

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Weinberg House renovations		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Hettleman	Stein	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Weinberg House		
<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>
Senator Shelly Hettleman		shelly.hettleman@senate.state.md.us
Lisa Stachura		410.804.6177
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Comprehensive Housing Assistance, Inc. ("CHAI") is the housing and community development agency of The Associated Jewish Federation of Baltimore. CHAI is a nonprofit organization serving the northwest Baltimore and Baltimore County community, strengthening neighborhoods for 40 years through housing and community development. CHAI's goals are to attract and retain a diverse mix of residents by providing affordable housing, addressing issues of concern to the community including improving community schools and quality of life, promoting homeownership, and supporting seniors aging in place. CHAI developed the Harry and Jeanette Weinberg House 30 years ago and will be the Managing General Partner of New Weinberg House, LP.</p>		

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

CHAI developed Weinberg House Senior Apartments--an 8-story elevator building with 116 one- bedroom units--at 16 Old Court Road in Pikesville in 1994. Since then, the building has provided hundreds of low-income seniors with quality affordable housing and supportive services, including a meal program. Our residents range in age from 62 to 97, many with incomes at or below \$10,000 per year. The site is conveniently located within walking distance of shops, post office, bank, libraries, and other amenities. At nearly 30 years of age, the building is in need of a major renovation including a new roof, code compliance updates, energy efficiency upgrades, all new major systems and finishes. Due to rising interest rates and construction costs as well as a need to keep the rents affordable, we need to find other sources of federal, state and local funding in order to finance the renovations.

*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>	\$19,586,019
<b>Design</b>	\$1,722,105
<b>Construction</b>	\$10,041,394
<b>Equipment</b>	
<b>Total</b>	\$31,349,518

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

Seller Take Back Mortgage	\$10,303,000
FHA Mortgage	\$3,860,000
State DHCD Loans	\$5,225,000
Low Income Housing Tax Credits	\$9,104,518
Existing Reserves	\$357,000
Baltimore County Request	\$2,000,000
State Bond Bill Request	\$500,000
<b>Total</b>	\$31,349,518

<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>
June 2022	December 2023	March 2024	May 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>	
	120	120	
<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	\$250,000	Weinberg Village V Senior Apartments	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Comprehensive Housing Assistance, Inc. 5809 Park Heights Avenue Baltimore MD 21215		Weinberg House 16 Old Court Road Pikesville MD 21208	
<b>20. Legislative District in Which Project is Located</b>	11 - Baltimore County		
<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>	Chris Hornig	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202.926.3400		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Klein Hornig LLP			
1325 G Street NW, Suite 770			
Washington DC 20005			
CHornig@kleinhornig.com			

<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>
4	4	820488.00	852841.00
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	97,855		
<b>Space to be Renovated GSF</b>	97,855		
<b>New GSF</b>	97,855		

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

1994

**28. Comments**