As bricks fell, buildings rose, and

the word spread, city planners

journeyed from

Miami, Buffalo, Cleveland, Atlanta,

Philadelphia, Allentown, Birmingham

and New Orleans

to learn from the huge,

unprecedented transformation

process taking place in our

East Baltimore community.
BALTIMORE’S NEW EASTSIDE IS AMERICA’S BIGGEST STORY IN URBAN REDEVELOPMENT.

The first renewal project to address the physical, economic and human conditions of a neighborhood in one comprehensive plan is seen as the new model for revitalizing the nation’s cities.
FOR RESIDENTS, AN ABUNDANCE OF HUMAN SERVICES, AND A NEW BEGINNING.

At the center of this enormous project is painstaking attention to the needs of the people of the neighborhood, highlighted by an array of job training, home ownership and other programs created to enhance the lives of residents.

POWERFUL NEW ECONOMIC ENGINE, THE LIFE SCIENCES, WILL GENERATE JOBS, PAYCHECKS & REVENUES.

Situated next to Johns Hopkins, a major partner in the renewal effort, a new Life Sciences Park is projected to generate up to 8,000 jobs, along with an infusion of business activity ranging from retail stores to dry cleaners and coffee shops.

A PLACE OF ELMS AND EVERGREENS, SEE SAWS AND SLIDING BOARDS, HOUSING IN ALL PRICE RANGES.

The new Eastside will be marked by all types of greenery, gardens, parks and playgrounds—plus a well-designed mix of housing for all income levels, including town homes, duplex homes, apartments, and senior housing.
396 HOUSEHOLDS RELOCATED WITH THE RIGHT TO RETURN.
Resident reports 90% satisfaction level with the entire process.

The same independent survey also showed 80% felt their circumstances were better after the move than before. Unlike traditional relocation strategies, EBDI and its partners have created a new model to ensure that families moved can start anew in a quality home in a strong neighborhood, and have first priority for new housing in the project area when it becomes available.
ANNIE E. CASEY FOUNDATION AND OTHER PARTNERS EMPHASIZE THE WELL-BEING OF RESIDENTS.

*Strong advocate for ensuring lives are improved by the project.*

In the words of President Douglas Nelson, “We want the families affected not just changed, not just moved, but really made better off in terms of better housing, more job opportunities, safer streets, better schools and more recreational opportunities.”

OUTREACH PROGRAMS ENGAGE THE WHOLE COMMUNITY.

*People gather for everything from holiday parties to math classes for kids.*

The EBDI Resource Center continues to serve as a gathering place for neighborhood events, community activities, and as a referral point for job training, educational and other human services.

RESIDENTS HAVE A HANDS-ON ROLE IN PROJECT PLANNING.

*Listening sessions continue as residents offer up ideas and aspirations.*

Working with EBDI and other partners, planners have called people of the neighborhood together to review design plans and other project elements, and returned with revisions that take into consideration the community’s input.
EAGER JOB-SEEKERS TRAIN FOR CAREERS IN CONSTRUCTION & BIOSCIENCE.

Residents already on the job in labs and construction sites.

Free training programs in the building trades are placing graduates in apprenticeships, and on the path to a rewarding career. High school graduates and those with a GED are studying and training at the Biotech Institute of Maryland, and securing jobs in bioscience-related fields.
The Economic Story

MINORITIES, WOMEN & LOCAL FIRMS AWARDED MORE THAN 35% OF ALL PROJECT CONTRACTS.

*Number of awards far exceed the initial goal.*

Jobs awarded include the project’s largest single contract—handling of the demolition process—plus employment of minorities and women in fields ranging from construction to professional services.

LOCAL RESIDENTS CONNECTED TO MORE THAN 55% OF ON-SITE JOBS.

*Project makes good on its promise to hire locally.*

Of the 765 jobs generated, 437 went to Baltimore City residents – 120 to residents of the EBDI project area and 317 to residents other areas in the city.

HOME OWNERSHIP MADE AFFORDABLE FOR THOSE WHO MAY LIKE TO RETURN.

*Reasonably priced housing and attractive financing will be ready and available.*

Every step has been taken so that residents who would like to return to the community will have an opportunity to do so. This includes housing to meet the needs and budgets of relocated and current residents, priority status for those who file applications, plus financial and other assistance programs.
THE OLD IS RAZED SAFELY.
*Demolition across initial 31 acres proven to be community-safe.*
Continuous hosing of structures during demolition, plus washing of trucks and covering of debris before hauling were some of the rigorous safety protocols developed with help from the community’s residents, project partners and experts in the field.

THE NEW BEGINS TO TAKE SHAPE.
*LIFE SCIENCES building, senior & workforce housing started.*
On April 17th, 2006, a group of students from Dunbar Senior High School broke ground for the Life Sciences and Technology Park—the first actual construction to be started for the new East Side project. Housing construction was begun soon afterwards, and these new units will be available for occupancy by the close of 2007.

RESIDENTS GIVEN FIRST RIGHT TO RETURN.
*Priority for housing offered to East Baltimore residents from project area.*
East Baltimore residents have secured 39 of the 56 senior apartments and 24 of the 42 workforce apartments leased as of October 2007.
A SYNERGY OF PARTNERSHIPS

An urban development initiative of this magnitude can only succeed with support, optimism and a spirit of cooperation from members of the public, private, and philanthropic sectors. You will find all those qualities in the individuals and organizations listed here.

Financial Partners – Public Funders
City of Baltimore
State of Maryland
Federal Government

Financial Partners – Private Funders
Abell Foundation
The Annie E. Casey Foundation
Baltimore Community Foundation
Bank of America
Citigroup
Empower Baltimore Management Corporation
Enterprise Community Partners
Fannie Mae
France-Merrick Foundation
Goldseker Foundation
Greater Baltimore Committee
Johns Hopkins Institutions
J.P. Morgan Chase Foundation
Legg Mason Corporation
Living Cities
The John D. and Catherine T. MacArthur Foundation
M&T Bank
Open Society Institute
Pennrose Properties, LLC
The Shelter Group
Maryland State Department of Education
Morgan State University, School of Education & Urban Studies

Workforce Development & Asset Building
Associated Builders and Contractors
Baltimore City Community College
Baltimore Workforce Investment Board
Biotechnical Institute of Maryland
Bon Secours Hospital
Caroline Center
East Baltimore Community Corporation
Empower Baltimore Management Corporation
East Harbor Community Development Corporation
Forest City New East Baltimore Partnership
GATE
Goodwill Industries
Hensel Phelps/Commercial Interiors Joint Venture
Job Opportunities Task Force

East Baltimore Educational Initiative
Baltimore City Public Schools
Dunbar Senior High School
Johns Hopkins University, School of Professional Studies & Business Education
Maryland State Department of Education
Morgan State University, School of Education & Urban Studies

Economic Inclusion
A&R Development
Greater Baltimore Urban League
Greater Philadelphia Urban Affairs Coalition
Forest City Enterprises
Mayor’s Office of Minority Business Development
Pennrose Properties, LLC
The Shelter Group
Small Business Resource Center

Community/Civic Partners
The Annie E. Casey Foundation
Baltimore City Council
Baltimore City Department of Health
Baltimore City Department of Housing and Community Development
Baltimore City Department of Planning
Baltimore City Department of Transportation
Baltimore Development Corporation
Baltimoreans United in Leadership Development
Citizens Planning and Housing Association
CURE
Collington Square Neighborhood Association
Doracoe Contracting
East Baltimore Community Corporation
Enterprise Community Partners
France Merrick Foundation
M&T Bank
Oliver Community Association
Looking Ahead

While work on Phase I continues, development of Phase II will also begin to proceed. By continuing to build trust along with structures, we will see the East Side emerge as an exciting, vibrant community—with new housing, new businesses, new schoolrooms, new transportation options, and an economy driven by a powerful new engine: the life sciences, engaged in the worthy quest of conquering disease, and improving lives.

<table>
<thead>
<tr>
<th>PHASE I</th>
<th>PHASE II</th>
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<tbody>
<tr>
<td><strong>SIZE</strong></td>
<td><strong>SIZE</strong></td>
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<tr>
<td>31 ACRES</td>
<td>57 ACRES</td>
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<tr>
<td><strong>START DATE</strong></td>
<td><strong>START DATE</strong></td>
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<tr>
<td>2003</td>
<td>2007</td>
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<tr>
<td><strong>HIGHLIGHTS</strong></td>
<td><strong>HIGHLIGHTS</strong></td>
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<tr>
<td>■ Park View at Ashland Terrace 74 units of senior housing October 2007</td>
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<tr>
<td>■ Ashland Commons 78 units of workforce housing December 2007</td>
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<tr>
<td>■ Life Sciences &amp; Technology Park 1 million sq. ft. research &amp; office space, May 2008</td>
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<tr>
<td>■ Historic Town Home Rehabilitation</td>
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<td>■ New Town Homes &amp; Condos</td>
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<tr>
<td>■ Family Resource Center Serving families with children</td>
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<td>■ New Community School Campus</td>
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<td><strong>ESTIMATED COMPLETION</strong></td>
<td><strong>ESTIMATED COMPLETION</strong></td>
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<td>2015</td>
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EAST BALTIMORE DEVELOPMENT INC.
PUBLIC AND PRIVATE FUNDING
PHASE I

Excluding Private Developer Investments
$139,000,000 Investment

Including Private Developer Investments
$1 Billion Investment

EAST BALTIMORE DEVELOPMENT INC.
PUBLIC AND PRIVATE FUNDING
PHASE II

Excluding Private Developer Investments
$160,000,000 Investment

Including Private Developer Investments
$800 Million Investment
EAST BALTIMORE DEVELOPMENT INC.
PUBLIC AND PRIVATE FUNDING
PHASE I AND PHASE II

Excluding Private Developer Investments
$299,000,000 Investment

Including Private Developer Investments
$1.8 Billion Investment

Private Developer Investment - $1,467,350,000
New Market Tax Credit Debt and Fees - $46,820,000
Federal Funds - $37,735,100
State of Maryland - $42,075,000
Baltimore City - $62,601,000
Other Foundations - $10,250,500
The Annie E. Casey Foundation - $33,211,719
Johns Hopkins - $21,551,168
EAST BALTIMORE DEVELOPMENT INC.

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