

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Elkader Way at Stadium Place		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
M. Washington	Boyce	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$1,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Elkader Way property at Stadium Place		
<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 Regina Boyce		regina.boyce@house.state.md.us
Nichole Battle		410-433-2442 Ext. 13
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>GEDCO is one of Baltimore's most innovative and dependable nonprofit organizations meeting the needs of the city's most vulnerable individuals and families. In partnership with faith based and community organizations, GEDCO provides affordable housing with supportive services and assists in meeting emergency needs of community residents. For the last 30+ years, Community Services, Homeless and Supportive Services, Senior Services and Real Estate Development have been GEDCOs primary focus areas. GEDCOs work includes developing and maintaining affordable, supportive housing for low- and moderate-income individuals and families; providing emergency food and financial assistance; mentoring unemployed individuals as they search for jobs; helping seniors remain engaged in their communities; and contributing to the stabilization of vulnerable north Baltimore neighborhoods.</p>		

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

Elkader Way Apartments will provide approximately 93-units of housing for seniors aged 62 and older who are between 15-115% AMI. This mixed income building will provide a combination of housing and supportive services designed to respond to the social-economical needs of independent and aging seniors. Elkader will be newly constructed on an existing vacant lot along the northern boundary of Stadium Place. With this development, we will be able to address the growing housing needs of the very low-, low-, and moderate-income seniors that we are seeing nationwide. Elkader Way will be designed to provide seniors with the social and safety features that help them maintain their independence as they age in place. This project will address the goals of the new DHCD Housing Secretary of providing shelter for all, expanding affordable housing, and making loveable places.

*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>	\$785,000
<b>Design</b>	\$719,235
<b>Construction</b>	\$24,463,000
<b>Equipment</b>	
<b>Total</b>	\$25,967,235

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

Rental Housing Works	\$3,500,000
4% LIHTC	\$5,349,769
Baltimore City Affordable Housing Trust Funds	\$500,000
MD General Assembly	\$1,000,000
HUD 202 Funds	\$9,007,805
Conventional Debt	\$3,016,661
Congressional Allocation	\$2,000,000
Deferred Development Fee	\$593,000
Partnership Rental Housing Funds	\$1,000,000
<b>Total</b>	\$25,967,235

<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>
9/2022	6/30/2023	Winter 2024	Summer 2025
<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>
100000.00		0	93
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2020-2021	\$125,000	Acquisition and Construction of Community HUB, L	
2022	\$250,000	Renovation and repairs of Epiphany House and Micah	
2018	\$225,000	Harford House renovation- housing for men who were	
2020	\$100,000	Epiphany House	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Govans Ecumenical Development Corporation 401 Woodbourne Avenue Baltimore, Maryland 21212		901 E. 36th Street Baltimore, Maryland 21218	
<b>20. Legislative District in Which Project is Located</b>	43A - 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>	n/a	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
0	3	0.00	770240.00
<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>
<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>	
Baltimore City Mayor and City Council	2025	No	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	0		
<b>Space to be Renovated GSF</b>	0		
<b>New GSF</b>	94295		

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

2024-2025

**28. Comments**

Elkader Way will be located at Stadium Place within the Ednor Gardens / Waverly neighborhoods. The vision for Stadium Place is to create a mixed income retirement community that offers the amenities and care needs of a Continuum of Care Retirement Community (CCRC) but is affordable to all seniors no matter their income. Stadium Place consists of six independent living communities, one long-term care/rehab facility, a meditation garden, a state of the art YMCA, a mixed income/use building, Gilchrist hospice, a preschool, and recreational space with the preserved field where the Colts and Orioles use to play when the site was Memorial Stadium. In the State of Maryland and Baltimore City, the number of available affordable housing units is not meeting the growing need for affordable housing. In a report by the Harvard Joint Center for Housing Studies and the AARP Foundation found that while a growing number of the population will require the care that assisted living or nursing home facilities provide, the cost of senior living is too much for the average older homeowner and renter.

The target population for Elkader Way are seniors aged 62 and older who are between 15-115% AMI. The development will include a mix of one- and two-bedroom units to address the growing demand of housing at Stadium Place which will include 77 affordable units, 9 market rate units, and 1 non-income producing managers unit.

The seniors living at Elkader Way will thoroughly enjoy living in this beautifully landscaped senior community. This elevator building will meet LEED Silver requirements. There will be ample sized one- and two-bedroom units, large open floor plans, Wi-Fi and cable available, Wi-Fi with an emergency here will be shared laundry facilities. A community room with a kitchenette for resident activities, a TV lounge, community/meeting room, access to transportation, and the other amenities on site. At least ten percent (10%) of the units will be handicap accessible and at least two percent (2%) of units will be designed for the hearing and visually impaired; one hundred (100%) percent of units will be adaptable. The facility will be designed to provide seniors with the social and safety features that help them maintain their independence as they age in place. To encourage social interaction among all Stadium Place residents additional amenities have been distributed throughout the campus.

Supportive Services at Stadium Place- All GEDCO housing communities include supportive services. These services will be provided by the Senior Service staff at GEDCO under the direction of the Director of Senior Services/Chief Programs Officer. For this building, there will be a Senior Service coordinator that is shared throughout Stadium Place.

Service Coordination is a key component of the health, enjoyment and well-being of the residents. Service coordination is one of the most important factors in helping residents achieve the optimum benefits of residing in an active retirement community. At Stadium Place our goal is to empower residents to achieve maximum independence by creating access to resources, recreation, information and all those services that allow them to successfully age in place.

Based on our experience operating similar senior facilities, we anticipate that over 75% of the residents will benefit directly from contact with or through attending events arranged by the service coordinators.