

State Of Maryland 2016 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr1702	sb0254			Net Zero Energy District Fairmount Heights Project
3. Senate Bill Sponsors				House Bill Sponsors
Benson				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$500,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Net Zero Energy District Fairmount Heights project, including the design and construction of single family dwellings on vacant lots owned by the Town of Fairmount				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Howard W. Ways			301-883-5300	hwways@co.pg.md.us
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The Redevelopment Authority of Prince George's (RDA) Countys mission is to be the County's principal entity for spurring redevelopment, development and preservation of mixed use projects in targeted communities and major transit centers. The agency accomplishes this mission through land and site acquisition and assemblage, collaboration with for profit and nonprofit development partners, property rehabilitation and construction, green and sustainability pilot projects, and real estate development advisory services to municipalities and County agencies. Core services of the RDA include infill redevelopment of existing housing, commercial properties, vacant land, neighborhood stabilization, and blight eradication.</p>				

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

This request is for State Bond Bill funding to support the Net Zero Energy District Fairmount Heights Project (NZE Fairmount Heights Project), located at 6117 Jost Street and 717-725 60th Place in the incorporated boundary of Fairmount Heights in Prince Georges County. The (RDA) and the Town of Fairmount Heights will implement the Project consisting of the design, construction and sale of seven NZE single family dwellings on vacant lots. The RDA, with substantial development capacity in single family and multifamily housing development, will serve as project manager and developer. When completed, the NZE Fairmount Heights Project will be a model for development of over 26 vacant lots in the Town and will serve as a catalyst for revitalization of a distressed and neglected area of Prince Georges County. Fairmount Heights is a Sustainable Community, a Revitalization Tax Credit District and a state designated Health Enterprise Zone.

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	\$210,000
Design	\$56,000
Construction	\$1,601,332
Equipment	
Total	\$1,867,332

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

State Bond Bill	\$500,000
Redevelopment Authority CIP	\$300,000
Redevelopment Authority NSP Program Income	\$450,000
Community Legacy	\$250,000
Sale Proceeds/Line of Credit	\$367,332
Total	\$1,867,332

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
July 2015	September 2016	October 2016	November 2018
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	
1387332.00	1,538	1,549	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Redevelopment Authority of Prince George's 9200 Basil Court, Suite 504 Largo, MD 20774		6117 Jost Street 717 - 725 60th Place Fairmount Heights, MD 20743	
20. Legislative District in Which Project is Located	24 - Prince George's County		
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:	Leonard L. Lucchi	Has An Appraisal Been Done?	Yes/No
Phone:	301-372-7900		No
Address:		If Yes, List Appraisal Dates and Value	
O'Malley, Miles, Nylan & Gilmore, P.A. 11785 Beltsville Drive, 10th Floor Calverton, MD 20705			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
n/a construction	30 (construction)		
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	11,200		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>Each of the homes developed will feature 1,600 square feet of living space, with 3 bedrooms, 2.5 baths, a basement and front porch; solar panels; energy efficient windows; energy star appliances; building materials and finishes that maximize building longevity and occupant health; water efficiency measures; best practices storm water management; electric car charging stations and landscaping that maximizes use of native plants. At least one of the following green certifications will be achieved for each home: (i) LEED Platinum (ii) Passive House certification from the Passive House Institute US or Passive House Alliance-US, (iii) NAHB (ICC 700) Emerald certification, or (IV) Enterprise Green Communities certification.</p> <p>The NZE Fairmount Heights Project utilizes the advantage of Town ownership of land, which is often a key hurdle for revitalization projects. It is consistent with national, state and local efforts to promote sustainable economic development. The NZE Fairmount Heights Project directly addresses several community conditions and revitalization needs including vacant and abandoned lots, community blight, an aging housing stock, and the need for a variety of housing types and choices.</p> <p>It is an incorporated municipality consisting of .27 square miles of land. It is bordered by Washington D. C at southwest, the town of Seat Pleasant at southeast, Landover at northeast and the town of Cheverly to the north. According to the 2009-20013 American Community Survey estimates, the Town has a population of 1,538 residents and 630 housing units. The Town has a median household income of \$65,263 compared to \$73,538 for Maryland. Approximately 15% of residents live below the poverty line compared to 9.8% for Maryland. Approximately 25% of residents are uninsured for health care compared with 10.5% for Maryland. There are currently over 26 vacant lots in Fairmount Heights. The housing stock is aged, with most units over 75 years old. The NZE Fairmount Heights Project is aligned with the following State plans, local plans and Maryland sustainability and energy efficiency goals: Central Avenue Blue Line Mero Corridor Sustainable Community Action Plan; Prince Georges Housing and Community Development 2016-2020 Consolidated Plan; 12 Planning Visions, Maryland; EmPOWER Maryland Energy Efficiency Act of 2008; Marylands Renewable Portfolio Standard; Maryland Greenhouse Gas Emissions Reduction Act of 2009.</p>	