

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2910	sb0773	lr2694	hb1164	Diakonia Housing Expansion
3. Senate Bill Sponsors				House Bill Sponsors
Mathias				Conway
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Worcester County			\$350,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$350,000, the proceeds to be used as a grant to the Board of Directors of Diakonia, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of Diakonia housing units.</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	
Claudia Nagle		410-213-0923	diakonia1@verizon.net	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>For the past 40 years, Diakonia in West Ocean City has been a resource for those in need on the Lower Shore. Diakonia offers emergency shelter for men, women and families as well as transitional housing for those preparing to move to permanent housing. Diakonia also operates the largest food pantry in Worcester County as well as a successful Homelessness Prevention program to help those at risk of homelessness either stay in their homes or find new permanent housing. Diakonia's housing programs are accompanied by counseling to help its guests understand and address the issues that brought them to Diakonia in the first place. Diakonia also provides training in parenting skills, household budgeting and, with the support of Worcester County Schools, a GED program. Diakonia pays special attention to families and anywhere from 25% to 33% of those in its shelter at any given time are children under 12.</p>				

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

Worcester County suffers from a shortage of affordable housing and in particular, housing for those recovering from substance abuse and other issues requiring continued support to build stability in their lives. Diakonia's existing facilities are inadequate to meet the growing needs of homeless families in Worcester County. To partially address these problems, Diakonia plans to build an additional facility to offer long term supportive and affordable housing. The facility will focus on, but not be limited to:

- Individuals in recovery from substance abuse and their families,
- Those with other issues who require ongoing counseling and support including young adults aging out of the foster care system and individuals or families dealing with mental health issues,
- Veterans
- Working poor.

The facility will include 16 to 20 housing units as well as space for offices, meeting/training and space for a modest food and clothing pantry.

*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>	\$700,000
<b>Design</b>	\$25,000
<b>Construction</b>	\$750,000
<b>Equipment</b>	\$50,000
<b>Total</b>	<b>\$1,525,000</b>

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

Source	Amount
Capital Campaign	\$700,000
Weinberg Foundation	\$200,000
Local Foundations	\$150,000
Bond Bill	\$350,000
MAHT	\$125,000
<b>Total</b>	<b>\$1,525,000</b>

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
4/1/2013	9/2013	4/2014	4/2015
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
0		350	500
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
none	none	n/a	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Diakonia Inc. 12747 Old Bridge Road Ocean City, MD 21842			
20. Legislative District in Which Project is Located	38B - Wicomico and Worcester Counties		
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:	n/a	Has An Appraisal Been Done?	Yes/No
Phone:			no
Address:		If Yes, List Appraisal Dates and Value	

<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>
15	25	\$600,000	\$1,000,000
<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>			no
<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>
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	12,000		
<b>Space to Be Renovated GSF</b>	0		
<b>New GSF</b>	18,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			n/a

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

Diakonia is moving rapidly to implement its expansion plan. Working with a local developer, Diakonia has identified an appropriate parcel of land which the owner will sell to Diakonia at substantially below market value. Diakonia will kick off its capital campaign in April of 2013 and several large donors have already been identified. The capital campaign should reach \$350,000 by the end of 2013. Initial approaches have already been made to several foundations to supply construction funds. With extensive support from the local community and from local governments, we do not anticipate any problem meeting our goals and beginning construction in 2014.