

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Free Housing Project		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Attar	Rosenberg	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$150,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Free Housing Project 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>
Daniel Skurnik		443.720.9366
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Hachnosas Orchim of Baltimore Inc. provides a temporary housing solution to individuals, couples or families in need of short-term housing due to: Eviction, Mold/Water Damage/Fire etc. Domestic abuse victim, spousal separation, medical visits, families in transition (i.e. moving to or from Baltimore) among other situations. The building offers 4 full apartments (2-3 BR) and a studio apartment that has a full kitchen and washer/dryer access. Note: The organization is intended to help those who already have a safety net but need a little more help to due extenuating circumstances. It is not a homeless shelter.</p>		

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

Hachnosas Orchim is busy throughout the year. However, the building hasn't had updates in 25 years, and much of it hasn't been updated since it was originally built (in the 1960's?).  
 Project Details: Replace deteriorating plumbing lines in basement asap and other critical repairs. Update/renovate the apartments, focusing on the bathrooms and kitchens.

*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>	\$2,000
<b>Construction</b>	\$300,000
<b>Equipment</b>	
<b>Total</b>	\$302,000

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

Private donors	\$152,000
Bond Bill	\$150,000
<b>Total</b>	\$302,000

<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>
4/28/2025	5/8/2025	6/9/2025	8/28/2025
<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	300	500	
<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>	
Hachnosas Orchim of Baltimore, Inc 6307 Wirt Ave. Baltimore MD 21215		3602 Fords Lane Baltimore, MD 21215	
<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>	Mayer Guttman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.218.8842		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Office Mailing Address: 6307 Wirt Ave. Baltimore MD 21215			

<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	0	65000	60000
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>
Mr & Mrs. Khaver	12 months,	1250	1200
Shlomo Cherniak	12 months, converted to monthly	1200/mont	1200
<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>	9000		
<b>Space to be Renovated GSF</b>	4000		

<b>New GSF</b>	
----------------	--

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	Approx. 1960
--	--------------

## 28. Comments

There are 2 apartments in the building which are rented out in order to cover the organizations operating expenses i.e. Property taxes, BGE/Water, Insurance, Cleaning Services, Minor Repairs, landscaping etc. These 2 apartments are NOT being renovated.

Once major water pipe/plumbing replacements are made, we anticipate saving money by having less repairs.