

State Of Maryland 2016 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3839	sb1151	lr3684	hb1576	Habitat for Humanity of Wicomico County
3. Senate Bill Sponsors				House Bill Sponsors
Eckardt				Sample-Hughes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Wicomico County				\$120,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of four Habitat for Humanity of Wicomico County properties				
7. Matching Fund				
Requirements: Equal			Type: The grantee shall provide and expend a matching fund	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Molly Hilligoss			410-546-1551 (x102)	molly@wicomicohabitat.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Habitat for Humanity of Wicomico County, Inc.(HFHWC) is an ecumenical Christian housing ministry that builds, then sells homes to low-income families who, would never otherwise be able to achieve the dream of homeownership. Habitat sells homes using a no-interest, no-profit mortgage. Since 1987, we have built and sold 62 homes to families with strong philanthropic and volunteer support from across our community. In 2006, HFHWC made a strategic commitment with community leaders to help revitalize the East Church Street neighborhood of Salisbury. Homeowners provide greater social stability and pride in their neighborhoods. We are clustering our development to build a critical mass of homeowners in this concentrated area. By revitalizing Church Street, we transform lives and rebuild a crime-ridden neighborhood, replacing it with stable tax-paying homeowner families.</p>				

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

We are seeking support in the amount of \$120,000 for the purchase and rehab of 4 homes in the Church Street Neighborhood. Since new construction costs have skyrocketed to over \$140,000, we can save \$30,000- \$60,000 per house by taking an existing home and renovating with energy conservation measures including an energy efficient HVAC systems and appliances, insulation, and crawlspace vapor barriers. 2 of the 4 homes will be purchased from the City of Salisburys receivership program. The other 2 will be purchased through a local realtor. We have matching funds of \$200,000 and will receive additional grants to cover any unknown costs that occur during a rehab. Each project involves the hiring of 12-20 local small businesses, like plumbers and electricians. Our projects remove eye-sores that promote crime, plus pump money into the local economy with jobs. Habitat Homeowners are more likely to seek higher education after purchase leading to higher wages.

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

Acquisition	\$120,000
Design	\$5,000
Construction	\$320,000
Equipment	\$6,000
Total	\$451,000

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

Cash on Hand - First Shore Federal Money Market	\$100,000
Cash on Hand - M & T Bank	\$80,000
Weinberg Foundation (pending)	\$100,000
Susan MeGargee/ReMax Crossroads Pledge	\$10,000
Request MD Bond Bill	\$120,000
Other individuals and business donors	\$41,000
Total	\$451,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
4/4/2016	5/2/2016	6/6/2016	10/28/2017
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site		17. Number of People to be Served Annually After the Project is Complete
190000.00	0		20+
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Habitat for Humanity of Wicomico County, Inc. 908 W. Isabella Street Salisbury, MD 21801		Church Street Project - 4 project sites.	
20. Legislative District in Which Project is Located	37A - Dorchester and Wicomico Counties		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Ann Shaw	Has An Appraisal Been Done?	Yes/No
Phone:	410-742-9171		Yes
Address:		If Yes, List Appraisal Dates and Value	
The Law Firm of Shaw & Crowson, P.A. 212 W. Main Street, Suite 303 Salisbury, MD 21801		410 Elizabeth St	11500.00
		414 Elizabeth St.,	7400.00
		321 & 319 Martin	60000.00
		704 Westover	13000.00
		504 Tangier	19200.00

24. Impact of Project on Staffing and Operating Cost at Project Site				
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget	
11	11	774000.00	451000.00	
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)				
A. Will the grantee own or lease (pick one) the property to be improved?			Own	
B. If owned, does the grantee plan to sell within 15 years?			Yes	
C. Does the grantee intend to lease any portion of the property to others?			No	
D. If property is owned by grantee any space is to be leased, provide the following:				
Lessee		Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:				
Name of Leaser		Length of Lease	Options to Renew	
26. Building Square Footage:				
Current Space GSF				
Space to be Renovated GSF				
New GSF				

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

varies

28. Comments

There is a housing and income crisis in Wicomico County. Average household income is only \$37,000; that is \$15,000 less than the National Average. Further, homeownership in Wicomico County is only 34%, vs. 64% Nationally. Over 4300 Salisbury households are paying more than 30% of their income on rent and 35% of all renting households are paying 50% or more of their income on rent. Cost burdened, high rents has had a negative impact on families. Over 609 children in the public schools have no permanent address, effectively homeless. Habitat for Humanity can make a difference and provide safe, decent, affordable housing.

This Bond Bill provides a ROI for the State of Maryland. For each family that we move from subsidized housing, it saves the government up to \$13,000/yr. With the 6 houses we plan to buy and renovate, that is a \$78,000 savings to the government the first year and an ROI of 1.5 years.

The houses in this project are:

- 410 Elizabeth St, Salisbury, MD - built 1925, current structure is boarded up - we plan to purchase from the City of Salisbury once they acquire it through 'receivership' process.
- 414 Elizabeth St., Salisbury, MD - built 1924, current structure is boarded up, we plan to purchase from the City of Salisbury once they acquire it through 'receivership' process.
- The other 4 houses are currently in a pre-foreclosure status with Hebron Savings Bank. They will sell them to us as a short sale - all four for \$90,000. 2 of the 4 houses are rented and those tenants want to become homeowners. The values lists in the appraisal section of this fact sheet are tax assessed values.

The positive impact that we can make on the Church St. Neighborhood is great for the city, the community and jobs. An Economic Impact study completed in 2011 by the Habitat affiliates in Tennessee showed that for every dollar spend on a Habitat project, over \$3.00 was reinvested in the community. Habitat homeowners' children are more likely to seek higher education and be more invested in the public education of their children.