

# State Of Maryland

## 2021 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Beacon House Square		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Carter	Attar	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$750,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Beacon House Square to create 56 permanent housing apartments to provide affordable housing for homeless adults		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Delegate Attar		dalya.attar@house.state.md.us
Mary Slicher		
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>We address homelessness by providing transitional housing, permanent housing, rapid re-housing, housing retention/prevention, and a myriad of supportive services for adults and families. Services include (in part): case management, nursing care, groups, individual support, and mental health services, among others. We serve the most vulnerable and underserved homeless populations in the Baltimore region: those with mental illness, HIV/AIDS, addictions, ex-offenders, etc. We treat, restore, and rehabilitate the whole person by providing a stable residence and individualized support services. We empower each individual to function independently, at the highest level possible, to regain their place in the community. This particular development will have a preference for formerly homeless veterans; both male and female.</p>		

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

The project is an adaptive reuse of an existing historic Catholic school campus that is now operating in a limited capacity as Project PLASEs offices with 34 emergency housing beds. The development will create an additional 56 apartments for the formerly homeless, preserve historic elements, be a high-performance green building, and provide durable dwelling units and amenity spaces for the residents. Every resident of Beacon House Square will also have access to wraparound services provided by Project PLASE, including individualized case management. With these 56 new permanent supportive housing apartments, this project will greatly increase the amount and the quality of affordable housing with services for formerly homeless men and women in Baltimore. The result will transform a historic building in the Irvington neighborhood into active public purpose, providing housing and services that break the cycle of homelessness and allow residents to thrive.

*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>	\$848,000
<b>Design</b>	\$5,913,000
<b>Construction</b>	\$11,486,000
<b>Equipment</b>	\$228,000
<b>Total</b>	<b>\$18,475,000</b>

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

Permanent first mortgage	\$3,307,000
Federal LIHTC Equity	\$6,063,000
Federal Historic Tax Credit Equity	\$2,482,000
Seller Note	\$848,000
Legislative Bond	\$750,000
City/State Subsidy	\$3,300,000
Philanthropic Subsidy	\$1,025,000
Deferred Fee	\$200,000
Federal Home Loan Bank of Atlanta Grant	\$500,000
<b>Total</b>	<b>\$18,475,000</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>
Complete	4/1/2021	11/1/2021	4/1/2023
<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>
14425000.00	124		180
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2011	\$300,000	For acquisition of this property, to serve as Project PL	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Project PLASE, Inc. 3549-3601 Old Frederick Rd Baltimore, MD 21229			
<b>20. Legislative District in Which Project is Located</b>	41 - 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>	Morgan G Smith	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	202-926-3408		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1325 G Street NW Suite 770 Washington DC 20005			

<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>
66	70	7770000.00	8277707.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 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>	38,000		
<b>Space to be Renovated GSF</b>	38,000		
<b>New GSF</b>	626		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	1890, 1910, 1950 (approximate dates)
<b>28. Comments</b>	
<p>Project PLASE developed the vision for Beacon House Square after nearly three decades of work serving Baltimores homeless population. After over a decade of work to both garner community and financing support and design an appropriate space, PLASE is ready to break ground on the construction. The Delegations commitment of \$750,000 would enable the development to move forward and for this permanent supportive housing to become reality, in a time when it is most needed. As Baltimore begins its pandemic recovery (and aims to prevent spread in any future pandemics), this housing will be crucial to bringing the formerly homeless into safe, stable, and secure housing that allows them to live healthy lives connected to community. Note that the development of Beacon House Square includes two projects, financed separately but constructed together; this application describes and applies to the 56 permanent supportive housing only, which would be financed by the legislative bond proceeds. The other project will renovate several floors into 34 emergency housing beds and community wellness/office space, for a total of 67,000 square feet renovated, using an entirely separate set of funding sources.</p>	