

Homewood Community Partners Initiative
 Report to Homewood Community Partners Initiative Task Force
 March 20, 2013

Process		
Activity	February 6, 2013 Update	HCPI Report Reference
President's Announcement of \$10 million in Support	<ul style="list-style-type: none"> • 12/6/12 Covered by four national, five regional and ten local media outlets. 	N/A
HCPI Webpage and Marketing Material	<ul style="list-style-type: none"> • HCPI website launched as part of the JHU's President's website • JHU Communications team has developed a draft comprehensive communications plan to engage key audiences about community engagement. 	N/A
HCPI Governance	<ul style="list-style-type: none"> • HCPI task force is establishing governance and operational protocols • Methods of community/stakeholder participation program development have been designed 	N/A
Faculty, Researcher, and Student Engagement	<ul style="list-style-type: none"> • Actions are underway at JHU to deliberately involve faculty, researchers, and students via scholarly engagement with the HCPI. Investigating use of Federal Work Study to engage students with HCPI nonprofits, civic groups, City government, and others undertaking community strengthening work. 	

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Cross Cutting Programs		
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Development Fund	<ul style="list-style-type: none"> • Created ad hoc group to assist with program development, structure, underwriting criteria, areas of focus. Representatives from private banks, foundations, Federal Reserve, CDFIs, loan underwriters, city and state. • In February 2013, an ad hoc work group recommended the fund’s function and structure. Ad Hoc Workgroup evaluated alternative structures and program design <ul style="list-style-type: none"> ○ comparing to existing funds in Baltimore ○ initially limiting the funds to capital expenses ○ exploring an appropriate name • Following up early interest from foundations, private banks, city and state, including Goldseker and living cities. • Next up: review with stakeholders then HCPI task force before proceeding to incorporation. 	<p>Page 25. Development Fund. Establish a \$20 million, highly leveraged, risk tolerant, gap development fund.</p> <p>Page 61. Retail Development Fund. Create a Retail Development Fund (as part of a more general Central Baltimore Development Fund recommended in the Cross-Cutting section) to underwrite retail in critical locations in HCPI.</p>
Neighborhood Small Grants Fund	<ul style="list-style-type: none"> • The Robert W. Deutsch Foundation sponsored a Spruce-Up grant program for HCPI neighborhoods in the Station North Arts and Entertainment District. • The Spruce-Up program provides grants to address priority community issues and high impact opportunities engaging artists, neighborhood residents and other stakeholders to improve the quality of life for residents and increase the customer profile of the arts district. • In spring 2003, a similar HCPI program should be launched, perhaps with the Spruce –Up name, with resources to be solicited from Deutsch &/or another foundations to leverage HCPI JHU funds. • A preliminary proposal from staff on the fund’s function and structure will be review and refined as part of the work of neighborhood associations and other stakeholders on amenities/community improvements campaigns and the overlay plan in late March and April. 	<p>Page 26. Neighborhood Improvement Fund. Small grants program for exterior capital projects to strategically improve the quality of life, beauty and attraction of the HCPI area.</p>

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Land bank	<ul style="list-style-type: none"> Some of the purposes for which the land bank was intended may be accomplished by the state funding noted below. 	Page 25. Land Bank. Create a new community-based, collaborative development entity to acquire, hold and redevelop blighted property.
City and State Support	<ul style="list-style-type: none"> On HCPI's behalf, Central Baltimore Partnership (CBP) sought and received \$3 million in the Governor's capital budget for blight elimination, property acquisition and demolition. CBP has testified on and will be advocating for the budget item with the state legislature as it reviews and votes on the Governor's budget. 	Page 27. City and State Support. With partners, secure a commitment of substantial city, state and federal resources for designated community improvements that acquisition, infrastructure, remediation, relocation.
Workforce pipeline	<ul style="list-style-type: none"> GHCC is the lead organization and manager of the workforce pipeline identified in the report as something we should sustain. CBP and GHCC have received approval and additional funding from the Baltimore Integration Partnership to revise the existing workforce pipeline to more effectively serve the residents of HCPI neighborhoods and to tie into the economic inclusion commitment of JHU and other anchor institutions. 	Page 27. Workforce Pipeline. Sustain a workforce pipeline program to provide area residents to access to jobs created through HCPI and other Central Baltimore programs, as well as jobs throughout the region.
Penn station area development	<ul style="list-style-type: none"> The developer selected by Amtrak, Beatty Development, has begun their engagement of the community and other stakeholders by presenting their first concept for major transit oriented development and substantial changes of the train station itself. 	Page 24. Grow the Population. Support high density mixed-use development and market rate rental housing in those neighborhoods that want it.
Station North development	<ul style="list-style-type: none"> CBP Community Legacy grants that were announced by the state at the end of November included grants to 10 E. North Ave., Load of Fun, and storefronts at 5 and 121 E. North Ave. 	page 25. Designate Station North for Substantial Government Support.

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Quality of Life		
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Community amenities for quality-of-life improvements	<ul style="list-style-type: none"> A series of meetings are scheduled beginning on March 28 with neighborhood groups and subsequently with other stakeholders to set priorities among the many community improvements and organize advocacy campaigns to implement those priorities. The items immediately below in this report are included within the category of community amenities in the HCPI report. 	Page 33. Community Amenities. Sustain the HCPI collective effort of neighborhood associations and other stakeholders to pursue the community improvement agenda identified through the HCPI process.
Overlay plan	<ul style="list-style-type: none"> The graphics consultant has been selected with the input of a cross-section of stakeholders for completing electronic and/or print methods of presenting the overlay plan that combines shows the synergy of a variety of individual neighborhood plans and assets; and future activities of other stakeholders. 	Page 34. Complete the overlay plan of HCPI neighborhoods with collateral material for presentation and promotion; and turn the HCPI report into a full plan
Two-Way Traffic	<ul style="list-style-type: none"> As part of the selection of the developer for the JHU parcel on St. Paul Street, Central Baltimore Partnership will facilitate with other stakeholders a campaign to build support for two-way traffic on St. Paul Street, initially, and other one-way pairs. The City Transportation Department has announced to the Midtown and Charles Village community associations the availability of funds for part of the traffic study. 	Page 33. Exploring conversion of all one-way streets to two-way traffic and/or other traffic-calming measures.
Public safety	<ul style="list-style-type: none"> Charles village Community Benefits District Inc. is preparing a proposal to JHU for specific, strategic public safety efforts that expand present work A wide collaboration of stakeholders in the HCPI area led by GHCC and the Eisenhower Foundation have applied for Department of Justice funding under the Byrne Innovation Program, seeking support for a three-year program focused on the Greenmount Avenue corridor, including both community crime prevention and community building activities that get at the causes of the intense crime on this corridor 	Page 36. Charles Village Community Benefits District Collaboration. Increase funding to and expand Charles village community benefits district public safety, sanitation and community engagement activities.

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Arts and culture development and marketing campaign	<ul style="list-style-type: none"> • Station North Arts and Entertainment Inc. is preparing a proposal to JHU for core operating support that will leverage its other funding for arts development and marketing, especially in the Station North Arts and Entertainment District 	Page 37. Arts and culture development and marketing campaign. Expand and support the arts, culture, entertainment, and advanced educational institution offerings in HCPI as both a local asset and a regional competitive advantage.
Charles Street Circulator	<ul style="list-style-type: none"> • Multiple stakeholders, JHU, MICA, UB, Loyola, HCPI neighborhoods, CBP and the CSDC are working to support, and possibly accelerate, the Mayor's plan to extend the circulator once the Charles Street reconstruction project is completed in 2014. Also, JHU will continue discussions with the Collegetown shuttle members about that service in relation to the planned extension of the circulator. 	Page 34. Charm City Circulator. Extend Purple Route from Penn Station to University Parkway.

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Blight Elimination & Housing Creation		
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Healthy Neighborhoods	<ul style="list-style-type: none"> • HNI has been working with five of the 10 neighborhoods for seven years to improve and market neighborhoods and their assets. • Planning is underway on expansion • Healthy Neighborhoods has been invited to submit a proposal to expand its programs. That proposal will be reviewed by the HCPI Task Force. 	Page 42. Healthy Neighborhoods Inc. Partner with Healthy Neighborhoods Inc. (HNI) to expand the organization's programs to the whole 10 neighborhood area from the 5 neighborhoods.
Housing sales campaign	<ul style="list-style-type: none"> • GHCC and Jubilee, with an ad hoc group of neighborhood marketing experts, is preparing a proposal to submit to the HCPI Task Force. The proposal will be reviewed for stakeholder ideas with the CBP Neighborhood Development and Marketing Task Force which includes neighborhood associations and a cross-section of real estate developers and realtors. 	Page 44. Housing sales campaign. Supplement the HNI resources and program with an expanded and aggressive housing product sales campaign for HCPI neighborhoods through the two HNI partner organizations for the HCPI area, greater Homewood community Corporation and Jubilee Baltimore
Live Near Your Work Expansion	<ul style="list-style-type: none"> • Preliminary analysis complete with recommendations, including enhancing the program's focus as a community strengthening tool. • Paul Brophy, consultant to BCF, assisted. • Evaluation is underway of the options including increasing the grant to an amount that will further stimulate strategic home buying among LNYW awardees and others. • The proposal is subject to JHU internal review and then input from stakeholders through the CBP Neighborhood Development and Marketing Task Force. 	Page 44. Live Near Your Work. Expand the area for Tier I and increase the amount of the award; and provide more access for marketing of the Live Near Your Work program in the HCPI area to underscore the neighborhood revitalization impact of LNYW without diminishing the emphasis on the program as an employee benefit.
Blight Elimination & Housing Creation		
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Mayor's Apartment Tax Abatement	<ul style="list-style-type: none"> • Mayor introduced generous new tax credit program designed to spur market rate 	Page 24. Partner with the City. Collaborate with the city administration's strategy and

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<p>Program</p>	<p>rental construction. New tax credit covers most of downtown and several non-downtown locations.</p> <ul style="list-style-type: none"> • CBP, JHU and others advocated for including Station North into the tax credit program. • City administration <u>agreed</u> to amend the bill at the Planning Commission, where it was supported unanimously. • City Council Committee voted unanimously to accept the amendment and recommend the amended bill to the full Council. 	<p>become one of the 10 focused neighborhoods organized around anchors.</p> <ol style="list-style-type: none"> a. Model the relationship between the anchor and the city, possibly in the form of a contract that commits the anchor to certain activities and commits the city to direct resources, including regulatory, service, advocacy and technical assistance, to the area. b. Exploit the capability of The Johns Hopkins University as an anchor institution and the power of collaborations among public, private, community, and nonprofit organizations.
<p>Miller's Square</p>	<ul style="list-style-type: none"> • CBP Community Legacy grants that were announced by the state at the end of November included a grant for Miller's Square rowhouse rehabilitation for homeownership in Remington 	<p>Page 42. Balance a higher percentage increase in those neighborhoods that have identified and supported higher density residential and commercial development with those neighborhoods whose plans call for stabilization of or incremental growth in population... Work with small and large residential developers</p>

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Education		
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A Johns Hopkins Partnership School Consortium	<ol style="list-style-type: none"> 1. Completed preliminary design for Barclay and Margaret Brent schools for approximately \$1.3 million of interior and exterior improvements at each school to be completed in time for school openings in late August. 2. Engaged school system, which has agreed to fund between \$250,000 and \$500,000, but only if leveraged. 3. JHU to contribute from HCPI funds. 4. GHCC has submitted a proposal to JHU based on many discussions and preliminary planning under which GHCC would be supported to expand the strategic planning effort that it has been leading with the principals and many stakeholders at Margaret Brent, Barclay and Dallas Nicholas schools. 5. JHU funding would include hiring a consultant to help work with principals, help define JHU's role in each school and identify programs that can distinguish these schools. Our goal is to "Roland Park" these schools, making them schools of choice without displacing current students. 6. Consider enlisting Weinberg (Library Project) and Casey (new Reading Project) in turnaround plan. 7. Continue offering support for professional development and academic programming. 	Page 49. A Johns Hopkins Partnership School Consortium. Demonstrate a commitment to improving public education by establishing a formal partnership between the JHU School of Education and public schools in HCPI neighborhoods. Margaret Brent Elementary/Middle School and the Barclay School have been identified as pilot sites for a branded "Johns Hopkins (title TBD) School."

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Parkway Theater 10 E North Ave	<ul style="list-style-type: none"> • On 11/8/12, Mayor awarded Parkway Theater redevelopment rights to Maryland Film Festival in partnership with JHU/MICA collaborative film program. Meetings ongoing to refine space needs and business deal. • JHU Arts and Sciences and Real Estate & Facilities leadership working on program and costs to locate various academic and other tenants at the Parkway Theater • Jubilee Baltimore was awarded \$3 million in state historic tax credits (out of the total \$6.4 million available) for the renovation of 10 E. North Ave. • Note: JHU is considering locating more “creative arts” programs in Station North. • CBP Community Legacy grants that were announced by the state at the end of November included grants to 10 E. North Ave., Load of Fun, and storefronts at 5 and 29 E. North Ave. 	Page 60. Joint Academic Facilities. Actively explore the creation of joint academic, student activity and administrative offices with UB, JHU, and MICA, especially as a joint commitment might be a catalyst for private development serving those needs on critical sites (Penn Station, 10 E. North Ave. and Parkway Theater).
GameLab	<p>Confirmed interest of Greg Hager/Computer Science. GameLab would have four components:</p> <ul style="list-style-type: none"> • Research/Development Lab • Industry Partnership Courses • Startup Incubator • Event Programming <p>Next step: letter from Ron Daniels, followed by a workgroup to work through the program and real estate details.</p>	Page 60. Joint Academic Facilities. Actively explore the creation of joint academic, student activity and administrative offices with UB, JHU, and MICA, especially as a joint commitment might be a catalyst for private development serving those needs on critical sites (Penn Station, 10 E. North Ave. and Parkway Theater).
Penn Station	<ul style="list-style-type: none"> • Feasibility study for locating meeting and conferencing facility funded by 7 institutions concluded limited demand for conference center. Commencing process to look at other alternatives. • Currently exploring relocation of BDC’s Emerging Technologies Center (ETC) from Eastern High to Penn Station’s upper floors. • Amtrak’s selected developer is working with master planner to think bigger about the Station and its connections to Station North. Presentations are underway. 	Page 60. Joint Academic Facilities. Actively explore the creation of joint academic, student activity and administrative offices with UB, JHU, and MICA, especially as a joint commitment might be a catalyst for private development serving those needs on critical sites (Penn Station, 10 E. North Ave. and Parkway Theater).

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St. Paul Street and 33 rd Street Development	<ul style="list-style-type: none"> • Developer selected • Proposed mixed used development with housing, destination/transformational retail and parking. • JHU announced selection February 8; developer led planning process began with individual community leader interviews and first public meetings on March 12 and 27. 	Page 60. JHU Development Site, E. 33rd Street & St. Paul Street. Begin sooner rather than later a full development program for the JHU-owned site at St. Paul Street and E.33rd Street.
Tony Cheng Properties	<ul style="list-style-type: none"> • President Daniels and Andy Frank met with Tony Cheng which led to subsequent meetings with Michael Darby, Mr. Cheng's potential development partner, who agreed to engage an architect to begin master planning Cheng's 12 properties. • Next step is a meeting with BDC and planning, hosted by Kaliopé Parthemós. • Work is underway to enter into an agreement with Mr. Cheng and improve the lot on the NW corner of North Ave. and N. Charles St. as a temporary public event space. 	Page 59. N. Charles Street Corridor and Storefronts (Homewood to Penn Station). Create an exciting and sustainable retail and entertainment mix in the storefronts between the Homewood campus and Penn Station working in partnership with others (private and nonprofit, perhaps through a new CDC) and in tandem with major population increases through significant mixed-use development in Station North and Old Goucher.

Local Hiring & Purchasing		
Activity	February 6, 2013 Update	HCPI Report Reference
Economic Inclusion	<ul style="list-style-type: none"> • At JHU, actions are underway to establish an economic inclusion infrastructure within Purchasing, Contracting, HR, University Administration and JHU-wide, including establishing and deploying JHU-wide economic inclusion communications, education and recognition program, and managing external communications. 	Page 65. Institutional commitments by JHU and other anchors to purchasing from local, minority, and women owned businesses Institutional commitments by JHU and other anchors to using local, minority, and women-owned construction contractors