

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2753	sb0622			Epiphany House Project
3. Senate Bill Sponsors				House Bill Sponsors
Conway				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$130,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Epiphany House, including repairs to the building's roof				
7. Matching Fund				
Requirements:  Unequal \$35,000			Type: The matching fund may consist of real property, 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 Ph#	Email Address
Nichole Battle			410-433-2442 (x13)	nbattle@gedco.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>GEDCO is a 26- year old multi-service, community-based non-profit. In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents. We employ 21 part-time and full-time staff members of diverse backgrounds to serve GEDCO residents and the community at large. GEDCO has developed 546 housing units and provides supportive services for seniors, special needs populations, and individuals and families who were formerly homeless. GEDCO also provides emergency services through our food pantry, emergency financial assistance to prevent evictions and prescription assistance and employment services and manages 2 senior centers for Baltimore City.</p>				

**11. Description and Purpose of Project (Limit length to visible area)**

The funds will be used to address capital needs for the property before they become emergency needs. Epiphany House was converted to 33 units of affordable housing for extremely low-income seniors and those who are disabled in 1985. A capital needs assessment was completed identifying near term needs which include the replacement of the fire alarm control panel and all detection devices and the replacement of the repair/rebuilding of the balcony. Mechanical, electrical structural, and exterior roof systems, and other improvements needs to be completed so that can be proactive as opposed to reactive. The operating budget for this property barely covers expenses. We are continuously exploring ways to use our reserves on key items that have the greatest impact on the building minimizing impact on residents.

*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>	\$0
<b>Design</b>	\$0
<b>Construction</b>	\$110,000
<b>Equipment</b>	\$80,634
<b>Total</b>	<b>\$190,634</b>

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

State Bond Funding	\$130,000
GEDCO Donations	\$10,000
Property Replacement Reserves	\$10,634
Foundation Support	\$40,000
<b>Total</b>	<b>\$190,634</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
N/A	n/A	2018	2019
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
5600.00		36	36
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2008-G037, 2009-G0	\$4,500,000	Development of Long Term Care at Stadium Place	
2014	\$53,000	Epiphany House and Micah House cool roof installati	
2015-G121	\$500,000	Pre-development funding for the Village Center	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Govans Ecumenical Development Corporation 1010 E. 33rd Street, Terrace Baltimore, Maryland 21218		5610 York Road, Baltimore, Maryland 21212	
<b>20. Legislative District in Which Project is Located</b>		43 - Baltimore City	
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Govans Ecumenical Development Corporation	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(410) 433-2442*13		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1010 E. 33rd Street, Terrace Baltimore, Maryland 21218		N/A	

<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>
3	3	260786.00	260786.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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 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>
N/A			
<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			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	25610		
<b>Space to be Renovated GSF</b>	8000		
<b>New GSF</b>	0		

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

Late 2018/early 2019

**28. Comments**

Epiphany House is one of GEDCO's oldest communities. In 1985, Epiphany House was developed by Govans Ecumenical Homes, consisting of 7 pastors of various denominations in the Govans neighborhood. Rev. Jack Sharp and 6 pastors purchased an old civil war hotel and developed this property into 33 affordable and safe housing, with services for seniors and those who are disabled. There is a staff apartment unit on site so that resident have accessibility 24 hours/7 days a week. Epiphany House is affordable to those making below 30% of the AMI and all living at Epiphany House receive Section 8 subsidies for their rent and cash flow is minimal to none.

Each unit is equipped with a full bath and a small kitchenette. The common areas and dwelling units are mostly compliant with UFAS. There are small exterior spaces available for resident enjoyment which we plan to improve with this grant. With the funding from the state we plan to replace to do the following:

1. fire alarm control panel
2. detection devices
3. replacement of the roof
4. and repair/rebuilding of the balcony

With the assistance of the state, we will be able to be proactive, as opposed to reactive, in addressing some of these capital needs for a community that is extremely vulnerable in a property that is aging.

The property has had minor renovations and energy upgrades over the last 10 years. Over the last year, the property has experienced capital issues that have greatly impacted our residents. The latest was this summer when the one and only elevator was inoperable for almost 2 months. Through GEDCO's networks and availability of units in our existing portfolio, we were able to relocate residents, provide meals, and secure extra volunteers to attend to the needs of our residents during this inconvenience.

In the past we have applied to various foundations and other grant sources to address any needs required when we have exhausted our replacement reserves. Foundation support has allowed us to remove carpet in the units and convert to hard flooring, replace appliances with more energy efficient appliances, change the roof to a cool roof, replace furniture in the community room, and interior and exterior painting projects.

A capital needs assessment was completed for the property last year. Together with our management company, GEDCO is working towards addressing those recommendations over the next five-ten years by exploring refinance opportunities that will allow us to obtain additional funding to do more major needed upgrades.