Developer
Ronald McDonald House Charities of Baltimore

Project Type
New Construction

Description
Ronald McDonald House Charities of Baltimore (RMH) is constructing a new 6-story, 60,000 square foot building in the Jonestown urban renewal area of Baltimore. RMH provides a home-away-from-home for families with seriously ill children, offering a safe place to stay during their child's medical treatment. The new facility will serve approximately 55 families daily and 2,200 families annually, providing 24-hour care for families living in Baltimore during their child’s medical treatment at surrounding hospitals and treatment centers.

In addition to the basic amenities one might find at a hotel, strategically designed community spaces will address the specific needs of families and patients. Staff and volunteers provide home-cooked meals every night of the year, organize recreational activities and support groups that enhance the atmosphere of love and hope. Approximately 45% of the families served are low-income and receive varied types of medical assistance (Medicare/Medicaid).

Investment Type
Financing includes $12 million in New Markets Tax Credit allocation, of which Enterprise is providing $8 million and SunTrust Community Capital, LLC, $4 million. SunTrust is also the NMTC investor.
Market

RMH is in the Jonestown neighborhood of Baltimore and accessible to major highways and bus routes. RMH is near six world-renowned Baltimore hospitals: University of Maryland Medical Center; R. Adams Cowley Shock Trauma Center; Johns Hopkins Hospital; The Rubin Institute at Sinai Hospital; Kennedy Krieger Institute and Mt. Washington Pediatric Hospital.

Community Impact

The project is expected to create 350 construction jobs and 11 new permanent positions. The project will also retain 16 positions. 50% of new positions will be marketed to residents of low-income communities or under-represented minorities.

At capacity, the new facility will annually serve approximately 2,200 families of seriously-ill children, 550 of which will be new families.

As part of RMH's commitment to the neighborhood and a belief in giving back to the community, the project includes the renovation of the adjacent McKim Park to include a new basketball court, new playground and upgraded green space. These recreation facilities will be available to the larger Jonestown community, as well as the families staying at the House.

The project will achieve LEED Silver certification.

Developer / Sponsor

The project sponsor, RMH, is an independent nonprofit organization operating in the sole Maryland location of one of the world’s most recognized philanthropic organizations. RMH is loosely affiliated with the McDonalds Corporation but receives no regular funding from the corporation. The greater Baltimore community, including individual, foundation and corporate donors, provides 100% of the organization's $1.7 million operating budget. RMH has been home to more than 35,000 families since opening in June 1982.

Investor
SunTrust Bank operates an extensive branch and ATM network throughout the high-growth Southeast and Mid-Atlantic states, along with 24-hour digital access.