The Sustainable Communities Tax Credit

The Sustainable Communities Tax Credit and its predecessor, the Heritage Rehabilitation Tax Credit, have invested more than $3.5 billion in Maryland revitalization projects during the past 15 years. The projects have produced more than $1.5 trillion in total direct rehabilitation expenditures by owners and developers. More than 35,000 people have been employed in construction projects leveraged by the credit over the life of the program. The tax credit is estimated to create 700 construction jobs in FY 2011.

The credit program is part of the Sustainable Communities Act, which the General Assembly approved in 2010. The law joined the departments of Planning, Transportation, Housing and Community Development and Business and Economic Development on projects and policies that promote the goal of sustainability. Total Grants FY 2011: $11,180,000 Total Est. Project Costs: $82,490,000

Projects for 2011

1. Sheppard Pratt Gatehouse
   - 6501 N. Charles Street, Towson
   - Renovate as 2 guest accommodations for hospital
   - Credit: $232,200
   - Est. Project Cost: $1,161,000
   - Est. Jobs Being Created: 17
   - Applicant: Steven Sharfstein, Sheppard Pratt Health System

2. Oella Community Hall
   - 787 Oella Avenue, Oella
   - Community center to office space
   - Credit: $100,000
   - Est. Project Cost: $500,000
   - Est. Jobs Being Created: 7
   - Applicant: Charles Wagandt

3. Hoen Lithograph
   - 2101 E. Biddle Street, Baltimore City
   - Vacant factory to office/commercial
   - Credit: $3,000,000
   - Est. Project Cost: $22,000,000
   - Est. Jobs Being Created: 219
   - Applicant: Ed Sabatino, 2101 E. Biddle Street LLC

4. The Algonquin Building
   - 11 East Chase Street, Baltimore City
   - Renovate apartment building
   - Credit: $1,800,000
   - Est. Project Cost: $9,000,000
   - Est. Jobs Being Created: 131
   - Applicant: Labe Twerski, Daejean 11 E Chase LLC

5. Clifton Park Mansion
   - 2701 Saint Lo Drive, Baltimore City
   - Renovation of mansion as community center
   - Credit: $1,500,000
   - Est. Project Cost: $6,000,000
   - Est. Jobs Being Created: 110
   - Applicant: Civic Works LLC

6. Crown Cork and Seal Machine Shop
   - 1500 Barclay Street, Baltimore City
   - Vacant factory to art and design high school
   - Credit: $3,000,000
   - Est. Project Cost: $30,000,000
   - Est. Jobs Being Created: 219
   - Applicant: Evan Morville, Seawall Development

7. Raffel Building
   - 111 West Heath Street, Baltimore City
   - Vacant factory to housing/apartments
   - Credit: $348,900
   - Est. Project Cost: $8,400,000
   - Est. Jobs Being Created: 25
   - Applicant: Walt Moore, Heath Street LLC

8. 9-11 & 13-17 W. Antietam Street
   - 9-11 & 13-17 W. Antietam Street, Hagerstown
   - Renovation of vacant commercial to apartments
   - Credit: $284,000
   - Est. Project Cost: $1,420,000
   - Est. Jobs Being Created: 21
   - Applicant: Mike Deming, 101-103 S. Potomac Street LLC

9. 101 South Potomac Street
   - 101 South Potomac Street, Hagerstown
   - Renovation of vacant commercial to apartments
   - Credit: $289,000
   - Est. Project Cost: $1,449,000
   - Est. Jobs Being Created: 46
   - Applicant: Ellen Anderson, Oxford Community Center

10. Oxford Community Center
    - 200 Oxford Road, Oxford
    - Former school to community center
    - Credit: $625,000
    - Est. Project Cost: $2,500,000
    - Est. Jobs Being Created: 46
    - Applicant: Ellen Anderson, Oxford Community Center