



# DEVELOPMENT PROJECT PROPOSAL

*2001 Park Avenue*

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For City of Baltimore  
Department of Real Estate

July 2022



# PROPOSED DEVELOPMENT PROJECT

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OVERVIEW

# Who We Are?

Charity's Home, Inc. is a 501(c)(3) organization currently based in the Park Heights neighborhood.

## *Our focus*

- Poverty, unemployment, and lack of affordable housing are commonly recognized causes of homelessness.
- These risk factors can be exacerbated by personal vulnerabilities such as mental and substance use disorders, trauma and violence, domestic violence, justice-system involvement, or displacement.





*Visionaries*  
*Yolanda & Kori Stith*

MEET THE  
TEAM

# The Mansion

- Once owned by a Declaration of Independence signer (Charles Carroll)
  - Potentially land worked by and the burial site of slaves.
  - Civil war significance.
  - One of the oldest estates in Baltimore and a previous occupant (Judge Bond) led to breaking of the KKK in Maryland
  - Historical significance and landmark in Reservoir Hill
- Goal: Preserve and Bring the Community Along by Meeting Critical Needs



# What Do We Plan to Bring to the Table?

## Housing Program for Homeless Youth

- *A place to lay their heads.*
- *A place to prepare for everyday living.*
- *A place of safety.*
- *A place to call home.*
- *A place of authenticity.*

## Resource Center for Youth

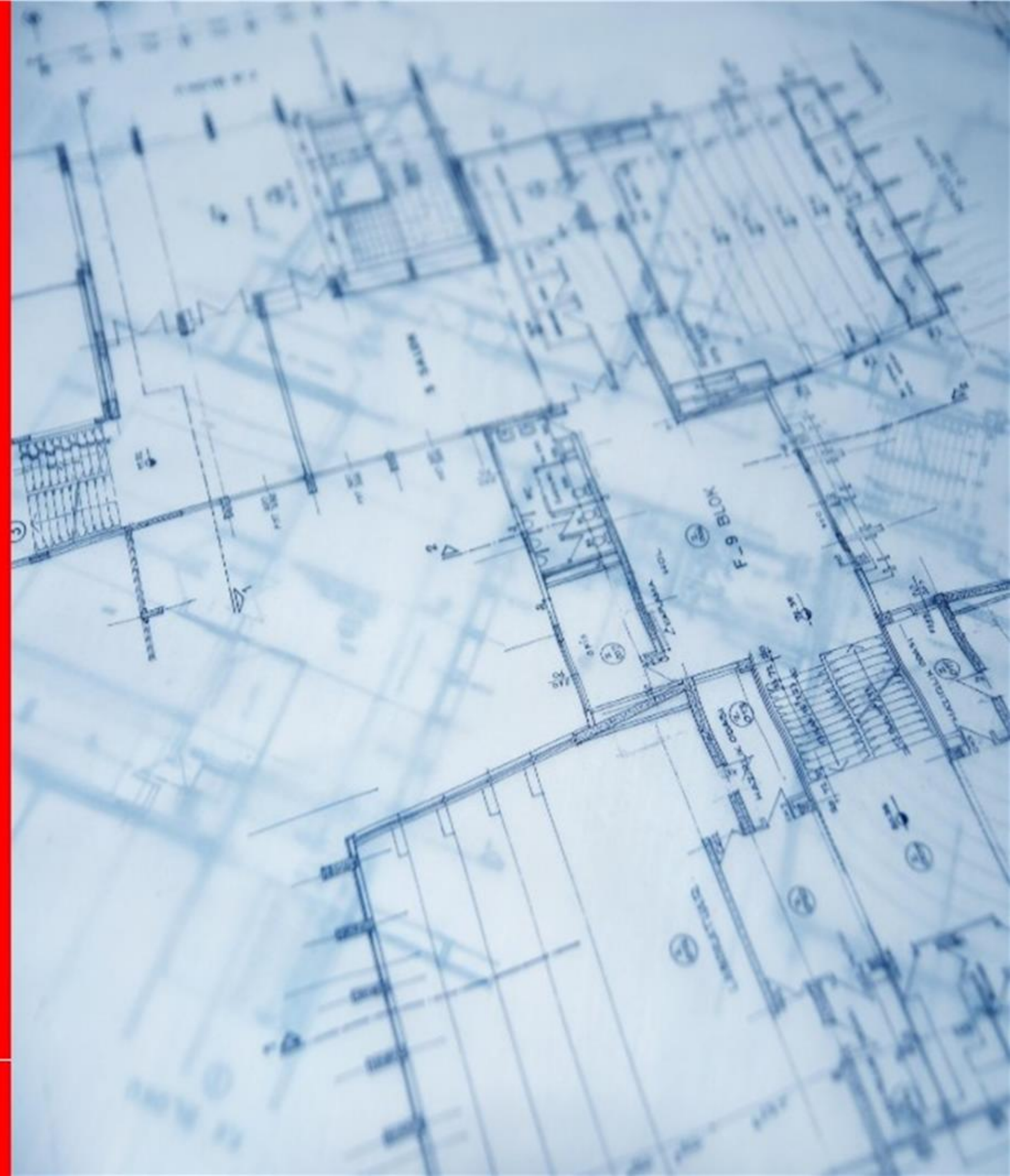


An aerial photograph of a demolition site. A yellow excavator is positioned at the top center, and a worker is visible on a blue building structure. The ground is dark and covered with debris, including wooden pallets and metal scraps. The text 'ANWA BALTIMORE BUILDING PROJECT' is overlaid in white, bold, sans-serif font, centered horizontally and partially overlapping the blue building structure. The text is split across two lines, with a thin white horizontal line separating the two lines.

# ANWA BALTIMORE BUILDING PROJECT

# Development

- Phase I (10-12 months post purchase)
- Phase II (12-18 months post purchase)







THANK YOU!  
QUESTIONS?

Contact Us:

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