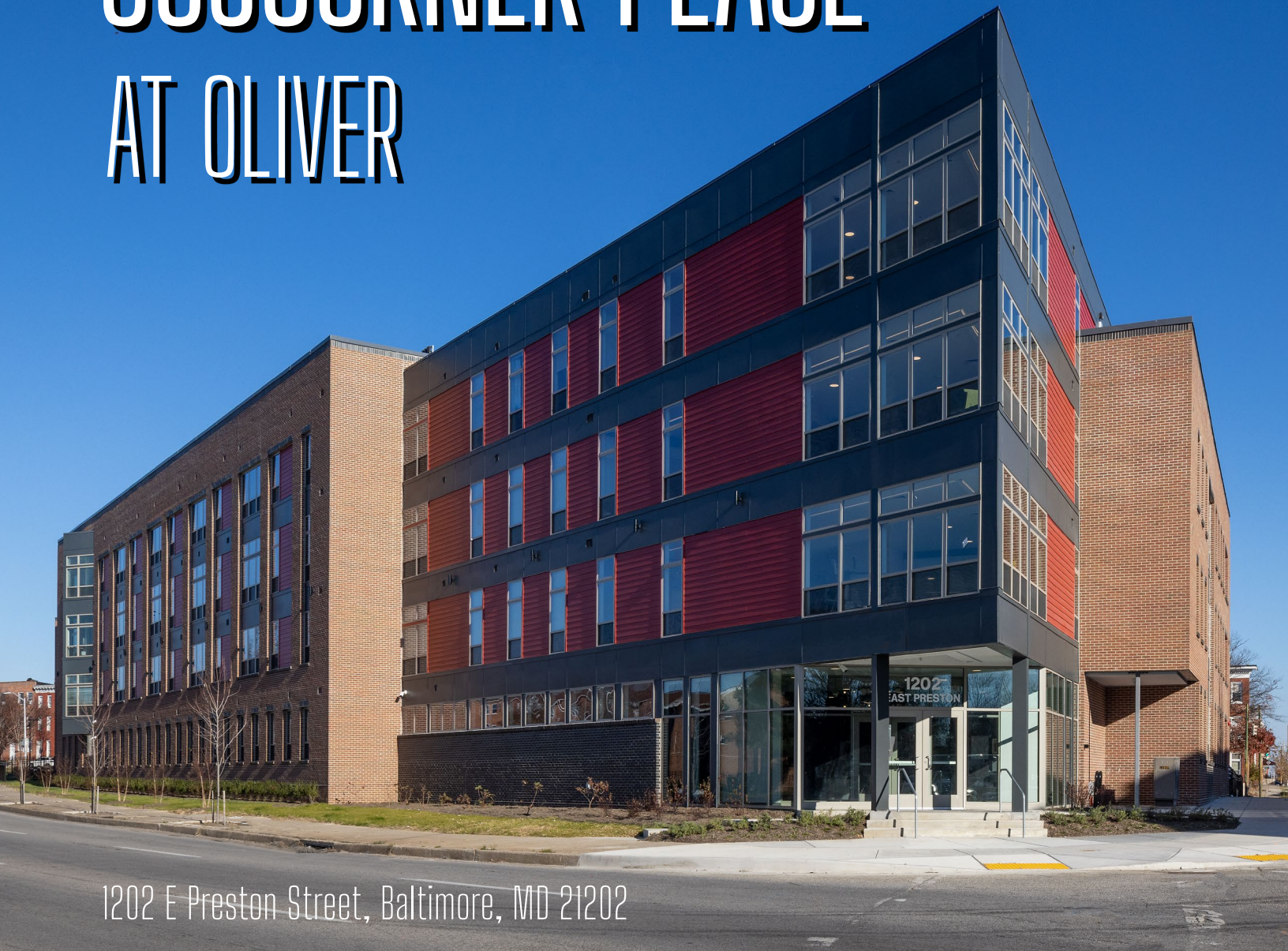


ULI Baltimore  
Wavemaker Awards

# SOJOURNER PLACE AT OLIVER



1202 E Preston Street, Baltimore, MD 21202

2023

# GENERAL INFORMATION

## Applicant Information:

### Southway Builders

on behalf of the entire project team listed below

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Episcopal Housing  
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Health Care for  
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Moseley Architects

Southway Builders

Harry & Jeanette  
Weinberg Foundation

The Verve Partnership

MD Department of  
Housing and Community  
Development

Baltimore City Dept. of  
Housing and Community  
Development

Housing Authority of  
Baltimore City

Bank of America

United Way of  
Central Maryland



# PROJECT OVERVIEW



Sojourner Place at Oliver is a collaborative venture between Episcopal Housing Corporation and Health Care for the Homeless. The project leverages a unique "Supportive Housing Set-Aside" from the low-income housing tax credit program to provide permanent housing specifically aimed at ending homelessness. A creative development and financing approach allows Sojourner Place to support two on-site social services staff to help people remain stably housed – assisting with tenancy support, access to food and household resources, health care services, and other daily living needs.

The new, four-story, 90,000 square foot multifamily building consists of 70 units, 35 for residents exiting homelessness and 35 for those below 50% of the area median income. In addition to on-site property and case management services, the building also features community spaces, a multipurpose lounge, a library, an exercise studio, and a rooftop terrace showcasing stunning views of downtown Baltimore.



## Overall Timeline

7/31/2019

g% LIHTC Award

9/10/2019

Groundbreaking Ceremony

11/5/2022

Ribbon Cutting



7/31/2019

Construction Notice To Proceed

10/31/2022

Use and Occupancy

12/12/2022

100% Leased and Occupied

# COMPLETENESS



## The Financial Stack



DHCD g% LIHTC

5,089,500



State Loan

1,250,000



City money

895,000



Weinberg Foundation Grant

750,000



Bank of America

175,000

The project is financed primarily through Low-Income Housing Tax Credits awarded through the Maryland Department of Housing and Community Development's Permanent Supportive Housing set aside program. Additional financing comes from loans from the Maryland and Baltimore Departments of Housing and Community Development and a grant from the Harry and Jeanette Weinberg Foundation.



Located in East Baltimore's historic Oliver neighborhood, Sojourner Place at Oliver offers 70 new apartments. Half of these units are fully furnished for individuals leaving homelessness and moving into permanent housing. The other 35 units are leased to tenants with incomes 50 percent below the area's median income level. The site's triangular shape and underground train tunnel at the north end of the parcel restricted the building area. However, the project team overcame these challenges through unique angles in the building's design, which anchors it along the main Harford Avenue corridor. At the same time, the topography offers residents stunning southern views of nearby downtown Baltimore and the Johns Hopkins medical campus.



# SENSE OF PLACE AND QUALITY

Apartment options include 37 one-bedroom, 18 two-bedroom, and 15 three-bedroom configurations ranging from 640 to 1,100 square feet. Amenities address all aspects of a person, with a fitness studio to enhance the physical, a library to enrich the intellectual, and a lounge

and game room to engage the social. A multipurpose room off the lobby provides an opportunity to encompass physical, intellectual, and social programming, serving as the heart of the building. A rooftop terrace on the top floor takes advantage of dramatic views, providing a luxurious amenity for affordable housing. Supportive services are also available on-site, housed in offices off the main lobby to provide easy access for residents to get the assistance they need. Together, the programming provides the resources necessary to restore the dignity and health of the occupants.

The building's namesake gives homage to Isabella Bomfree, born into slavery in 1797. She would later rename herself Sojourner Truth as she became a nationally known activist against slavery and for voting, civil, and women's rights. Even five decades prior to the Emancipation Proclamation, East Baltimore was a mecca of sorts for free Black people. Black communities here raised leaders like Isaac Myers, John W. Locks, John A. Fernandis, and the famous abolitionist, orator, newspaper publisher, and author Frederick Douglass.

In pursuit of opportunity, Black families moved into the city from around the state and, later, into the Oliver neighborhood from southern states at the beginning of the Great Migration. White city leaders, including Mayor James Preston, responded to the growth of Black residents with race-based ordinances. Baltimore became the test case for legalized housing segregation. While the federal government's judicial branch deemed the ordinances unconstitutional, a newly created Federal Housing Administration advanced segregation with "red-lining" – a deliberate act of disinvestment.

Therefore, the investment of Sojourner Place at Oliver is named in the spirit of activist Sojourner Truth and seeks to reverse the decades of disinvestment in the Oliver community, starting with quality affordable housing to prevent and end homelessness.

# SUSTAINABILITY

The project was designed to achieve National Green Building Standard Silver certification and includes energy, water, and resource efficiency strategies.

- Infill site from previous row houses, comprised of nine vacant parcels acquired from the city.
- Along a major thoroughfare (Harford Ave), the building is situated on a site with a "very walkable" score of 73 and an "excellent transit" score of 86, adjacent to schools, retail, and medical services. Two different bus stops are located on the site's corners, providing easy access from the building to downtown areas. The site also achieves a "very bikeable" score of 70, located on a street with designated bike lanes. The building features reduced parking, outdoor bicycle racks, and indoor bike storage to encourage bicycling for the residents and staff.
- Roughly ¾ mile to Johns Hopkins Metro station (15 min walk)
- The lack of trees is a severe problem in the East Baltimore area and contributes to increased temperatures and public health issues. Sojourner's design intentionally retained existing street trees and plant 50 new trees, estimated to absorb over 2400 pounds of carbon dioxide from the atmosphere annually.
- Through 3 micro-bioretenement areas, 97% of all stormwater is managed on the site. These areas not only provide excellent water quality but doubles as beautiful landscaping.
- The building was designed knowing the electrification of buildings will be important to the sustained future of development. An all-electric design, the building features a PV-ready roof with a structure and electrical design that anticipates adding photovoltaics in the future.
- HOEN Building is roughly 1 mile to the east. Tenants in the building include-
  - **Project JumpStart** - A workforce development program focused on construction trades
  - **Baltimore Youth Group** - A creative entrepreneurship and job training program that provides artistic and professional opportunities to young people, ages 14-22, focusing on those involved in the justice system.
  - **Betamore** - A non-profit offering technical skills-based training that is both current and relevant, generating opportunities for career pivots and continued growth.
  - **City Life Community Builders** - A non-profit that approaches community development by leading a construction workforce development program, rehabilitating boarded and vacant homes, and revitalizing neighborhoods.
  - **Living Classrooms** - addresses the issue of high unemployment and high recidivism among returning citizens in Baltimore City by providing on-the-job training for 150 unemployed adults per year in marketable skills while they revitalize Baltimore neighborhoods.
  - **Outlook OVFX** - a full-service production company, 2D/3D animation studio, and IP holder specializing in Kids and Pop Culture content, contributing to the city's growing creative economy and building opportunities for artists, especially women and people of color.
  - **Strong City Baltimore** - a grassroots, non-profit organization with a 50-year history building and strengthening neighborhoods in Baltimore City.





# VISIONARY

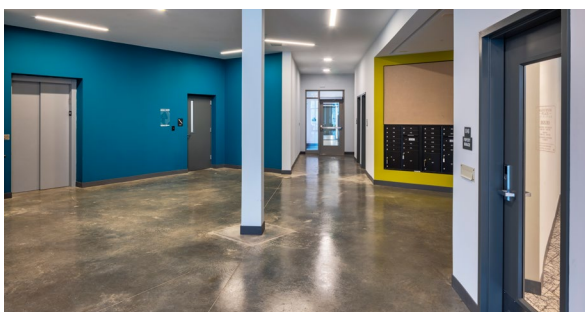
The 2019 Maryland Low Income Housing Tax Credit Competition included a unique "Supportive Housing Set-Aside" to ensure that at least one project incorporated permanent housing to end individuals and families' homelessness. After years of service partnerships, Health Care for the Homeless and Episcopal Housing Corp. determined that they were well positioned to compete for the set-aside as co-developers. EHC brought extensive development experience and agreed to teach HCH the development process; HCH brought extensive supportive services experience and an organizational strategic mandate to launch a capacity for housing development. In partnership with State leaders and the Harry and Jeanette Weinberg Foundation, Sojourner Place at Oliver became the first LIHTC project in Maryland to sustainably finance on-site supportive services for those exiting homelessness through the project's financing. A \$2 million grant from the Weinberg Foundation helped close the funding gap for the project and eliminated the need for a permanent loan, common in LIHTC developments. Absent a permanent loan, the project supports two on-site social services staff to help people remain stably housed – assisting with tenancy support, access to food and household resources, access to health care services, and other daily living needs. This innovative, self-sustaining financing model, a first of its kind in Maryland, could be expanded and serve as a model for other cities.



# AND EMULATION

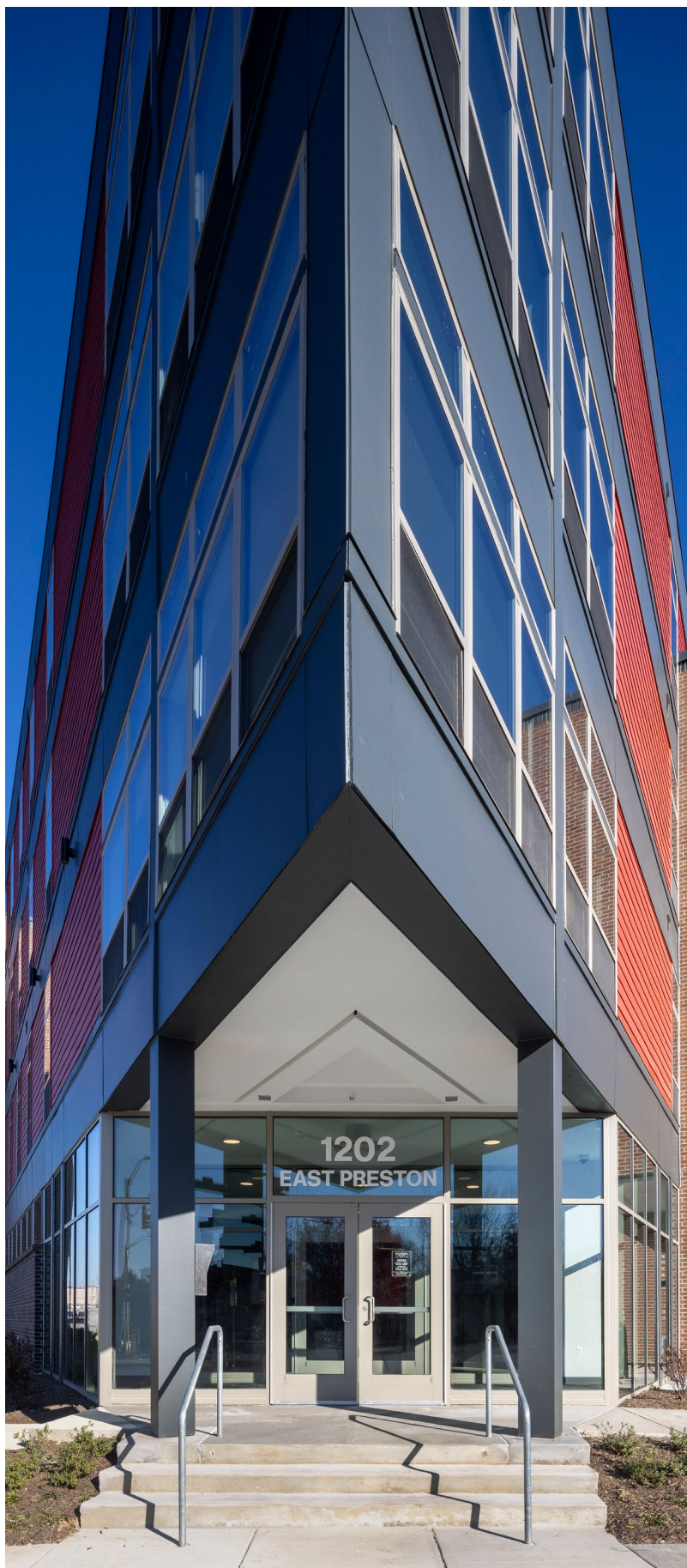


# A NEED



The demand for affordable housing in Baltimore, particularly affordable rental housing, is well documented. According to federal data analyzed by the National Low Income Housing Coalition, a household would have to earn \$20.81 an hour to afford an efficiency apartment at fair market rent. More than 3,000 persons experience homelessness on a given night (many more over the course of a year), and over 20% of all households are annually spending more than half their income on housing – placing them at increased risk of homelessness. Sojourner Place at Oliver contributes to multiple needs in Baltimore City and the local community in which it is located by providing affordable rental housing, specifically targeting households with income below 50% of the area median income and persons exiting homelessness. In other words, we're preventing and ending homelessness in the same project.

By raising resources from private donors, the development team ensured that all 35 apartments for people exiting homelessness were fully furnished with beds, tables, couches and other furniture. In addition, the United Way of Central Maryland equipped each of these apartments with towels, linens, pots, pans, televisions other household goods.





# SOJOURNER PLACE AT OLIVER

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# SOJOURNER PLACE AT OLIVER UNDER CONSTRUCTION

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# SOJOURNER PLACE AT OLIVER LIVING SPACES

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