



West All Saints Street Project



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INTRODUCTION

The historic properties at 100, 104, and 108 West All Saints Street have sat empty for more than 20 years. They are recognized by the mural of sunbeams and families in windows that can be seen along Ice Street. One had plans to be a church museum that never quite got off the ground. Another had a fire and the inside is completely burned. The other has structural damage. Most people see these as unwanted, blighted properties costing the owner and City of Frederick money, asking for unsavory activity, and bringing property values in the neighborhood down. But Habitat for Humanity of Frederick County sees them as an opportunity to build strength, stability, and self-reliance with families who will thrive in the neighborhood.



THE PROBLEM

1 in 7 households in Maryland are paying more than half of their income on housing. The lack of affordable housing in Frederick County is astounding. Unstable housing situations cause immense stress on a family. Children lack the attention and resources needed to succeed in school, adults lack the time to get involved in their community through social and civic groups, and the family's physical and mental health suffer. Due to the lack of affordable homes, families are priced out of desirable neighborhoods and places where they grew up. They are forced to make impossible spending decisions. Do they choose to spend their income on healthcare? Food? Transportation? Or home?

HISTORY

Asbury United Methodist Church owned 100, 104, and 108 West All Saints Street and the parking lot behind them for more than 30 years. For more than 20 of those years, these properties have sat empty, decaying, and costing the Church money in property taxes. The congregation, led by Reverend Mark Groover, decided it was time to sell the properties and put those funds to good use. Their motto is “in the community, for the community,” and by selling, they will be able to do even more for their community as a whole. The one stipulation in selling the properties was that it must be made into affordable homes. Homes that people in this neighborhood – who have grown up here, worked here, and want to continue to make history here – can afford to live in and not force them into making those impossible decisions. While the Church was approached with lucrative offers by developers and renovation experts, none could promise affordable housing as the outcome. And so the relationship with Habitat for Humanity of Frederick County began.



Habitat for Humanity of Frederick County helps build strength, stability, and self-reliance through homeownership. Despite what many folks think, Habitat does not build houses and hand them out. We work alongside qualified homeowner partners to give them a hand up through homebuyer trainings, sweat equity, and affordable homebuying opportunities. We also hold the first land trust in the state of Maryland, which allows us to keep some Habitat properties as affordable housing in perpetuity.

Thanks to support from the state of Maryland, Habitat was able to purchase the West All Saints Street properties from the Church for \$350,000 in December of 2020. This will allow the Church to begin their plans to buy shuttle vehicles, renovate bathrooms, and open a childcare center to serve the neighborhood. As for Habitat, the work has just begun, including qualifying the more than 80 potential homeowners who have already applied.

THE PLAN



The West All Saints Street Project will become 12 units of affordable housing on a land trust property. This project will cost approximately \$3,000,000 and projected completion is in 3 years making this the most significant project Habitat for Humanity of Frederick County has ever undertaken. The 3 current structures will be renovated, new construction will be built between 2 of the existing structures and new construction will be built along Ice Street.

Habitat staff, volunteers, qualified experts, and the future homeowners will complete this renovation and new construction. It will take an immense amount of work, but will turn these blighted properties into beautiful, safe, and affordable homes for 12 families.

Currently, Habitat is in the permit approval process while consolidating plats of land. After five workshops, the Historic Preservation Commission has approved all designs and product selection for the project. Once permitting is approved, Phase 1 – renovation of the current structures and new construction of the infill between them – will begin. Once Phase 1 is complete, Phase 2 – all construction along Ice Street – will begin.

As the build project is underway, Habitat will also be looking for Home Repair projects in the neighborhood as well as Neighborhood Revitalization Projects. We are embracing the Church's motto of "in the community, for the community," and hope to work with as many neighbors as possible to keep them safe and happy in their homes and neighborhood.



WE NEED YOU



This is no small feat, and the costs are high. This project will take approximately **\$3.5 million** to complete, and expenses are already being incurred. The 12 families who will move into these homes need your support. You can make a life-long impact on the lives of these families and revitalize a historic Frederick neighborhood through Habitat for Humanity of Frederick County.



VISION

Habitat for Humanity of Frederick County believes that everyone deserves a safe, affordable home. A place to call your own and build stability, strength, and self-reliance. Right now, we have a historic opportunity – to build 12 homes for families that will be considered affordable housing in Frederick forever. Be a part of this project. Together, we can give a hand up to help our neighbors and our community THRIVE.





QUESTIONS?

Contact us - we'd love to talk to you.

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