



NEHI NEWS LETTER

JUNE 2022

NEHI 101

Get Involved. Become A Member!

If you have an interest in permanently affordable housing and becoming a member of NEHI in our journey to Build Community One House at A Time, please contact us today. Membership provides ongoing updates on affordable housing efforts in Baltimore and ways you can get involved. Membership is FREE.

North East Housing Initiative

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Office Hours: Monday – Friday, 10am – 4pm

North East Housing Initiative, Inc. (NEHI) is a non-profit 501(c)(3) community land trust formed in 2014 dedicated to providing permanently affordable shared equity housing in North East Baltimore. NEHI's goal is to transform vacant, abandoned, and foreclosed properties into permanently affordable homes for people with an Area Median Income (AMI) of 80% and below, while providing training and employment opportunities, leadership development, increasing economic self-sufficiency, lifting people out of poverty, thus building a community that is sustainable, inclusive and diverse.



In each newsletter, we will include an interview with a NEHI staff member, community partner, or CLT homeowner. For our third issue, we are featuring NEHI's Construction Manager, Neil Braganza.

Q-What sparked your interest in the field of construction?

A-As a residential and commercial real estate investor for over twenty years, property ownership necessitated a level of enterprise, ingenuity, and expertise in hands-on construction as well as project and property management.

Q-How did you become involved with NEHI?

A-I had the good fortune of meeting the Executive Director of NEHI, Garrick Good, and was impressed by his clarity of vision to provide permanently affordable housing for families whose housing needs are not met by the traditional market.

Q-What are your hopes for the future of the Community Land Trust movement?

A-My goals align with the mission statement of NEHI. I am personally committed to providing a high quality, durable, affordable, and attrition-resistant product that the new residents can proudly call home.

Q-What do you enjoy most about living in Baltimore?

A-Baltimore and the people here, have heart, soul, story, history, and culture. I love it!

UPCOMING

July 4x4 Community Meeting
Thursday, July 14th
6pm – 7:30pm
4x4 Green Space (3444 Elmley Ave.)

July Homebuyer's Workshop
Saturday, July 23rd
10am – 3pm
NEHI Office

NEHI Fun Day Out
Saturday, July 30th
12pm – 3pm
4x4 Green Space/3444 Elmley Ave.

Visit our [website](#) for more details.

HOMEBUYER'S CHOICE PROGRAM

NEHI's Homebuyer's Choice Program allows prospective buyers to affordably purchase a home anywhere in Baltimore City and place the land beneath it in trust.

With the Homebuyer's Choice Program, a Qualified Homebuyer can receive up to \$100,000* in financial assistance grants to help lower the cost of buying a high-quality home in the City of Baltimore that meets the Program Criteria.

The financial assistance lowers the cost of the home for the homebuyer, and NEHI permanently captures that affordability by placing the land beneath the home "in trust". Thus, the new homeowner joins a community of homeowners who share land ownership with the community land trust (or CLT).

All CLT homeowners agree to pass on the affordability of their home to future buyers if and when they make the decision to sell. Of course, if the homeowner never decides to sell their home, it can be passed down through inheritance instead.

Even though they will share ownership with the CLT, the homeowner keeps the exclusive right to use and enjoy the land beneath their home for as long as they live there and takes on the responsibilities of upkeep and maintenance that a typical homeowner would.

*Financial assistance grant amounts are awarded at the discretion of NEHI, upon approval from Baltimore City's Department of Housing and Community Development (DHCD) Affordable Housing Trust Fund (AHTF) staff.

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The 4x4 community's first mural design, created by artist/muralist Justin Nether with the help of 4x4 residents and other community partners.

COMMUNITY CORNER

ANOTHER GATEWAY IN THE 4X4

3444 Elmley Ave. is complete! This gateway to the backend of the 4x4 community will serve as NEHI's model home, and a community space where we can hold workshops, meetings and other community events. The mural on this end unit will pay tribute to the 4x4 community, along with honoring the demolished Laurel Cemetery, a historic cemetery for Baltimore's African American community. 3444 Elmley is adjacent to the only greenspace in the 4x4, which NEHI, in collaboration with other community partners, is rehabbing into a vibrant community gathering space! We will unfold more information about this project in future editions.

2ND ANNUAL FUN DAY OUT

Join NEHI, Baltimore City Rec & Parks, and residents of the 4x4 for our July 30th Fun Day Out. We are bringing more play and programming into the community through a day filled with music, food, field games, a gaming truck, and Science, Technology, Engineering & Math (STEM)-related activities for youth and families. We will also use this opportunity to celebrate the unveiling of the 4X4's first community mural, painted by Justin Nether. This is an event for all ages! To learn more, come to the July 4x4 community meeting!