

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Leeland Renovation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Smith	Charkoudian	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$300,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Leeland property		
<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 Lorig Charkoudian		lorig.charkoudian@house.state.md.us
Judy Treible		240-355-6914
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Mi Casa, Inc., is a DC-based nonprofit that provides technical assistance and training to tenants interested in acquiring their apartment buildings utilizing the Tenant Opportunity to Purchase Act (TOPA). Since 1992 Mi Casa has guided and educated tenant groups throughout the Washington, DC region to exercise their TOPA rights and to create, sustain and manage affordable housing communities. In 2021, Mi Casa for the first time assisted a Maryland-based group, the Leeland Tenant Association (LTA), in the City of Takoma Park. In October 2022 the LTA successfully acquired their building, and now Mi Casa is assisting them to secure permanent financing and to fund needed renovations to make their multi-family home sustainable, environmentally friendly and energy efficient.</p>		

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

The Leeland Tenant Association (LTA) is a diverse group of 21 low- to-moderate-income neighbors. With the aid of a coalition of mission-minded groups and government officials, the LTA bought its 15-unit, 11,500 sq ft, building in 2022. The three-story walk-up was constructed in 1958. Its outdated and obsolete mechanical, electrical and plumbing systems have never undergone any substantial renovation. The LTA is seeking grants from the county and the city to improve the energy efficiency of the building. But the Leeland also needs significant site, envelope, and perimeter improvements to make it secure for residents. The Legislative Bond Initiative would fund safety, security, site improvement and visitability upgrades such as: fireproof front doors on all apartments; a security entry access system; enhanced perimeter lighting; walkways and ramps for wheelchair access, and landscaping (such as rain gardens or bioswales) to reduce stormwater runoff.

*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>	
<b>Design</b>	\$112,000
<b>Construction</b>	\$2,042,000
<b>Equipment</b>	\$176,000
<b>Total</b>	\$2,330,000

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

Capital Bond Bill	\$300,000
Montgomery County MF Energy Efficiency grant	\$426,000
Montgomery County Construction - Perm Loan	\$554,000
Maryland DHCD NED grants	\$800,000
City of Takoma Park	\$250,000
<b>Total</b>	\$2,330,000

<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>
3/15/2024	7/15/2024	10/31/2024	10/31/2025
<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>	
	21	21	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Mi Casa Inc. 6230 3rd St NW #2, Washington, DC 20011		112 Lee Avenue, Takoma Park, MD. 20912	
<b>20. Legislative District in Which Project is Located</b>	20 - Montgomery 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>	Elin Zurbrigg, Deputy Director	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202-321-3901		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
		6/17/2022	1875000.00

<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>
The LTA has no	0	43000.00	47000.00
<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>			
<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>	11,500		
<b>Space to be Renovated GSF</b>	TBD		
<b>New GSF</b>	TBD		

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

1958

**28. Comments**