

## Cityscaping May 19, 2009

### Questions and Comments

- 1) When a decision was made to change the developer on the project; what was the process?  
*There was built in flexibility with State Center, LLC in the Interim Development Agreement. The State wanted to have continuity on the project; financial strength; the new partner needed to commit to existing components of the project and vision. The project restructuring was presented by SC,LLC. The State of Maryland executive committee voted unanimously to approve the restructured team.*
- 2) There will be market rate housing and substantial amount of workforce housing and ownership as well as affordable rental. Approximately 1/3 of the units are workforce and affordable.
- 3) If letters need to be sent regarding support, who should they go to?
  - a. *Information can be sent on the state Center website. [www.statecenter.org](http://www.statecenter.org)*
  - b. *We will post information on who committee members are and how to reach them.*
  - c. *Call the Governor, Treasurer, and Chairs and Comptroller. Delegate Conway from the Eastern Shore, Ed DeGrange, as well as well as Delegates from Budget and Tax.*
- 4) This process is much more inclusive than others and we commend you for it.
- 5) How does the community continue to have a voice once the project is approved and moves forward?
  - a. *Two ways based on volume.*
    - i. *Cityscaping – much larger meeting held sometimes twice.*
    - ii. *Other way is through the Neighborhood Alliance that is representative of all the stakeholders. They act as the executive board on many aspects of the project on a smaller scale.*
  - b. *Anyone can call a huddle at any time.*
- 6) What is the status on formalizing a structure for the “executive board”?  
*The next 10 days will tell everything. We will pick up on neighborhood alliance after June 3<sup>rd</sup> when we know we truly have a project.*
- 7) Important to formalize process for Neighborhood Alliance. Senator Jones is committed to formalizing a structure.
- 8) Regarding operating vs. capital lease, is this something the community should weigh in on?  
*The message from the community should be “let’s go forward with the project” thereby focusing more broadly on approval rather than the technicalities of the lease.*
- 9) What is the consequence if the MDA doesn’t go forward?  
*Some solution is needed for the site and now is the time. The State would not abandon its asset. The question is how do we do what needs to be done? It is important to make the point this is the best way to move forward.*

- 10) If the legislature agrees with the MDA structure, considering current market conditions, what are the thoughts on funding?
- a. *We are looking at the cyclical nature of the capital markets. We had preliminary conversations with 3 people in the capital markets who voiced interest in the project.*
  - b. *The State is also managing its risks.*
- 11) What is the biggest obstacle that the legislature has put forth?  
*There are many concerns but we are working to address each and every one of them.*
- 12) CPHA wrote a letter that could be replicated for contacting legislatures, how do we access the letter?  
*It is on the website [www.cphabaltimore.org](http://www.cphabaltimore.org)*
- 13) Need to better understand the impact on myerhoff.
- 14) Ensure bicyclists and pedestrians are included in process.
- 15) When does the neighborhood alliance meet?
- 16) Who determines what's affordable?  
*We will be guided by the City's definitions, and LIHTC definitions as public housing. We will have the opportunity to get into these issues during design and we look forward to get into these issues.*
- 17) What are the boundaries of the 28 acres?  
*MLK/ Howard, Madison Street, Dolphin Street*
- 18) Is there any chance to have a dog park or units with a small yard?
- 19) Have we used workforce housing and affordable housing interchangeably?  
*Not really, we will get into the differentiation when we get into demographics. We need to get into tiering of incomes and understand how we capture both affordable and workforce. Looking carefully at income levels. We will look to house teachers, state office employees.*
- 20) Concern of residents and citizens to make constructive criticism regarding plans.
- 21) Any thought about how the project will affect the school system and families with children? *Yes, we have had preliminary conversations with Baltimore school superintendent who may be interested in having a school at State Center.*