

# State of Maryland

## 2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2790	sb0855	lr2040	hb0684	Greenmount Construction Jobs Training Center
3. Senate Bill Sponsors				House Bill Sponsors
Conway				McIntosh
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$200,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$200,000, the proceeds to be used as a grant to the Board of Directors of the People's Homesteading Group, Incorporated for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Greenmount Construction Jobs Training Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Unequal \$100,000		The matching fund may consist of real property or in kind contributions.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Michael Mazepink			mstegman@house.state.md.us	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The mission of People's Homesteading Group (PHG) is to rehabilitate vacant houses into affordable homes for ownership by families of low to moderate income as a means of revitalizing neighborhoods in Baltimore City. Our mission includes the hiring of local neighborhood men and women to gut out and demolish our vacant properties. In addition, PHG contracts with developers and builders to gut out or tear down vacant houses. PHG now hires 10 unemployed, underemployed and/or previously-incarcerated adults in deconstruction of vacant houses. PHG is licensed to carry out both demolition and construction. In 1999, PHG focused on revitalizing the Barclay and East Baltimore Midway neighborhoods along Greenmount Avenue. We assisted resident leaders to develop their own plan for redevelopment. These resident leaders joined our Board of Directors and convinced the City's housing department to select an award-winning national developer to expand the revitalization effort. PHG provides leadership training for residents, establishes and maintains community gardens on vacant lots and increases neighborhood safety by linking residents to law enforcement efforts. The awareness we received</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

With Bond Bill support, People's Homesteading Group will complete the rehabilitation of the Greenmount Construction Jobs Training Center, located at 2112-2118 Greenmount Avenue, to support the hiring of local neighborhood residents of Baltimore City. This facility will serve as a daily staging point for work and provide services to our crew who will be engaged in both deconstruction and construction services for PHG client developers and builders and our own development projects. The total square footage of the entire building is 8,500 square feet in two stories. Of this space 3,500 square feet have been renovated by past efforts. The Bond Bill project will support renovation of the remaining 5,000 square feet of the facility. The project will include a construction training workshop, assembly room, materials storage space and project manager office. The project will also upgrade electrical and sprinkler systems. The project will acquire two adjacent vacant lots. With a larger, properly out-fitted facility, PHG will be able to more than double the size of the deconstruction crew from 10 to 25 workers. Construction and demolition safety training sessions will have sufficient space and equipment to handle larger cohorts of staff. The building will include locker and shower room facilities for both men and women in order to reduce the incidence of dust and mold being taken home. The facade will be redesigned to integrate

*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>	\$10,000
<b>Design</b>	\$30,000
<b>Construction</b>	\$200,000
<b>Equipment</b>	\$60,000
<b>Total</b>	\$300,000

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

Source	Amount
State of Maryland Legislative Bond Bill Support	\$200,000
Robert W. Deutsch Foundation	\$40,000
Abell Foundation and/or other Foundations	\$40,000
Individual Donor Contributions	\$20,000
<b>Total</b>	\$300,000

<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>
10/1/2014	12/31/2014	3/1/2015	10/31/2015
<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>
\$40,000		100	400
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
People's Homesteading Group, Incorporated 410 East North Avenue Baltimore, Maryland 21202 410-889-0071 (main) 410-889-0652 (fax)		2112-2118 Greenmount Avenue Baltimore, Maryland 21218	
<b>20. Legislative District in Which Project is Located</b>	43 - Northern 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>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Michael Mazepink, Executive Director	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-952-1369		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
People's Homesteading Group, Incorporated 410 East North Avenue Baltimore Maryland 21202			

<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>
13	28	\$560,000	\$960,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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 and 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>
Not Applicable			
<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>	
Not Applicable			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	8,500		
<b>Space to Be Renovated GSF</b>	5,000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1905

## **28. Comments: (Limit Length to Visible area)**

The Greenmount Construction Jobs Training Center is located within walking distance of multiple revitalization projects along the Greenmount Avenue Corridor between East 25th Street and East North Avenue, including PHG's Barclay-Greenmount Historic District project, the Telesis redevelopment projects, Mother Seton Academy and other individual developer and institutional projects.

In 2005, to support these revitalization projects, People's Homesteading Group acquired 2112 and 2114-2118 Greenmount Avenue with mortgage financing from The Harbor Bank of Maryland. PHG acquired the property through a wholly-owned subsidiary, Anchors of Hope LLC. People's Homesteading Group and Anchors of Hope LLC are charitable and tax-exempt. The building was structurally sound but not suited for use as a community facility.

From 2005 to 2008, PHG utilized the building to store materials. In 2009, the Family League of Baltimore City contributed a grant to support a construction training program for adjudicated youth referred to the program by Maryland Department of Juvenile Services. Approximately \$250,000 of the grant covered rehabilitation of the rear portion of the building which totalled approximately 2,680 square feet.

In 2010, People's Homesteading Group developed a deconstruction pilot projects with support from the Baltimore Safe & Sound Campaign. Then PHG hired 10 previously-incarcerated men as a demolition crew. PHG learned from that pilot project and began to developed a business plan to develop on-going trainee jobs that serves the needs of developers and builders.

In January 2012, People's Homesteading Group began a process that resulted in the hiring of 10 men through referrals from two organizations, the Jericho Jobs program of the Episcopal Community Services of Maryland and Green Construction Jobs Program of CivicsWorks. By June 2012, People's Homesteading Group and TRF Development Partners executed agreements to gut out vacant houses in the Oliver neighborhood. We also carried out framing for houses under renovation by TRF. Through these contracts we implement a successful business model to hire chronically-undemployed adults.

In 2013, PHG gutted out 38 vacant properties for the agencies and builders cited above and Telesis Corporation Baltimore and Housing Authority of Baltimore City, Southway Builders, CL McCoy Framing Company and East Baltimore Community Development Corporation. Through these contracts and our own development projects, PHG has created jobs for 35 members of the deconstruction crew. PHG is currently tearing down 22 dilapidated vacant properties in the Barclay neighborhood for Telesis Corporation

Completion of the Greenmount Construction Jobs Training Center will expand and deepen our efforts to hire local men and women to take the first step in developing marketable skills in the construction industry. Your support of the Greenmount Construction Jobs Center will expand the number of job opportunities for disadvan