



West All Saints Street Project



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INTRODUCTION

The historic properties at 100, 104, and 108 West All Saints Street sat empty for more than 20 years. They most recognized by the mural of sunbeams and families in windows that can be seen along Ice Street.

The buildings became a blight on the neighborhood after a fire and structural damage left them abandoned; inviting unsavory activities, costing the owner and City of Frederick money to secure, and bringing property values down.

Habitat for Humanity of Frederick County sees these buildings as an opportunity to build strength, stability, and self-reliance for the families who will thrive in this 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 mental and physical health issues and stress, resulting in children who lack the attention and resources needed to succeed in school, adults who lack time to be involved in their community through social and civic groups, A lack of affordable homes means families are priced out of desirable neighborhoods and places where they grew up. They face impossible spending decisions. Do they spend their income on healthcare? Food? Transportation? Or housing?

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 become 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.

Habitat has received permits, the Historic Preservation Commission has approved designs and product selection for the project, and Phase 1 - renovation of the current structures and new construction of the infill between them - has begun. Once Phase 1 is complete, Phase 2 - all construction along Ice Street - will begin.

As we build this project, Habitat will be looking for Home Repair projects in the neighborhood, as well as Neighborhood Revitalization Projects. We embrace Asbury Church's motto of "in the community, for the community," and hope to work with the neighbors to keep their homes safe and neighborhood happy.



WE NEED YOU



This affordable housing construction project is no small feat and the costs are high. Planning for this project began prior to the COVID Pandemic and was estimated at \$3.5 million to complete, planning and approval delays, supply chain issues and materials price increases have moved estimated costs in excess of \$6 million. 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 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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