comprehensive Housing Assistance, Inc. (CHAI) has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods.

The funding will support programs such as block projects, neighborhood beautification, grants for façade improvement and security lights, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan. CHAI's full-time Director of Community and School Engagement and its bilingual Fallstaff Community Organizer will jointly lead the work.

During the past year, CHAI has helped create affordable housing opportunities in Park Heights by securing financing for development of Woodland Gardens I and II to provide affordable housing properties for seniors and families. CHAI has also created housing opportunities for homebuyers through purchase, renovation, and resale of formerly vacant and blighted homes on Oakley Avenue. The Baltimore Regional Neighborhood Initiative awarded CHAI funding to revitalize Edgcombe Park and develop the Ahavas Chaim Park Heights Youth Center to support at-risk young men with recreation facilities, mental health counseling and vocational guidance. CHAI established the Northwest Leadership Academy to develop new leaders and stimulate community-driven projects. This past August, CHAI sponsored the first annual "Taste of Northwest Festival" at a free family-friendly outdoor event celebrating Northwest Baltimore that attended by hundreds.

Thank you for considering the request to fund CHAI programs to strengthen the Fallstaff and Glen neighborhoods.

Best regards,

A handwritten signature in black ink that reads "Sandy Rosenberg". The signature is written in a cursive, flowing style.

Delegate Samuel I. (Sandy) Rosenberg

Dalya Attar
Legislative District 41
Baltimore City

Ways and Means Committee

Annapolis Office
The Maryland House of Delegates
6 Bladen Street, Room 317
Annapolis, Maryland 21401
410-841-3268 · 301-858-3268
800-492-7122 Ext. 3268
Dalya.Attar@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES
Annapolis, Maryland 21401

January 26, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I strongly encourage the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

I have seen firsthand how CHAI strengthens the neighborhoods of Northwest Baltimore. They succeed in elevating the voices of the residents to take pride in our district.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Best Regards,

Dalya Attar

Delegate Dalya Attar



January 25, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

Cylburn Arboretum Friends strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

Cylburn Arboretum Friends (CAF) has engaged with the CHAI as a member of the Northwest Baltimore Partnership. CAF brings a different perspective to the community of Northwest Baltimore by providing educational programming for children and families. We have partnered with two of the prominent schools in the Park Heights district, Pimlico and Park Heights Academy, by offering visits to the schools and exchanges field trips for children in elementary grades. We offer this opportunity to all the Northwest Baltimore neighborhoods. We are a resource for all the residents and support the funding of a Community organizer position for CHAI. This position is critical to both organizations.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Best Regards,

Executive Director
Cylburn Arboretum Friends



5809 Park Heights Avenue, Baltimore, MD 21215

<http://myglen.org/>

Officers:

Betty Cherniak
President

Judith Krumbein
Vice President

Arlene Block
Joyce Sanders
Treasurer

Betty Cherniak
Secretary

Jonathan Raun
Director of Grants

Board Members:

Arlene Block
Betty Cherniak
Mark Hart
Judith Krumbein
Allan Van Johnson
Ronald McCallum
Jonathan Raun
Joyce Sanders
Iris Smith
Maxine Webb

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Glen Neighborhood Association strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

GNIA is fortunate to have CHAI as a community partner. They provide many services that make our community work so much easier, such as coordinating meetings with our neighborhood partners, spearheading a new SNAP master plan, helping us find and apply for grants, and so much more. CHAI's work is invaluable for the health of our community. Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Best Regards,

Betty Cherniak
GNIA President

MOUNT  WASHINGTON
I M P R O V E M E N T A S S O C I A T I O N

PO Box 10404
Baltimore, MD 21209

February 28, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Mount Washington Improvement Association strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding. This investment will fund community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods. CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan. The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

The Mount Washington Improvement Association has engaged with the CHAI organizers by participating in the meetings of the Northwest Community Association Presidents. As we work through the development of a new Northwest Community Master Plan, community organizing will be critical for both the planning and implementation.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Sincerely,

Ellie Mitchell

President, Mount Washington Improvement Association



January 27, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Northwest Baltimore Partnership strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Best Regards,

Northwest Baltimore Partnership

NWBP Steering Committee Members:

@TheHouse - Pastor Troy Randall
Baltimore City DHCD – Kelly Baccala
Baltimore City Department of Planning – Kari Nye
Baltimore County Community Planning – Alexandra Laham
Baltimore County Community Engagement - Zachary Basso
CHAI - Lisa Budlow
Cylburn Arboretum Friends - Patricia Foster
Fulton Bank - Devorah Livni

Greater Baltimore Chamber of Commerce - Barry Nabozny
LifeBridge Health - Martha Nathanson
Manna Bible Baptist Church - Pastor Michael A. Gaines, Sr.
Northwest Faith Partners – Pastor Terrye Moore
Partners Committee Representative Sister Yeshiyah B. Israel
Park Heights Renaissance - Yolanda Jiggetts
PNC Bank - Austin Merritt

Pimlico Merchants Association

January 27, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

Pimlico Merchants Association, Inc. (PMA) strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

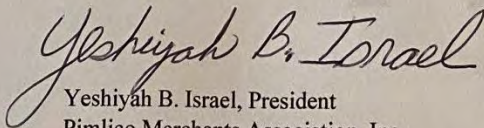
Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

PMA have worked with CHAI on several projects and committees including the Pimlico Market Café renovation, Pimlico Golden Garden Beautification, Northwest Leadership Academy, Northwest Baltimore Partnership Oral History Project, One Park Heights Campaign, and Taste of Northwest Festival.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

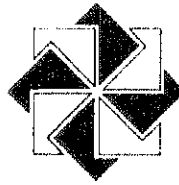
Best Regards,


Yeshiyah B. Israel, President
Pimlico Merchants Association, Inc.



5115 Park Heights Avenue Baltimore, MD 21215 (410) 542-6925





Park West Health System, Inc.

www.parkwestmed.org

January 27, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

Since 1972, Park West Health Centers have provided primary care health, dental, mental, and pharmaceutical services to the constituents of Northwest Baltimore City through its network of care providers and three locations: Park West Belvedere Avenue at 3319 W. Belvedere Avenue, a block from Pimlico Racecourse; Park West Men & Family Health Center at the intersections of Park Heights and Quantico Avenues; and Park West Reisterstown Road Plaza.

Likewise, CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years. It is one of the community's pillar organizations which mission has been to improve the quality of life of city residents and to foster real estate investment and development within the communities our organizations serve. Further, CHAI has been a viable partner in Park West Health System's pursuit of funding for its capital expansion project, a project that will add and renovate square footage at Park West Belvedere so that the health center can provide health, dental, mental, and behavioral health services to the residents of Northwest Baltimore City more comprehensively.

Hence, Park West Health System joins our community stakeholders in supporting the Pimlico Community Development Authority (PCDA) as it considers providing \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

After many years, the Northwest Baltimore corridor is realizing its renaissance and it is my hope that every reasonable consideration will be given to CHAI's request.

Respectfully,

Dr. Allen J. Bennett, P.D., M.P.H.
President/CEO

Park West Health System Inc.
4120 Patterson Avenue
Baltimore, Maryland 21215
(410) 764-2266
Fax: (410) 358-7413

Park West Health System Inc.
Central Office
3319 West Belvedere Avenue
Baltimore, Maryland 21215
(410) 542-7800
Fax: (410) 542-5279

The Men and Family Health Center
4151 Park Heights Avenue
Baltimore, Maryland 21215
(443) 874-5502
Fax: (443) 874-5506

"Putting Patients First"

SAMUEL I. "SANDY" ROSENBERG
Legislative District 41
Baltimore City

Health and Government Operations
Committee

Chair

Health Occupations and
Long-Term Care Subcommittee

House Chair

Joint Committee on Administrative,
Executive, and Legislative Review



THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Respond to Office Indicated

☐ *Annapolis Office*
The Maryland House of Delegates
6 Bladen Street, Room 365
Annapolis, Maryland 21401
410-841-3297 • 301-858-3297
800-492-7122 Ext. 3297
Samuel.Rosenberg@house.state.md.us

☐ *District Office*
4811 Liberty Heights Avenue
Baltimore, Maryland 21207
410-664-2646

January 30, 2023

Mr. Chris Ryer
Director
Department of Planning
417 E. Fayette Street, 8th Floor
Baltimore, MD 21202

Dear Mr. Ryer:

I encourage the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slot machine revenue to support community organizing, community schools, community building, capacity building for community associations, grassroots development, and other vital programs to strengthen the Fallstaff and Glen neighborhoods.

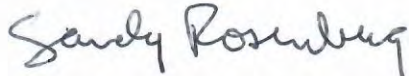
For the past 38 years, Comprehensive Housing Assistance, Inc. (CHAI) has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods.

The funding will support programs such as block projects, neighborhood beautification, grants for façade improvement and security lights, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan. CHAI's full-time Director of Community and School Engagement and its bilingual Fallstaff Community Organizer will jointly lead the work.

During the past year, CHAI has helped create affordable housing opportunities in Park Heights by securing financing for development of Woodland Gardens I and II to provide affordable housing properties for seniors and families. CHAI has also created housing opportunities for homebuyers through purchase, renovation, and resale of formerly vacant and blighted homes on Oakley Avenue. The Baltimore Regional Neighborhood Initiative awarded CHAI funding to revitalize Edgcombe Park and develop the Ahavas Chaim Park Heights Youth Center to support at-risk young men with recreation facilities, mental health counseling and vocational guidance. CHAI established the Northwest Leadership Academy to develop new leaders and stimulate community-driven projects. This past August, CHAI sponsored the first annual "Taste of Northwest Festival" at a free family-friendly outdoor event celebrating Northwest Baltimore that attended by hundreds.

Thank you for considering the request to fund CHAI programs to strengthen the Fallstaff and Glen neighborhoods.

Best regards,

A handwritten signature in black ink that reads "Sandy Rosenberg". The signature is written in a cursive, flowing style.

Delegate Samuel I. (Sandy) Rosenberg



Towanda Neighborhood Association

4233 Towanda Avenue, Baltimore MD 21215

Established in 1967

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The **Towanda Neighborhood Association** strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

As one of the "older" established neighborhood association in the Park Heights Master Plan, we are committed to uniting our whole northwestern residential & business districts to create safer, cleaner, and more equitable environments from Pikesville to Park Circle. We have been involved in successful events hosted by NWBP, PHR and community associations surrounding the Towanda Grantly neighborhood. Over the last 4 years we have looked and found solutions unique to northwest Baltimore through monthly meetings, planning events, and supportive info-sessions. The overall idea has been to build a collaborative, comprehensive rapport among neighbors, which of course is necessary to improve our communities, and beyond.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods. If you have questions or need more information from us, Secretary Dabney can be reached at 443-858-5229 or joidee2012@gmail.com.

Sincerely,

Joi Dabney

Towanda Neighborhood Executive Board
President, Cynthia Foote
Secretary, Joi Dabney
Sgt. @ Arms, Ronald Bailey

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Fallstaff Improvement Association Inc. (FIA) strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.


The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

FIA has worked with the CHAI's Community Organizers on several projects in the last year:

- Actively engaged with the FIA Environment and Membership Committees.
- Helped organize multiple neighborhood cleanups with Fallstaff Volunteers and FIA Environment Committee.
- Coordinated street cleanups with adjoining Baltimore County Colonial Village Neighborhood.
- Organized block projects and multicultural celebrations, including a Hispanic Heritage Drive-in Movie Night.
- Worked with FIA and residents on issues related to complaints about the Fallstaff Shopping Center.
- Helped the FIA Membership Committee develop recruitment materials with graphics and use of FIA web site.
- Worked together to develop a plan for recreational programming for Fallstaff Residents.
- Worked together to hold the FIA Annual Fallstaff Night Out Celebration.

Thank you for considering our support to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Sincerely,



Sandra E. Johnson,

President Fallstaff Improvement Association Inc.

January 31, 2023

D. Christopher Ryer
Chair, Pimlico Community Development Authority
417 East Fayette Street, 8th floor
Baltimore, MD 21202

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Dear Mr. Ryer and PCDA Board Members:

Park Heights Renaissance (PHR) is submitting this letter of support to provide continued funding for the Fallstaff Community Organizer position at Comprehensive Housing Association, Inc. (CHAI).

As a partner organization in the Northwest Baltimore Partnership, PHR and CHAI work closely to foster collaboration and develop engagement strategies that benefit residents within the Park Heights Master Plan area and the respective neighborhoods within CHAI's catchment area in the PCDA one mile radius. In furthering our partnership to strengthen community relationships and build community engagement strategies within the Northwest Region, PHR understands the importance of the work of CHAI's community organizer in community building and leading initiatives to provide access to resources for residents.

Our organizations collaborate on disseminating information that is beneficial to our respective community partners and residents. PHR has engaged and partnered with CHAI on development projects, community development partnerships (NWBP) and other initiatives that benefit residents in the NW region collectively.

PHR supports continued funding of CHAI's Fallstaff community organizer for the FY24 Spending

Yolanda Jiggetts

Chief Executive Officer

CHIEF EXECUTIVE OFFICER

Yolanda Jiggetts

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The At The House, Inc. strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$51,000 in slots funding to support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods.

CHAI has served community associations, residents, and schools in the Cheswolde, Cross Country, Fallstaff, Glen, and Mount Washington neighborhoods for over 38 years.

Programs will include block projects, neighborhood beautification, facade improvement grants, security lights grants, the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan.

The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore and CHAI's bilingual Fallstaff Community Organizer.

CHAI is a great community partner and has aided my endeavors and projects in the past and has shown itself to be worthy. They have acted as our fiscal agent in community projects and our building project.

Thank you for considering our request to fund CHAI programs to strengthen the Fallstaff and Glen Neighborhoods.

Best Regards,



At The House, Inc.



THE MARYLAND GENERAL ASSEMBLY
LEGISLATIVE DISTRICT 41
BALTIMORE CITY

January 30, 2023

Dr. Allen Bennett
President/CEO
Park West Health System
3319 W. Belvedere Avenue
Baltimore, MD 21215

Greetings,

The state representatives of Maryland’s 41st District congratulates you on your 50th anniversary. Park West Health Centers are health care safety nets in the midst of medically underserved communities. Its provision of comprehensive health, mental, and wellness services to all constituents regardless of their ability to pay or insurance status makes it a critical community asset.

We recognize that the Park West Belvedere location at 3319 W. Belvedere Avenue has served as the primary location for patient services and Park West operations; and the 1950’s building is in dire need of renovation and upgrades to meet the growing needs of service area residents. Comprised of the construction of a 15, 245 sq foot new addition; the 10,710 sf renovation of the building’s 2nd and 3rd floors; and the acquisition of blighted and vacant land parcels, this project will serve as yet another collaborative investment in a community that has been overlooked for years.

We recognize securing the \$10.6 M estimated project budget has not been without its challenges due to COVID-19’s impact on the economy, the delivery of health services, and the supply and services of construction industry. Although PWHS has made strides, this has been by far its largest undertaking.

We of the Maryland 41st District are proud to have joined and supported you in this journey by advocating and securing capital bond funding from the Maryland General Assembly; and request that those who are in position to join us in closing the funding gap for the completion of the project to do so.

Sincerely,

Jill P. Carter
Senator Jill P. Carter

Dalya Attar
Delegate Dalya Attar

Tony Bridges
Delegate Tony Bridges

Sandy Rosenberg
Delegate Sandy Rosenberg

ARLINGTON Neighborhood Association

Cuthbert Ave

Baltimore, MD 21215

Baltimore City Department of Planning

Att: Chris Ryer

Dear Mr. Ryer:

The neighborhood association has worked with the Arlington School for the last 5-6 years in collaboration with the Arlington Inspire Garden. We were there in the selection of that beautiful gate/entry, yearly community events, food giveaways and the maintenance of the garden itself. The neighbors boast about the garden and all that they have accomplished in the garden. Pastor Randall was sought out by Mary Buettner and James Ashford to work with the school in connecting with the community in which the garden sits. Currently working with Kelly in Planning to continue strengthening that relationship. I have been called by her to supply her with reports of the garden and to send photos of the garden, the gate, and the activity in the garden. Recently, we were approached by Jimmy Mitchell (PHR employee but representing Emily Hunter Principal of the school) that they were going in another direction with the garden and the community can no longer occupy the garden and all keys have to be returned to them. I requested a meeting with

Planning, the Councilman's office, the Principal, and Mr. Mitchell, and it was scheduled for this past Monday. We were told that the agreement with adopt a Lot doesn't require the School to partner with the community, plan with or have representation of the community at any of their events at the garden. The Principal then agreed to only tell the community what she deems necessary and if they want the community involved; they will let us know when we can participate. This new direction makes the community feel rejected and angry when all they have done is support, promote and maintain the garden (Youthworks and BMore Beautiful grants in the name of the association). So, because of this with a sad heart, we recommend that PCDA reject their request or grant it with the clause that community support and participation in planning for the garden is required.

Best Regards,

Pastor Troy D. Randall, MSW

President Arlington Neighborhood Association

Community and the Arlington Inspire Garden





February 10, 2023

D. Christopher Ryer
Chair, Pimlico Community Development Authority
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

and

PCDA Advisory Board

Dear Mr. Ryer and PCDA Board Members:

Park Heights Renaissance (PHR) was created to support the Park Heights Master Plan community in implementation of the Master Plan and to strengthen economic growth and success of the community. The Master Plan area is bounded by Druid Park Lake Drive to the south, Northern Parkway to the north, Wabash Avenue to the west, and Greenspring Avenue to the east. It is the largest urban renewal project area in Baltimore City.

In accordance with [HB1020](#), Pimlico Local Impact Aid is to be distributed in a “manner that is consistent with adopted neighborhood priorities” and proceeds are “to be distributed primarily for capital projects benefiting economic and community development...” in the following manner:

- Within the Park Heights Master Plan area: Druid Park Lake Drive to the south, Northern Parkway to the north, Wabash Avenue to the west, and Greenspring Avenue to the east. (currently 85%)

and

- Within any census block group that Baltimore City identifies as being located partly or entirely within 1 mile of Pimlico Racecourse but not within the boundaries of the Park Heights Master Plan (currently 15%). The Northwest Community Planning Forum Strategic Neighborhood Action Plan (SNAP) and the areas of Liberty Heights bounded by the western boundary of the Master Plan. These areas respectively have been adopted as the “one-mile radius”.

The Park Heights Master Plan area has not benefitted from a consolidated implementation plan since the adoption of the Master Plan in 2006. As such, PHR will be fulfilling this need in FY23-24 by working with the community and stakeholders to develop a plan inclusive of community feedback and participation which serve as a blueprint for redevelopment over the next 3 years, with annual review and updates of the plan as required. The plan will identify community priorities and projects, including open space, commercial redevelopment, and other programming initiatives that support the objectives outlined in the Master Plan. Once adopted, this implementation plan will not only be used as the basis for tracking progress on priority projects, but also serve as a funding plan for Park Heights’ community priorities.

As such, it is PHR’s recommendation that the adopted community plans of the respective neighborhoods eligible for PCDA funds be the primary basis for annual recommendations to the PCDA Advisory Board to in turn, make recommendations to the Mayor. A review and change in this process would result in a streamlined process that does not require exhausting resources of our City Planning Department and would encourage more cohesive and collaborative partnerships among the respective communities and Baltimore City agencies to formulate agreed upon recommendations. Based on challenges identified by the Chair of the PCDA board, it has proven difficult for the City to easily distribute funds directly to community-based organizations or to account for the spend-down of these funds once

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CHIEF EXECUTIVE OFFICER

Yolanda Jiggetts

awarded. The current challenges prolong distribution of funds that community-based organizations desperately need in a timely manner to proceed with their projects and initiatives. To this point, in FY24, over \$130K is recommended for grant administration support to the Planning Department to improve this process. However, consideration should be given to local CDs or lead community-based organizations to serve in this capacity. Grant administration funds could be allocated to these organizations for disbursement in their respective geographical service areas (GSA) and the Planning Dept can continue to serve as a support partner to those organizations without having to bear the burden of exhausting its resources to do work that CDCs and community-based organizations can perform.

Secondly, it is recommended that the PCDA Board encourage implementation of a dashboard that displays and tracks progress of awarded funds so that we can memorialize successes related to the Pimlico Local Impact Aid funding. It can also serve as a quick analytical tool to detect any challenges in project completion or implementation. PHR is prepared to support in establishing this type of dashboard and stands committed to doing our part to ensure effective implementation of community projects and related funding sources.

Thank you for considering our recommendations. Please let us know if you need any additional information or have further questions.

Yolanda Jiggetts



Chief Executive Officer

Request from West Arlington Community Association



Sydnee Wilson Ruff <sydneeruff17@gmail.com>

To: PCDA



Fri 2/10/2023 9:31 PM

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As part of the 1 Mile Radius, the West Arlington Community Association asks that the Pimlico Community Development Authority consider the below request.

The vacant property at [4015 Penhurst Ave.](#) (located at the corner of Penhurst and Granada Aves.) recently went on the market. Previously home to New Commandment Baptist Church, the 2,400 sq. ft. building currently features a large sanctuary, offices, and meeting rooms. The West Arlington Community Association would like to acquire the property and convert it into a youth-focused community center to offer early learning and youth development programming.

The West Arlington Community Association is requesting \$400K to assist with the acquisition and rehabilitation of the building as it is in need of significant renovation.

Gillis Memorial Community Development Corporation



February 10, 2023

Dear PCDA Board:

In consideration for FY24 PCDA funding, I am submitting my recommendation to support pre-development costs in the amount of \$500,000 for Gillis Memorial's Housing Project: The Gillis Memorial GrandFamily Apartment, in the Park Circle neighborhood. This project will bring 70 affordable housing units. This project supports one of the Park Heights community's goal which is creating diverse housing opportunities as adopted by Park Heights Renaissance in their 3-Year Strategic Plan. This will be the first housing project of its kind in Park Heights. Additionally, there does not appear to have been many PCDA awards in the Park Circle community over the past 10 years, and this funding would be an equitable step towards ensuring support to a much needed project in the Park Circle neighborhood.

Gillis Memorial Community Development Corporation will build the only multi-generational housing specifically for grandparents and their grandchildren without a parent in the home in the Park Heights Community. In addition to the 70, two- and three- bedroom apartments, the GrandFamily Apartments (GFA) will have a medical center with a primary care doctor, a pediatrician, and a social worker. Further, there will be a healthy food choice retail business located on the premises. Park Heights has fifty percent (50%) more grandparent headed families raising grandchildren than the state average. This new construction will serve these families with sustainable design and amenities to reach their cross-generational needs. Larger units, durable materials, and accessibility needs, as well as protected play and learning elements will make this living experience unique.

In learning more about the PCDA requirements you outlined at the PCDA meeting, we now understand that the majority of these funds should be allocated to capital projects. And to this point, we recommend funding our project. We have attached Letters of Support from Park Heights Renaissance and the Towanda Neighborhood Association, Councilwoman Middleton in support of our project.

We have received an Exclusive Negotiation Privilege (ENP) from Baltimore City Housing and Community Development (HCD), have been awarded funding from the Affordable Housing Trust, and will be applying for FY24 State Revitalization funding, as well as additional funding sources. We are currently in the pre-development phase of this project and this funding will allow us to meet outcomes that will accelerate the project and close our financial gaps in a timeframe that best serves the residents and future residents of this project.

Gillis Memorial strongly requests consideration of this project for FY24 PCDA funding. Thank you in advance for your consideration.

Sincerely,

Darryl P. Gould

President, Gillis Memorial Community Development Corporation



4016 Park Heights Avenue
Baltimore, Maryland 21215

February 10, 2023

D. Christopher Ryer
Chair, Pimlico Community Development Authority
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

and

PCDA Advisory Board

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Dear Mr. Ryer and PCDA Board Members:

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CHIEF EXECUTIVE OFFICER

Yolanda Jiggetts

Park Heights Renaissance (PHR) strongly encourages the Pimlico Community Development Authority (PCDA) to consider increasing funding awards to community-based projects in future years. Park Heights has a growing portfolio of projects that are supported by the community and Park Heights Renaissance (PHR) strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$500,000 to support the Gillis Memorial Community Development Corporation. Gillis has embarked on a major initiative in the Park Heights Community, The Gillis Memorial Grand Family Apartments (GFA), which will be the only multi-generational housing specifically for grandparents and their grandchildren without a parent in the home in the Park Heights Community.

GFA will be 70 two- and three-bedroom apartments. The GFA will have a medical center with a primary care doctor, a pediatrician, and a social worker. There will be a healthy food choice retail business located on the premises. The GFA will be located in the 3700 block of Towanda Avenue and 3736 and 3738 Reisterstown Road.

We are excited to support this unique development opportunity in the Park Circle community as it will be a much needed resource to this region of the Master Plan area, specifically the Park Circle community that does not have any other major development projects underway that are to this scale. Park Heights Renaissance fully supports this project and the added value for the grandparent and their grandchildren, in the Park Heights Community.

Thank you for considering the request to fund Gillis Memorial Grand Family Apartments to strengthen Towanda, Park Circle and the Park Heights Neighborhoods.

Yolanda Jiggetts

Chief Executive Officer

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

January 25, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

Pastor Randall founded @The House, Inc. (ATH) in 2011 after calling together a group of civic-minded people in the community. He found that the answer to the question of why people felt alone, unloved, and overlooked was due to a lack of resources within the community. @The House, Inc. takes a holistic approach to deal with the mind, body, and spirit of the person. ATH expects to address the ever-growing need for assistance with social services and community-related services.

CHAI and ATH have partnered to develop Baltimore's first Social Settlement House on Denmore Avenue, in the Arlington neighborhood of Park Heights. A Social Settlement House is designed to look and feel like a house, rather than an institutional setting, where community members can access case management, social services, after-school programming, senior referral services, and workforce development assistance, and financial literacy workshops. The space is also designed to have laundry and a shower for people in the community with short-term needs and provide technology and space to host the area's own youth podcast and music studio. There are plans for two such sites in Park Heights.

At the House, Inc is requesting \$250,000 to help close the gap created by the increased cost of building materials and market inflation. The site has been secured and development has begun. With the needed funds we could complete the building of the Social Settlement House, which is the foundation of our entire operation, and are able to continue the community outreach and support on a higher scale such as:

- 1) Continue to provide families with ongoing case management in the Park Heights community and link more individuals to needed services and supports such as energy assistance, water bill assistance, legal aid, enrollment in medical assistance, substance abuse and mental health support through a collaborative effort with the Parrish Nursing class at Coppin State University and Bethel Temple Church.
- 2) Continue to provide internship opportunities to the University of Baltimore School of Social Work Master's program class which accompanied the caseworkers while doing initial community assessments and community charrettes. This initiative is a current collaboration with community stakeholders.
- 3) Continue to operate a cost-free 5-week Summer Golf Initiative for neighborhood youth which helps with eliminating summer learning loss and helping build self-esteem. All youth and their families are automatically enrolled in case management support.
- 4) Continue to work with the community food pantries, local Police Department, Northwest Faith Base Partnership, and neighborhood associations with the distribution and management of the holiday food giveaways to residents in 21215.
- 5) We assisted 23 homeowners with completing applications and obtaining the necessary documentation to apply for INSPIRE Home Renovation grants (awards totaling up to \$250,000) which were all approved.
- 6) Continue to partner with the neighborhood association, Century 21 Schools (Arlington Elementary), and INSPIRE to assist with maintaining the community garden/youth living classroom and community space located on Hayward and Cuthbert Ave.
- 7) Continue to provide workforce development support for area youth interested in working both in YouthWorks and DOT snow removal for senior residents during winter programming. We have supervised over 45 Youth in the summer YouthWorks initiative over the past 5 years and

Supervised 35 BMore Beautiful youth in various clean-up initiatives in 2019-21.

- 8) Continue assisting the neighborhood association and the NorthWest Faith Based Partnership with identifying and enrolling residents in their virtual community watch project "On Guard" (enrolled 140). This program has drastically reduced crime, illegal dumping, and open-air drug markets in the past 2 years.

Thank you for the opportunity to petition for support to you, the PCDA board, and hopefully the Mayor of Baltimore.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Randall", written in a cursive style.

Pastor Troy Randall, MSW-CEO

At The House, Inc.

**At The House
Development Budget
5345 Denmore Avenue, Baltimore, MD 21215**

USES

Architectural and Landscape Design	\$31,000
Engineering/ Permitting/ Accounting	\$32,700
Construction Hard Costs	\$574,000
Legal	\$5,700
Contingency	\$25,300
Development Fee	\$66,300
Total	\$735,000

SOURCES

PCDA pre-development (Awarded)	\$25,000
INSPIRE (Awarded)	\$50,000
BRNI (FY21 Awarded)	\$100,000
State Bond (Awarded)	\$100,000
PCDA 2023 (Awarded)	\$200,000
Organizational Fundraising	\$10,000
PCDA 2024 (Submitted)	\$250,000
TOTAL Sources	\$735,000

GAP	\$250,000
------------	------------------

Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
% Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

January 31, 2023

Dear Mr. Ryan:

My name is Tracey Allen and I am a resident of the Park Heights Community. I am writing this letter to encourage funding for the Social Settlement Housing project, under the leadership of Pastor Troy Randall. This will be a staple that would serve in the community to assist many of our residents as well as families to enrich our community. The many aspects of assistance that this project would be offering are much needed for ensuring that our community is moving in a positive direction for a brighter future.

Pastor Randall also offers many different programs within our community to enrich our children as well as our residents. He offers summer camp, as well as community events which include neighborhood cleanup, clothes drives, outreach programs, and so much more. Pastor Randall exemplifies a positive role model for leadership within our community and is well deserving of the funding for this project.

Tracey Allen

February 9, 2023

D. Christopher Ryer
Chair, Pimlico Community Development Authority
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

and

PCDA Advisory Board

Dear Mr. Ryer and PCDA Board Members:

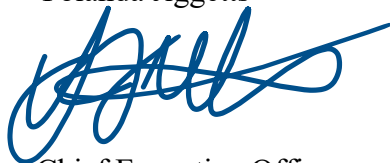
Park Heights Renaissance (PHR) strongly encourages the Pimlico Community Development Authority (PCDA) to consider increasing funding awards to community-based projects in future years. Park Heights has a growing portfolio of projects that are supported by the community and At the House (ATH) Settlement project is one of those projects we strongly support. We support the \$250,000 request to support construction of the Settlement House which will provide an increased focus on vital case management, engagement, outreach and programming services to further our overall mission in Park Heights, which is to generate economic opportunities for residents.

ATH was founded in 2011, and the organization takes a holistic approach to dealing with a person's mind, body, and spirit and plans to address the ever-growing need for assistance with social services and community-related services. The program focuses on providing families providing case management in the Park Heights community and connecting more individuals to needed services, and offering support such as energy assistance, water bill assistance, legal aid, enrollment in medical help, substance abuse, and mental health support through a collaborative effort with the Parrish Nursing class at Coppin State University and Bethel Temple Church.

The work that ATH has been doing on a small scale has positively directly impacted PHR programs and services we administer as well their track record for community involvement continues to grow. PHR looks forward to PCDA funding supporting the continued efforts to improve and offer more resources, programs and development opportunities to the Park Heights community.

Thank you for considering the request to fund At The House Inc. programs to strengthen the Park Heights and Arlington Neighborhoods.

Yolanda Jiggetts



Chief Executive Officer

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CHIEF EXECUTIVE OFFICER

Yolanda Jiggetts

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

Pimlico Merchants Association

5115 Park Heights Ave

Baltimore, MD 21215

Yours truly,

Yeshayah B. Dorcud

Address: 5115 Park Heights

Phone: 202-460-7315

410/542-6925

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

*The Park heights At The House is such a great blessing
to our community the support that I've received and
others is beyond measure. They take time to do wellness
checks on the elderly and the vulnerable, feeding those who are
hungry and can't afford to eat a healthy meal. Plus they
supply valuable information that helps formulate
med.*

Belinda Harris

Address: 3708 Hayward Ave

Phone: 443-570-8162

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

That it means it would give the seniors

somewhere to go in the area just like

our garden we get many things to do

in our area, and it will benefit people in so

many ways (Housing - shows how they can get work done in these homes benefit)

Yours truly,

Alease May

Address:

5355 Cordelia Ave

Phone:

410-578-8409

To whom it may concern,

I am pleased to be writing a letter in support of Pastor Troy Randall for the \$250,000 grant being submitted to build @The House Inc. I, Ranekqwa Edwards, a masters candidate at the University of Maryland school of social work strongly support this grant application and the focus on community stabilization.

As an organization (@ The House Inc.) whose mission is to provide a wide range of services to foster individual self-sufficiency and strengthen social connections, I know true passion is fostering the brilliant minds of tomorrow. I admire @ The House Inc. initiatives to fund projects that have greatly benefited the Park Heights community (toy drives, youth summer camps, direct support, etc.)

I acknowledge the specific roles and responsibilities fulfilled by us in this partnership. As I've been working with Pastor Randall and Park Heights stakeholders for a couple of months now creating a plan for community charrettes, collecting community data, and being a part of conversations to hear what is needed and how we could be a solution.

If you're looking to give your money to an organization truly making a difference I hope this letter of support has made your decision easier...

Sincerely,
Ranekqwa Edwards
Master of Social Work Candidate

1/31/2023

Ref: Baltimore City Police Dept. Northwestern District Support Letter.

Dear Mr. Ryer:

The Baltimore City Police Department- Northwestern District is pleased to support @The House, Inc. BPD understand the importance of the program that will be available to the Community through @The House, Inc. Building Baltimore First Social Settlement House in the Northwest District Community will help provide new initiatives to reduce crime and violence in the community. We encourage you to accept this proposal as it benefits numerous community members and will increase the importance of living in a safer community with less property theft, drug activity, less crime all together. In addition, this program will foster a growth in community relations. We wholeheartedly support this application submitted by @The House, Inc.

Thank You!

Respectfully,
Sgt. Rashad Hamond
Northwest NCS
Office: 410-396-2466

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- Leroy Hoffberger ^{Z1}
- Arnold Kohn ^{Z1}
- Harold Manekin ^{Z1}
- Aaron Max
- Edward Obstler ^{Z1}
- Melissa Peters
- Robert Pollokoff
- Melvyn Pugatch ^{Z1}
- Jeffrey Rosen
- Lee Rosenberg
- Arnold Scheinberg
- Ina Singer
- Todd Tilson
- Robert Weinberg ^{Z1}
- Larry Wolf ^{Z1}

Lisa K. Budlow
Chief Executive Officer



Christopher Ryer
 Director, Baltimore City Department of Planning
 Chair, Pimlico Community Development Authority
 c/o Baltimore City Department of Planning
 Charles L. Benton, Jr., Building, 8th floor
 417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

CHAI fully supports @The House's request for \$250,000 in VLT funding to build a social settlement house on Densmore Avenue in the Arlington Neighborhood of Park Heights. CHAI serves as the fiscal sponsor for DHCD's Baltimore Regional Neighborhood Initiative funding received by @TheHouse through the Northwest Baltimore Partnership (NWBP).

CHAI has worked closely with Pastor Randall on several NWBP initiatives and committees including the Steering Committee, One Park Heights Campaign and the Taste of Northwest Festival. CHAI also provides administrative support for the Pimlico Redevelopment Compact Committee, which is co-chaired by Pastor Randall.

The Social Settlement House will provide a variety of critical community services including case management services, social services, after-school programming, senior referral services, workforce development assistance, and financial literacy workshops.

We are confident that Pastor Randall's Social Settlement House will contribute to the overall revitalization of Park Heights. Thank you for considering our letter of support.

Sincerely,

Lisa K. Budlow
CEO



Dear Mr. Ryder (PCDA):

My name is Carlotta Taylor and I live at 5322 Cuthbert Ave. I support At The House. I have volunteered for their community events, food giveaways, toys for tots, and summer camp for Golf. My grandsons have attended for the last 3 years and they love it. This camp helps their parents who don't have money to send them to camp and for me because I am too old to watch them. Pastor Randall helps with my bill payments every month and helps me get my grass cut. Please give them the \$250,000 to support their building. It will keep them in place to help people like me and my family.

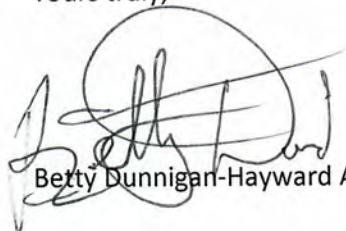
Carlotta Taylor

Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Mr. Ryer :

I support At The House and its case management program. They helped me get a home renovation grant to help repair my house. I am 89 yrs old and no one would help me. I needed windows, doors, and electrical and water work done and Pastor Randall and his program help me get it. Having them so close to me and patient in their approach helped get me taken care of. My understanding is that they are asking for 250,000 to finish their building. I support them and wish them all the success. We need them in our community.

Yours truly,



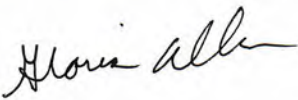
Betty Dunnigan-Hayward Avenue

Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I am Gloria Allen, a resident of the Arlington community for over 25 years. I have been working with At The House for 3 of those years. I volunteered for many of their outreach projects, food giveaways, toys for tots, and garden work and my granddaughter attended their golf camp for 3 years in a row for free. I highly recommend that the Pimlico Community Development Authority (PCDA) grant them \$250,000 in slots funding to support for the building of their Social Settlement House. It will continue to offer us case management, community stabilization, capacity building for community associations, and other programs to help our Youth and Seniors.

Thanks,



Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I am **Dr. Leola Washington** and I strongly encourage the Pimlico Community Development Authority (PCDA) to provide \$250,000 in funding to support At The House Inc. and their Social Settlement House project.

I am a Professor at Coppin State University in Nursing, I oversee the Parrish Nursing ministry at my church Beth-El Temple Church of Christ on Rogers Ave and I am a Chaplin for the NW Police Department. I have partnered with At The House with health fairs and food giveaways targeting the residents in the community of Arlington. We currently work together in the new State-run mental health initiative 988. We go throughout the community providing mental health linkage and education to support those in a crisis.

The Social Settlement House gives the community a connection to support and forms an anchor or safe haven for the residents of the community. When COVID was running rapidly, At The House did community needs assessments and provided case management assistance to seniors, families, and all those who needed it. They provided leadership within food distribution with partnering agencies like the Church, the Police Department, Living Legacy, and the neighborhood associations in the surrounding area. All this without having a stable place to operate. Having their operation in the Settlement House brings stability to the community, to our families, and to our Youth. Our advancement has been positively marked because of their work.

Thank you for considering our recommendation to fund At The House, Inc (Social Settlement House).

Family helping Family!

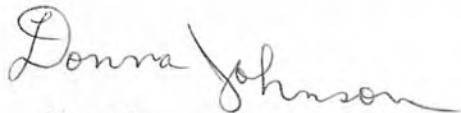
A handwritten signature in black ink, appearing to read 'Leola Washington', with a large, stylized initial 'L'.

Dr. Leola Washington

Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Mr. Ryer :

Hi my name is Donna Johnson and I live on Hayward Ave. I support At The House and their quest for \$250,000 to finish building the community building from PCDA. This building is within walking distance of my house which makes it accessible. Pastor Randall and At The House hired my son for several years teaching him work ethics and proper manners as a young black man. They have assisted my family with food referrals, bill assistance and community housing issues, and illegal dumping. We benefit from having them in our community and I want to do my part in supporting them. If you have any questions for me and my family please feel free to call 410-596-3403.

A handwritten signature in cursive script that reads "Donna Johnson". The signature is written in black ink and is positioned above the word "Sincerely,".

Sincerely,

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

Paster Randall and AT The House helped me get a home repair grant and I got my water heater replaced and new windows. We need them in our community to stay

Yours truly,

Ametta Warfield

Address: 3700 Hayward Ave

Phone: 443-447-3562



"Standing on the Solid Rock – Christ Jesus"

Rev. Terrye Moore
Senior Pastor

Dr. Ernest Sewell
Dr. Brenda Sewell
Founding Pastors

4003 W. Northern Parkway
Baltimore, MD 21215
443-438-5068
FAX 443-438-5069
theChurch@nsrfc.org
www.newsolidrock.org

Christopher Ryer, Director Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The New Solid Rock Fellowship Church fully supports the grant request of @ The House for a Pimlico Community Development Authority (PCDA) grant to help complete the development of Baltimore's first Social Settlement House located on Denmore Avenue, in the Arlington neighborhood of Park Heights.

The Social Settlement House is designed to look and feel like a house, rather than an institutional setting, where community members can access case management, social services, after-school programming, senior referral services, workforce development assistance, and financial literacy workshops. The space is also designed to have laundry and a shower for people in the community with short-term needs and provide technology and space to host the area's own youth podcast and music studio. There are also plans for two more sites in Park Heights.

@ The House, Inc. is requesting \$250,000 to help close the gap created by the increased cost of building materials. The site has been secured and development has begun. This grant will provide the needed funds to complete the building of the Social Settlement House, so that the current outreach can continue on a grander scale.

New Solid Rock Fellowship Church is a house of worship located within Greater Park Heights that serves residents of the Northwest District of Baltimore City and beyond. We focus on meeting the spiritual and natural needs of the church and the world community. The awarding of a PCDA grant to @ The House is in direct alignment with the mission and vision of our church. It is for this reason that we are delighted to endorse this request. If you have any questions, please contact us using the contact information provided above.

Sincerely,

Rev. Dr. Terrye Moore

Rev. Dr. Terrye Moore, Senior Pastor

2-2-23

Dear Friend,

I Jamaal Gamble strongly encourages the Pimilico Community Development Authority (PCDA) to provide \$250,000 in slots funding to support the building of the social settlement House. It will continue to offer us case management, community organizing, community stabilization, capacity building for community associations, grassroots leadership development, and other programs to strengthen the lives of MY youth, families, and senior citizens.

Thanks

Jamaal Gamble (13ys)

2-2-23

dear friend,

I Justin Gamble would like
the slots funding to
support the building of ath.
(PCDA),

thanks
Justin Gamble
(7yr old)

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

I am 13, youth accessing services.
I want them to stay in the community to help
people like me get youth jobs.

Yours truly,

Hannah Robinson

Address: 4910 Palmer ave

Phone: 667-344-8228

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

The house can help the residents in the community by providing, virtual and important information such as who they need to contact, where they need to go and how to go about doing it. (x) Home repairs, the safety of the neighborhood, keeping the youth and senior first. Also a place where the youth can have activities (tutoring program, reading, arts craft and stem. As new residents move into the community they will have a place where they can find and get important + virtual info. As a resident in the community for 30 yrs. They provided how to go about getting home repairs, keep their surroundings clean, and continuing trying to get the drugs out of the community that trying to take over. This house
Yours truly, would be very important to have.

Address:

Alicia Dempsey

Phone:

413-979-6843

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

I believe a Community ^{center} is very needful in Our
~~A~~ Community - I believe it will support + help many
people that live in this area. also believe it will
unify people to speak against Crime, to build a stronger
Community, help with wellness for the young + elderly, food
Yours truly, ~~the~~ shortage and help the homeless. Please it is need
Delois Ellison

Address: 5366 Cordelia Ave.

Phone: 202-539-3489

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

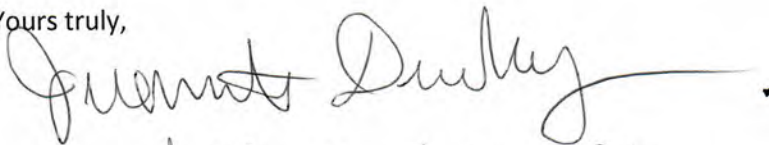
Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

My son was enrolled in the summer camp.
I was invited to a toy drive for
my children and a food pantry.

Yours truly,



Address: 2150 Pimlico Rd

Phone: 443 469 5557

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

Food Pantry, Holiday Get Togethers
Rehab Grant for my house

Yours truly,

Delia Hargrave

Address: 5357 Carleia Ave.

Phone: 410-262-2957

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

I am a participant at this camp since I was 12. I am 16 now. It has been a pleasure being at this camp this long.

Yours truly,

Joshua Jenkins

Address: Joshua.jenkins155@gmail.com Phone: 443-273-6765

@The House, Inc.

5345 Denmore Ave

443-802-1490 © 410-205-4828 (o)

www.atthehouseinc.com

February, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

I totally support At The House and its case management program in our community. They are asking for \$250K to finish the construction of our community resource center (Social Settlement House). Please grant them the support to help them continue to support and encourage our community to do better.

What they mean or have done for me:

My daughter has been going to this summer camp since 2018 for free and she really enjoys it and loves coming back every year.

Yours truly, *Jeanette Maxwell*

Address: 1030 Flagtree LA

Phone: (443) 447-7992

Contact: Pastor Terrye Moore
PastorT@newsolidrock.org
Phone 443-650-8844/443-438-5068
Fax 443-438-5069
nwfaithpartners@gmail.com

Northwest Faith-Based Community Partnership



Christopher Ryer, Director Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Northwest Faith-Based Community Partnership (Northwest Faith Partners) fully supports the grant request of @ The House for a Pimlico Community Development Authority (PCDA) grant to help complete the development of Baltimore's first Social Settlement House located on Denmore Avenue, in the Arlington neighborhood of Park Heights.

The Social Settlement House is designed to look and feel like a house, rather than an institutional setting, where community members can access case management, social services, after-school programming, senior referral services, workforce development assistance, and financial literacy workshops. The space is also designed to have laundry and a shower for people in the community with short-term needs and provide technology and space to host the area's own youth podcast and music studio. There are also plans for two more sites in Park Heights.

@ The House, Inc. is requesting \$250,000 to help close the gap created by the increased cost of building materials. The site has been secured and development has begun. This grant will provide the needed funds to complete the building of the Social Settlement House, so that the current outreach can continue on a grander scale.

The Northwest Faith Partners is a consortium of houses of worship within the Northwest District of Baltimore City who work together on various initiatives to make positive change in the community. The awarding of a PCDA grant to @ The House is in direct alignment with the Northwest Faith Partner's initiatives to develop our community and improve public health, public safety, education, and economic empowerment. It is for these reasons that we are delighted to endorse this request. If you have any questions, please contact us using the contact information provided above.

Sincerely,

Pastor Terrye Moore

Pastor Terrye Moore, Northwest Faith Partners Executive Director

January 30, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

Please accept this letter in support of At the House's request for funding from the Pimlico Community Development Authority (PCDA). Funding from PCDA will provide resources necessary to complete construction of the organization's facility on Denmore Avenue.

This facility will offer community members in the hospital's catchment area services such as case management, social services, youth and senior services, workforce development, and financial literacy. These resources are critical to the health and wellness of Park Heights

At The House is a valuable and consistent stakeholder in the Park Heights community. We have partnered with Pastor Troy Randall the past and look forward to partnering in future efforts to provide necessary services to residents.

Thank you for your time and consideration.

Sincerely,



Larry Mack
Manager, Community Partnerships

CARE BRAVELY

Pimlico Merchants Association

January 30, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Pimlico Merchants Association, Inc. strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$100,000 in slots funding to support business owners and merchants in the Park Heights community. PMA is a part of the Park Heights Master Plan area and we are very interested in growing our businesses and recovering from the impact that COVID-19 has had on businesses.

PMA is interested in adapting our business model to align with business development and growth and would greatly benefit from these opportunities. We want to be the anchor for attracting new business and to do that we urge you to re-invest in the business owners for FY 2023. We want to see Park Heights thriving as an economic engine again, and contribute to more jobs opportunities and great revenue that will support generational wealth in the Park Heights community.

The Pimlico Merchants Association, Inc. (PMA) formed in July 19, 1937 and has been in existence for over 86 years. PMA's boundaries represent the Pimlico Business District which covers Park Heights & Garrison to Park Heights & Northern Parkway. The PMA works with the Baltimore Development Corporation (BDC) and is one of ten Retail Business District License (RBDL) areas in the City of Baltimore.

With your support we can continue to install security cameras as well as security lighting for the businesses along the Park Heights Corridor. Programs we are implementing include a Sanitation Campaign Partnership, which allows residents and business owners to develop relationships. Everyone benefits when the residential area and commercial corridor are in sync.

Thank you for considering our request to support business owners and merchants in the Park Heights community. Best Regards,

Sincerely,

Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: Taron [Signature]

Business Name: At the BAG IIc.

5115 Park Heights Avenue Baltimore, MD 21215 (410) 542-6925

Pimlico Merchants Association

January 30, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

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Thank you for considering our request to support business owners and merchants in the Park Heights community. Best Regards,

Sincerely,

Yeshiyah Tavad

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: Patricia Manuwarig
Business Name: West India's Flavour



5115 Park Heights Avenue Baltimore, MD 21215 (410) 542-6925



Pimlico Merchants Association

January 30, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

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Thank you for considering our request to support business owners and merchants in the Park Heights community. Best Regards,

Sincerely,

Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: Lincoln Forbes
Business Name: The Park Coffee

5115 Park Heights Avenue Baltimore, MD 21215 (410) 542-6925

Pimlico Merchants Association

January 30, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

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Thank you for considering our request to support business owners and merchants in the Park Heights community. Best Regards,

Sincerely,

Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: Veronica McLean

Business Name: Island Food Market

5115 Park Heights Avenue Baltimore, MD 21215 (410) 542-6925

Pimlico Merchants Association

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

January 30, 2023

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PMA is interested in adapting our business model to align with business development and growth and would greatly benefit from these opportunities. We want to be the anchor for attracting new business and to do that we urge you to invest in the business owners for FY 2024. We want to see Park Heights thriving as an economic engine again, and contribute to more jobs opportunities and great revenue that will support generational wealth in the Park Heights community.

The Pimlico Merchants Association, Inc. (PMA) formed in July 19, 1937 and has been in existence for over 86 years. PMA's boundaries represent the Pimlico Business District which covers Park Heights & Garrison to Park Heights & Northern Parkway. The PMA works with the Baltimore Development Corporation (BDC) and is one of ten Retail Business District License (RBDL) areas in the City of Baltimore.

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Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: MARK A. BENNETT
Business Name: INTERNATIONAL CUT 2 BARBERSHOP

Pimlico Merchants Association

January 30, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

Dear Mr. Ryer:

The Pimlico Merchants Association, Inc. strongly encourages the Pimlico Community Development Authority (PCDA) to provide \$100,000 in slots funding to support business owners and merchants in the Park Heights community. PMA is a part of the Park Heights Master Plan area and we are very interested in growing our businesses and recovering from the impact that COVID-19 has had on businesses.

PMA is interested in adapting our business model to align with business development and growth and would greatly benefit from these opportunities. We want to be the anchor for attracting new business and to do that we urge you to re-invest in the business owners for FY 2024. We want to see Park Heights thriving as an economic engine again, and contribute to more jobs opportunities and great revenue that will support generational wealth in the Park Heights community.

The Pimlico Merchants Association, Inc. (PMA) formed in July 19, 1937 and has been in existence for over 86 years. PMA's boundaries represent the Pimlico Business District which covers Park Heights & Garrison to Park Heights & Northern Parkway. The PMA works with the Baltimore Development Corporation (BDC) and is one of ten Retail Business District License (RBDL) areas in the City of Baltimore.

With your support we can continue to install security cameras as well as security lighting for the businesses along the Park Heights Corridor. Programs we are implementing include a Sanitation Campaign Partnership, which allows residents and business owners to develop relationships. Everyone benefits when the residential area and commercial corridor are in sync.

Thank you for considering our request to support business owners and merchants in the Park Heights community. Best Regards,

Sincerely,

Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name:

Business Name:

Montegobay Bakery (Kiosk)
X CARRY OUT

Pimlico Merchants Association

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
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Sincerely,

Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: Jumpin Out the Pot
Business Name: Charlene 410 542-2158

Jumpin Out the Pot@gmail.com



Pimlico Merchants Association

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

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Sincerely,

Yeshiyah Tond

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name:

Tylika Martin

Business Name:

Tylinos Caribbean + American

Pimlico Merchants Association

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

January 30, 2023

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Sincerely,

Yeshiyah Toraed

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name: Moe Ali

Business Name: Moe Dille

ARLINGTON Neighborhood Association

Cuthbert Ave

Baltimore, MD 21215

Pimlico Community Development Authority

c/o Baltimore City Department of Planning

Charles L. Benton, Jr., Building, 8th floor

417 East Fayette St., Baltimore, MD 21202

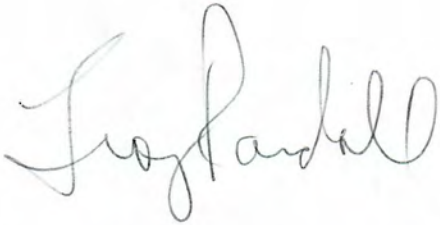
Dear Mr. Ryer:

The Pimlico Merchants Association, Inc. is asking the Pimlico Community Development Authority (PCDA) for \$100,000 in slots funding to support business owners and merchants in the Park Heights community for installing security cameras as well as security lighting for the businesses along the Park Heights Corridor. PMA is a part of the Park Heights Master Plan area, and they are very interested in growing our businesses and recovering from the impact that COVID-19 has had on businesses.

Arlington Neighborhood Association supports their recommendation and we will continue to work with the PMA to help make a safer more robust business community. Better safe businesses mean more money staying in the Park Heights community. Everyone benefits when the residential area and commercial corridor are in sync.

Thank you for considering our request to support business owners and merchants in
the Park Heights community.

Best Regards,

A handwritten signature in cursive script, appearing to read "Troy Randall".

Pastor Troy D. Randall, MSW

Arlington Neighborhood Association

Pimlico Merchants Association

January 30, 2023

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St., Baltimore, MD 21202

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Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Jumpin Out the Pot

Name: Jumpin Out the Pot
Business Name: Charlene 410 542-2158



Pimlico Merchants Association

Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
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Sincerely,

Yeshiyah Israel

Yeshiyah "Sister Israel", President
The Pimlico Merchants

Name:

W. Richardson DDS

Business Name:

The Dental Office



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Larry Wolf ^{Z1}

Lisa K. Budlow
Chief Executive Officer



January 30, 2023

D. Christopher Ryer
Director, Baltimore City Department of Planning
Chair, Pimlico Community Development Authority
c/o Baltimore City Department of Planning
Charles L. Benton, Jr., Building, 8th floor
417 East Fayette St.
Baltimore, MD 21202

Dear Mr. Ryer:

CHAI fully supports the Pimlico Merchants Association’s request for \$100,000 in VLT funding to support business owners and merchants in the Park Heights community; specifically the installation of security cameras and lighting for businesses along the Park Heights Corridor and a Sanitation Campaign Partnership.

CHAI has worked closely with the Pimlico Merchants Association on several programs and initiatives including the Pimlico Redevelopment Compact Committee, Northwest Baltimore Partnership’s Steering and Partners Committees, One Park Heights Campaign, Taste of Northwest Festival, Northwest Leadership Academy, and the Pimlico Redevelopment Compact Committee.

Investment along the Park Heights businesses corridor will complement the redevelopment of the Pimlico Race Course and contribute to the overall revitalization of Park Heights. Thank you for considering our letter of support.

Sincerely,

Lisa K. Budlow
CEO



Addendum

The following request was submitted to but not received by the Department and Planning and the PCDA on February 10. DOP provided this to the PCDA on February 27, as a supplement to their discussion during the work session on February 15.

—

Hello,

My name is Christopher Ervin and I am Chairman of the Board for the Howard Park Civic Association on behalf of the Howard Park Community and Serenity Park at Marmon Ave. The community of Howard Park is in the One Mile Radius and it was assessed that between the neighboring communities of Howard Park, Grove Park and Forest Park, that there is not a single public park. While Forest Park is not in the One Mile Radius, both the Howard Park and Grove Park communities are in the Baltimore City 5th council district which is the only council district of the 14 that does not have a public recreation center and so the residents of Howard Park (which is partially in the 5th district) as well as those of Grove Park (which is wholly in the 5th district) have neither public green space nor public recreation or community centers.

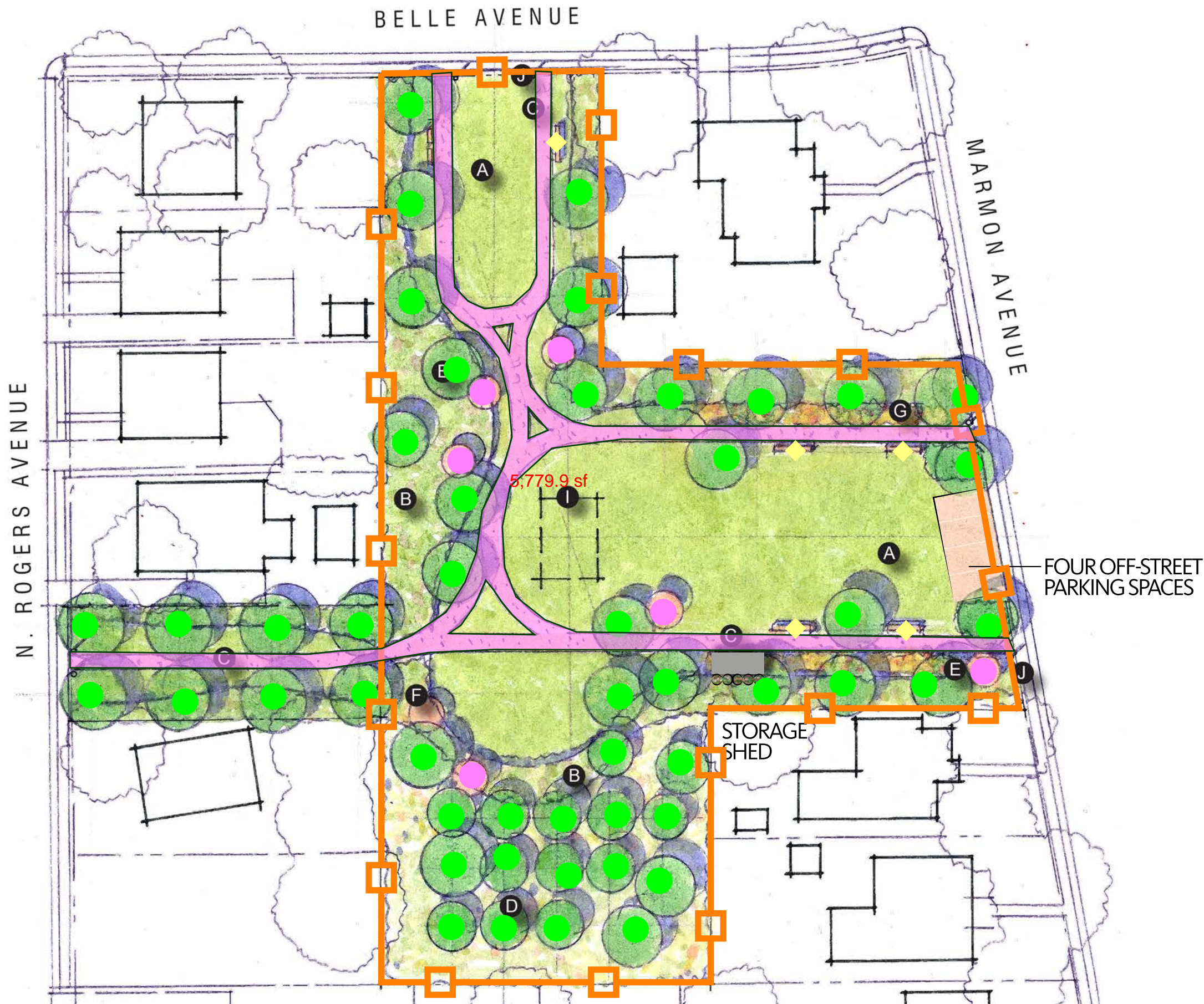
It is not my contention that the Howard Park Serenity Park should receive a total allocation in place of another project as if ours is more important. I do, however, believe that a community or communities that have no public green space should absolutely be supported in establishing such a space when already completed spaces have the luxury of requesting funds for upgrades or improvements to already existing resources.

The estimate to complete the Howard Park Serenity Park can be seen in the first attachment. The total is \$232,707. The ask is not for that total amount and instead, we would request \$103,780 which would allow for fencing and benches. This will allow the space to be defined and the momentum of the overall project to be maintained through the year for completion in the following funding year in the amount of \$128,927. Also, in this way, both Northwest Park and Luckman Park projects can be reduced by amounts that would allow all 3 projects forward progress in an equitable manner with a larger portion coming from the Northwest Park project which requested a larger amount. The Howard Park Serenity Park rendering can be seen in the second attachment.

Currently, neither Howard Park nor Grove Park home owners (seniors, adults or children) have access to public outdoor space. In this era and where green space is so often discussed, it is usually done so with an intention to increase an existing minimal amount.

To have a space where there is a total absence of public outdoor or indoor recreation space calls for intentional action by entities tasked with addressing such and with equity as a mandatory consideration. This absence of public space has the individual affect on residents that it does, but in the bigger picture, there is no opportunity to meet and engage neighbors in the casual ways allowed by shared time in public recreation spaces known to neighborhoods and communities that have them.

These are some of the micro inequities which Baltimore needs to be more intentional about addressing and was one of the original undergirding premises in the crafting of the Park Heights Master Plan and the One Mile Radius delineation. I will be present during the meeting on 15Feb23 in order to answer any questions or concerns regarding this matter.



Key:

- A Maintained/Mowed Lawn Area - Informal Play & Gathering Space
- B Meadow/Unmowed Grassy Area - 24" - 30" Height Maximum
- C 5-6' Width Mulch Path Network
- D Focal Viewing Meadow Area & Tree Grove
- E Shade Tree Planting
- F Flowering Tree Planting
- G Pollinator/Border Garden Planting
- H Potential Longer Term Pavilion/Shade Structure
- I Potential Bench/Seating Feature - Utilize Shorter Elements (i.e: 4' Benches), Place Near Street Access Points for Visibility
- J Park Entry Post Elements

Legend		
Description	Quantity	Unit
◆ Benches	5	Count
■ Concrete	5,779.88	sf
— Fence	1,141.9260	ft
● Ornamental Trees	6	Count
● Trees	49	Count

CONCEPT A: Neighborhood Green

north
 Scale: 1" = 40'

Grove Park Cost Estimate

Item	QTY	Units	Cost	Units	Totals	Notes
Benches		5 ea	\$ 2,500.00	ea	\$ 12,500.00	Standard Park Benches
Concrete		5779 sf	\$ 13.00	sf	\$ 75,127.00	City Standard Concrete
Fence		1141 lf	\$ 80.00	lf	\$ 91,280.00	Aluminum Prefab Fence panels, black 5' height
Ornamental Trees		6 ea	\$ 800.00	ea	\$ 4,800.00	Multistem Flowering Tree
Shade Trees		49 ea	\$ 1,000.00	ea	\$ 49,000.00	2"-3" cal shade tree
Total Cost:					\$ 232,707.00	