

State Of Maryland 2021 Bond Initiative Fact Sheet

1. Name Of Project		
Smallwood Summit Senior Housing		
2. Senate Sponsor	3. House Sponsor	
	Haynes	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Smallwood Summit Senior Housing, including repairs to the building's roof and HVAC system		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Haynes		keith.haynes@house.state.md.us
10. Description and Purpose of Organization (Limit length to visible area)		
Housing & Community development arm of Bon Secours Community Works, which develops and operates affordable housing. Constructs facilities and amenities such as parks, resource centers, etc.		

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

Refinancing Bon Secours Smallwood Summit, which is a 89 unit senior housing facility. Will go towards needed renovations and will help apply for HUD 202 program which will ensure affordability for decades to come.

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	\$0
Design	\$253,000
Construction	\$4,942,000
Equipment	\$30,000
Total	\$5,225,000

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

HUD	\$4,500,000
Maryland DHCD	\$225,000
State of Maryland	\$500,000
Total	\$5,225,000

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
7/1/2021	11/1/2021	11/1/2021	11/1/2022
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	91	91	
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)	
Unity Properties Inc. 26 N. Fulton Avenue Baltimore, MD 21223		2 N. Smallwood Street Baltimore, MD 21223	
20. Legislative District in Which Project is Located	44A - 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:	George Kleb	Has An Appraisal Been Done?	Yes/No
Phone:	410-801-5201		No
Address:		If Yes, List Appraisal Dates and Value	
Unity Properties Inc. 26 N. Fulton Avenue Baltimore, MD 21223			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
4	4	699182.00	700000.00
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?			Yes
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
Senior Residence (If needed, grantee can	12 months	Costs will	Cost varies
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	90,000		
Space to be Renovated GSF	90,000		
New GSF	90,000		

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

2002

28. Comments

The HUD 202 Financing will both enable renovation and provide rental subsidies to all residents of Smallwood Summit, thus ensuring future affordability.