

Henderson Crossing

Baltimore, Maryland

PROJECT DESCRIPTION

Henderson Crossing is a for-sale housing redevelopment effort located within John's Hopkins East Baltimore Development Initiative. (EBDI), a \$1.8 billion life science and residential urban renewal project. Henderson Crossing consists of 53 vacant rowhouses and 10 vacant lots that have sat vacant for many years. EBDI issued a request for proposals seeking qualified development teams to transform these properties from a safety hazard to a lively mixed-income residential community.

Site Plan: Each property requires a gut rehabilitation while strategically committing to the preservation of its historic elements. Each home will include 2 – 4 bedrooms and 2.5 – 3.5 bathrooms with an option for a finished basement. All homes will include dedicated off-street parking. The open floor plan and commitment to environmentally sensitive upgrades aligns with current market trends providing a product that buyers want. Site work includes utility upgrades, alley widening, and landscape installation, all of which will make the neighborhood feel like a community. By removing the blighted properties and improving the street scape, positive activity will be restored into the community.

Five (5) rowhomes will be set aside with a preference for families making at or below 80% of the Area Media Income (AMI) with prices starting under \$300,000. Additionally, each of the condominiums will be priced at or below 80% AMI. Programming initiatives, including homeownership counseling, will ensure the families are prepared to be successful residents. Additionally, homeowners are eligible for a number of financial incentives including the Live Near Your Work credit. The development team is committed to providing these units at an affordable price. ■

Social Impact Summary

- Job Creation: 58 construction jobs
- MBE/WBE Participation: In excess of 27% MBE and 8% WBE, 20% LBE
- Sustainable Design: Adaptive reuse, energy efficient systems/appliances
- Community Impact:
 - o Blight removal
 - o Offers-to-return for residents who were displaced from EBDI
 - o Homeownership Incentives (\$5,000+/household)
- Affordable Housing: 5 units

Neighborhood Demographics

- Poverty Rate: 26.2%
- Vacant Units: 39.6%
- Median HH Income: \$36,985
- Unemployment Rate: 10.1%

cross
street
PARTNERS



PROJECT SIZE

53 units

PROJECT COST

\$21.7M

COMPLETION

Q4 2022

CSP ROLE

Owner
Developer
Construction Manager

ARCHITECT

Design Evolution

PROJECT TYPE

Residential
Adaptive Reuse, New Construction Infill

Cross Street Partners
2101 E. Biddle Street | Suite 1201
Baltimore, MD 21213

CrossStPartners.com