



*Happy New Year*

from NEHI family to yours!

North East Housing Initiative, Inc. (NEHI) is a non-profit 501(c)(3) community land trust formed in 2014 dedicated to permanently affordable shared equity housing in North East Baltimore.

## THE YEAR AHEAD

NEHI has several exciting developments for 2025:

Our newly established \$25 million Loan Fund will begin to provide patient capital for Community Land Trust construction and mortgage lending capacity throughout the Mid-Atlantic region.

We will continue our partnership with Clean Corps, to ensure that dumping and other cleanliness issues in the 4x4 are being regularly addressed, and will continue to mobilize community members to assist with cleaning and bulk trash removal through quarterly community cleanups.

We will continue financial literacy workshops in partnership with PNC, and home maintenance workshops

In Spring 2025 we will open the long-awaited 4x4 Community Center, which will host cutting-edge youth and senior programs alongside job training initiatives complemented by a state-of-the-art auditorium with seating capacity for 200 attendees.

## FEBRUARY EVENTS

**13 THURSDAY**

### Senior Club Meeting

5pm-6pm  
The Catholic High School of Baltimore

**13 THURSDAY**

### 4x4 Community Meeting

6pm-7pm  
The Catholic High School of Baltimore

**18 TUESDAY**

### Home Maintenance Workshop

5:30pm-6:30pm  
NEHI Office

## NORTH EAST HOUSING INITIATIVE

5307 Belair Road  
Baltimore, MD 21206  
Email: [info@nehihomes.org](mailto:info@nehihomes.org)  
Phone: 1-800-726-9850  
Fax: 410-988-3813

**New Office Hours**  
Monday - Friday, 9am - 5pm

VISIT US  
ONLINE!!



## COMMUNITY CORNER

Throughout the month of January, the Baltimore City Department of Public Works (DPW) held community meetings to inform residents about the new water and sewer rates set to take effect on February 1, 2025 - pending approval by the Board of Estimates (BOE) on January 22, 2025.

DPW has proposed rate adjustments for Fiscal Years 2024, 2025, and 2026, with the first rate adjustment of 9.66% on February 1st. The purpose of the rate increases is to address and maintain Baltimore's aging water and wastewater systems.

DPW also provided information about assistance programs, including [Water4All](#) and [PromisePay](#). More information about the rate increases can be found on the [DPW website](#).



# MEET YOUR NEIGHBOR

In each newsletter, we include an interview with a NEHI staff member, community partner of CLT homeowner. For this issue, we are featuring **James McTernan**, Executive Loan Advisor at Tomo Mortgage.

## What is Tomo Mortgage and what kind of services do you provide?

Tomo is a fintech mortgage company. We currently offer conventional, FHA and VA home loans, as well as specialized programs for first time homebuyers. We are a purchase only mortgage company; we do not offer refinancing or home equity lines of credit. This means all our efforts are focused on assisting customers in the homebuying process. Our goal is to provide a better homebuying experience and save homebuyers money by reducing costs and providing some of the lowest interest rates in the country.



- Q: What specifically is your role at Tomo and what do your day-to-day responsibilities include?
- A: I am an Executive Loan Advisor with Tomo Mortgage. This means my job is to guide homebuyers through the entire mortgage process, from the initial pre-approval through closing on their new home. Since I am involved in the entire process, my daily responsibilities will vary depending on the specific client I am working with. They range from educating a first-time homebuyer on how to qualify for a mortgage, to reviewing applications and issuing pre-approval letters, to discussing interest rates and different mortgage programs with a seasoned real estate investor.
- Q: How and why did Tomo begin working with NEHI?
- A: Tomo began working with NEHI, as well as other Community Land Trusts, because their goals align very well with ours. For both of us, our baseline goal is to make homebuying more affordable. At Tomo, we work towards this goal by reducing closing costs and providing some of the lowest interest rates in the country. But for many people, purchasing a home can still be a challenge due to down payment requirements and current home prices. By partnering with NEHI, we can eliminate some of these challenges and help people who otherwise would not have the opportunity to become homeowners. NEHI, as well as other Community Land Trusts, provide tremendous value to local communities. And Tomo, and myself, are proud to play a small role in these programs.
- Q: What are your hopes for the future of Community Land Trusts?
- A: My hopes for the future of Community Land Trusts are simple - to help as many people as possible become homeowners, especially those who would not have the opportunity to otherwise.