

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr1450	sb0123	lr3274	hb1495	Harford House
3. Senate Bill Sponsors				House Bill Sponsors
McFadden				Glenn
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$150,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Harford House				
7. Matching Fund				
Requirements: Unequal \$10,000			Type: The matching fund may consist of in kind contributions.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Nicole Battle			410-433-2442 (x13)	nbattle@gedco.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>GEDCO (Govans Ecumenical Development Corporation), in partnership with faith-based and community organizations, provides affordable housing, supportive services, and emergency assistance to community residents. GEDCO has deep roots in the York Road corridor, where seven pastors of different denominations joined forces in the mid-eighties to develop the first housing and support programs for frail elders and adults with chronic and severe mental illnesses. GEDCO has expanded to a wider area in Northeast Baltimore, serving individuals and families in need with food, emergency assistance, and employment mentoring; older adults with disabilities and people who are homeless with supportive housing; and seniors with housing, service coordination, meals, and activities designed to help them remain healthy and independent for as long as possible.</p>				

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

Harford House is a Single Room Occupancy (SRO) permanent residence that serves 26 single men who meet the Hearth Act definition of literally homeless upon entry to our program. Harford House consists of 3 rehabbed row homes located at 1517 E. North Avenue and is the only occupied buildings on this block and was rehabbed in 1996. This June 2017, Harford House will be a Housing First Program and we would like to update Harford House, purchase the remaining 5 properties on the block, expand the Harford House program while providing additional, much needed, affordable housing that is ADA accessible and available for formerly homeless individuals and veterans. This block is adjacent to the Great Blacks in Wax and the city is completing new infrastructure projects along this portion of North Avenue. These funds will allow us to purchase the property, complete preliminary architectural, and leverage additional funding to complete the design and construct the property.

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	\$80,000
Design	\$70,000
Construction	
Equipment	
Total	\$150,000

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

CORE Funding (estimate)	\$500,000
Baltimore HOME Funds (estimate)	\$750,000
Maryland DHCD LIHTC Equity (estimate)	\$9,000,000
Commercial Debt (estimate)	\$4,000,000
Maryland Transitional/Shelter Housing Grant	\$1,000,000
Total	\$15,250,000

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
9/1/2017	12/1/2017	TBD	TBD
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
0.00		26	TBD
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2008	\$4,500,000	Development of Long term care at Stadium Place	
2015	\$500,000	Stadium Place Development	
2014	\$53,000	Epiphany & Micah House Projects	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Govans Ecumenical Development Corporation		1010 East 33rd Street Baltimore, MD 21218	
20. Legislative District in Which Project is Located	43 - Baltimore City		
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:	Nichole Battle	Has An Appraisal Been Done?	Yes/No
Phone:	4104334834 ex 13		No
Address:		If Yes, List Appraisal Dates and Value	
1010 East 33rd Street Baltimore, MD 21218			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
5	TBD	1741118.00	
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?			No
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	12000		
Space to be Renovated GSF	TBD		
New GSF	TBD		

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

2018

28. Comments

Harford House is a single room occupancy development located in the Oliver community that needs to be updated. With the adoption of Housing First, Harford House will be able to further meet Baltimore City and HUD's goals of ending homelessness. At Harford House, GEDCO will be addressing the hardest to serve homeless individuals who may have serious mental illness or suffering from substance related disorders and often very difficult to house.

Rehabbing Harford House and providing additional Affordable housing for those who were formerly homeless is within GEDCO's mission and is greatly needed in Baltimore. Currently Harford House is the only occupied unit in the 1500 block of North Avenue. Our intent is to purchase the remaining vacant properties located at 1505, 1507, 1509, 1511, 1515 North Ave., Baltimore, MD and convert our SRO to efficiency units. We would also construct another phase of one bedroom units so that those who who have achieved their goals under the Harford House program will be able to move to an independent unit but still have access to services and case managers if needed.

The property was originally financed with Low Income Housing Tax Credits and a DHCD loan in 1996. GEDCO was given the property by the lender once the original developer closed their doors. The property has undergone a few minor energy improvements throughout the last 14 years but nothing major to make it a more modern, ADA accessible, or conducive to the needs of the housing first program.

The rehabilitation and creation of new housing units in this area will be consistent with the recent investment and future investment currently proposed in the Oliver Community.