

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Epiphany House and Micah House		
2. Senate Sponsor	3. House Sponsor	
Washington		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Epiphany House and Micah House properties		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Mary Washington		Mary.Washington@senate.state.md.us
Nichole Battle		410-433-2442 Ext. 13
10. Description and Purpose of Organization (Limit length to visible area)		
<p>GEDCO is a 30 year old community based nonprofit located in Northeast Baltimore. In partnership with community and faith based organizations, GEDCO provides housing and supportive services for older adults and those who have experienced homelessness. GEDCO's community services arm- GEDCO CARES, helps individuals and families by providing food, employment assistance, eviction and utility assistance, and other emergency services. GEDCO addresses poverty, homelessness, social isolation, housing insecurity, unemployment, and hunger.</p>		

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

Epiphany House has been providing permanent supportive housing for older adults and those who are disabled since 1985. Since 1998, Micah House has provided permanent supportive housing for men and women who have experienced homelessness. During COVID, our income and rent collection was Lower than budget and our deferred maintenance continued to get worse. Our rents are limited by the funding secured through Baltimore City, Maryland DHCD, and other foundational support. This additional funding requested will allow us to make much needed repairs to improve the quality of life for our residents living within these programs while addressing the need for housing those who have experienced homelessness and those who are disabled.

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	
Design	\$10,000
Construction	\$537,000
Equipment	\$100,000
Total	\$647,000

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

Bond Funding (2018)	\$100,000
Bond Funding (2022)-Epiphany House	\$100,000
Bond Funding (2022)- Micah House	\$150,000
MEA	\$37,000
Foundational Support and Other Fundraising	\$73,000
FAF Funding	\$187,000
Total	\$647,000

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
n/a	n/a	3/24/2022	4/29/2022
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
134000.00	66		66
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020 and 2021	\$25,000	GEDCO Community HUD- 2021- \$100,000	
2018	\$25,000	Harford House Rehab (2018-\$200,000)	
2018	\$100,000	Epiphany House Improvements	
19. Legal Name and Address of Grantee		Project Address (If Different)	
GEDCO- 1010 E. 33rd Street Terrace Level Baltimore, Maryland 21218		5610 York Road- Epiphany House 5207 York Road- Micah House	
20. Legislative District in Which Project is Located	43 - 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 Ext. 13		Yes
Address:		If Yes, List Appraisal Dates and Value	
1010 E. 33rd Street Terrace Level Baltimore, Maryland 21218		12/9/2019	1550000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
5	5	575087.00	567646.00
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	27,170		
Space to be Renovated GSF	27170		
New GSF	0		

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

1920

28. Comments

Inspections and Deferred Maintenance- Micah House and Epiphany House

Units at Micah House have been failing inspection at high rates. Epiphany House has suffered from high turnover rates. Challenges faced included failing inspections for dirty carpets in the hallways, missing covers on lights, deficiencies in the common rooms, expired elevator certificated, and exterior railings that need to be painted. Many of the reasons these units fail inspection have nothing to do with the health and safety of the unit for the applicant.

The lack of money to repair the building leads to less income going forward because it takes much longer to fill vacant units. It also means that housing for people experiencing homelessness and with disabilities takes much longer than necessary.

Recently, there were issues with the heating systems at Micah House. We first called an HVAC contractor to come repair the heat. He refused to come because the property owed him a lot of money for work he had already performed. We then tried to go to an HVAC supply company to buy parts. The supply company refused to sell the parts because the property owed it money. We had to go out and buy each affected resident a space heater to stay warm. By the time we paid off enough bills (and then waited for parts due to supply chain issues) weeks had gone by.

Micah House and Epiphany House have years of deferred maintenance that we need to perform. Unfortunately, there is not sufficient cash on hand to paint, replace appliances, replace carpet, and work on the elevator. These funds will help us greatly in stabilizing these properties and preserving 66 units of permanent supportive housing that is needed in Baltimore.

These funds will allow us to not spend money on capital items but focus on catching up with outstanding operations.