

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3073	sb0765	lr1443	hb0080	Stone House Preservation and Rehabilitation
3. Senate Bill Sponsors			House Bill Sponsors	
Conway			McIntosh	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$275,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$275,000, the proceeds to be used as a grant to the Board of Directors of the St. Clare of Assisi, Inc. for the planning, repair, construction, renovation, reconstruction, and capital equipping of the Stone House.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Ellen Carr		443-570-4698	etcarr@msn.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>St. Clare of Assisi, Inc. is a Maryland non-profit, tax-exempt organization formed in 2003 for the purpose of managing the redevelopment of the property located at 3725 Ellerslie Ave, Baltimore, MD 21218 into a condominium regime, known as "Clare Court Condominium". St. Clare of Assisi, Inc. entered into a collaborative endeavor with Homes for America, Inc., a non-profit developer of low income housing, to develop 3725 Ellerslie Ave. into a multi-generational residential community. The Stone House for which we are seeking funds is one of the condominium units on the property owned by St. Clare of Assisi, Inc. An affiliate of Homes for America, Inc. owns the condominium unit which is situated in the main building. The unit has been developed into thirty low-income apartments for individuals and families.</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

St. Clare of Assisi, Inc. is seeking funds to address the urgent capital needs of the Stone House. The Stone House is the community center for Clare Court residents and other non-profits. The community center provides after school and summer programs for the children, teen enrichment programs, as well as numerous educational, fitness, recreational and social activities for the 72 residents. This building also provides office and meeting space for three non-profit organizations. Collectively, these non-profits serve: economically disadvantaged youth in the Waverly area; students, from throughout the State of Maryland, who have severe disabilities; and several low income residential communities. The Capital needs to be addressed with the funding include: the replacement of a deteriorating and leaking metal roof which dates back to 1917, the restoration of the beautiful original but deteriorating windows and sun porch, HVAC upgrades, improved energy efficiency and numerous other repairs. A variety of additional non-profits will benefit from the completion of this project as the additional usable space allows us to make the space available for meetings and conferences by other non-profits.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	
<b>Construction</b>	\$573,000
<b>Equipment</b>	\$8,000
<b>Total</b>	\$581,000

**13. Proposed Funding Sources – (List all funding sources and amounts.)**

Source	Amount
Homes for America, Inc. (Committed)	\$25,000
Sisters of St. Francis of Assisi (Committed)	\$25,000
Whiting Turner Contracting Company (Committed, in kind)	\$25,000
France Merrick Foundation (Prospect. Proposal submitted January 15, 2013)	\$50,000
Weinberg Foundation (Received permission to submit request once 50% of funds have been committed)	\$181,000
State Bond Bill	\$275,000
<b>Total</b>	\$581,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
May, 2012	October, 2012	June, 2013	December, 2013
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
\$75,000		81	165
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
N/A	N/A	N/A	
19. Legal Name and Address of Grantee		Project Address (If Different)	
St. Clare of Assisi, Inc. 3725 Ellerslie Avenue Baltimore, MD 21218		Same	
20. Legislative District in Which Project is Located	43 - Northern Baltimore City		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Ms. Jane Sheehan	Has An Appraisal Been Done?	Yes/No
Phone:	443-798-0511		No
Address:	If Yes, List Appraisal Dates and Value		
Sheehan Law LLC 22 Merrymount Road Baltimore, MD 21210			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
2	2	\$71,224	\$71,164
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			Yes
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
Homes for America, Inc.	65 years \$1000/month	Lessee pays all utilities	8,500 sq ft
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
N/A	N/A	N/A	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	8,500		
<b>Space to Be Renovated GSF</b>	4,635		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1840 (ca) with a 1820 (ca) wing	

**28. Comments: (Limit Length to Visible area)**

The space to be renovated will include the replacement of the metal roof over the entire Stone House, with the exception of the area over the porch (360 sq ft) which has a relatively new flat roof. If we receive bond money, the Maryland Historic Trust will require us to replace the roof with a metal roof. This roof is considerably more costly than our original plans and would necessitate us receiving bond funds in order to afford it. The space to be renovated also includes the restoration of the original windows, including all the porch windows.

Clare Court has been recognized for its unique approach to the development of a multi-generational low income residential community and has received the following awards:

-2005 Tax Credit Excellence Award for the Best Senior Development in the Nation. Awarded by the Affordable Housing Tax Credit Coalition

-2005 Best Project in Maryland. Awarded by the Housing Association of Nonprofit Developers

-2005-06 Top Affordable Housing Project in the Nation in the Historic Preservation Category.

Awarded by the Affordable Housing Finance Magazine

-2006 Baltimore Historic Preservation Award. Awarded by Baltimore Heritage, Inc.

Each of our potential funding sources made contributions to St. Clare of Assisi, Inc. as part of the development of Clare Court 10 years ago. After meeting with the Executive Director of the France-Merrick Foundation, we were encouraged to submit a proposal for funds to assist with the Bond Bill match. Robert Kelly, Jr., one of the Trustees of the Weinberg Foundation, told us to "Let me know when you have reached the 50% level and we'd be happy to entertain a Letter of Inquiry for the project". He also said that if any of our potential funders wished to know where the Weinberg Foundation was relative to funding the project, they should contact him directly.