

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2370	sb0633	lr2644	hb0765	Harford House Project
3. Senate Bill Sponsors				House Bill Sponsors
McFadden				Glenn
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$400,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Harford House				
7. Matching Fund				
Requirements: Unequal \$25,000			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)

Since 1996, Harford House provides permanent residence for 26 single men. Harford House consists of 3 rehabbed row homes located at 1517 E. North Avenue and they are the only occupied buildings within the block. Last summer, Harford House is a single room occupancy building. Our goal is to update Harford House by purchase the remaining 5 properties on the block and expand Harford House while providing additional, much needed, affordable housing that is ADA accessible and available for formerly homeless individuals and veterans. This block is adjacent to the Great Blacks in Wax and the city has recently completed new infrastructure and beautification projects along this portion of North Avenue. These funds will allow us to purchase the adjacent properties and predevelopment activities to leverage additional funding to complete the design and rehab of the properties.

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

Acquisition	\$80,000
Design	\$2,555,492
Construction	\$5,684,004
Equipment	
Total	\$8,319,496

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

CORE Funding	\$500,000
Baltimore City HOME Funds	\$450,000
MD DHCD Group Home Funding	\$1,000,000
MD DHCD 4% LIHTC Equity	\$3,157,541
Rental Housing Work Funds	\$2,500,000
Deferred Developer's Fee	\$211,955
Foundation Support	\$500,000
Total	\$8,319,496

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
July 2018	January 2019	TBD	TBD
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	
0.00	30	45	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
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	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Govans Ecumenical Development Corporation 1010 E. 33rd Street, Terrace Level Baltimore, Maryland 21218		1517 E. North Avenue	
20. Legislative District in Which Project is Located	45 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Nichole Battle	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 433-2442*13		No
Address:		If Yes, List Appraisal Dates and Value	
GEDCO 1010 E. 33rd Street, Terrace Level Baltimore, Maryland 21218		N/A	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	4	185377.00	235000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	17264		
Space to be Renovated GSF	17264		
New GSF	10800		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1996
28. Comments	
<p>Harford House is a single room occupancy (SRO) development located in the Oliver community that could benefit greatly from major renovations. With the adoption of Housing First, Harford House will be able to further meet Baltimore City and HUD's goals of ending homelessness. At Harford House, GEDCO addresses the hardest to serve homeless individuals who may have serious mental illness, suffer from substance abuse, or related disorders. Often these residents are very difficult to house.</p>	
<p>Rehabbing Harford House and providing additional Affordable housing for those who were formerly homeless is consistent with GEDCO's mission and addresses Baltimore City's needs. Currently Harford House is the only occupied development in the 1500 block of North Avenue. Our intent is to purchase the remaining vacant properties located at 1505, 1507, 1509, 1511, 1515 North Ave., Baltimore, MD and convert our SRO to efficiency units. We would also construct another phase of one bedroom units so that those who who have achieved their goals under the Harford House program will be able to move to an independent unit but still have access to services and case managers if needed.</p>	
<p>The property was originally financed with Low Income Housing Tax Credits and a DHCD loan in 1996. GEDCO was given the property by the lender once the original developer closed their doors. The property has undergone a few minor energy improvements throughout the last 14 years but nothing major to make it a more modern, ADA accessible, or conducive to the needs of the housing first program.</p>	
<p>The rehabilitation and creation of new housing units in this area will be consistent with the recent investment and future investment currently proposed in the Oliver Community.</p>	