

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Millington Senior Village		
2. Senate Sponsor	3. House Sponsor	
Hershey	Jacobs	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Kent County	\$650,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Millington Senior Village		
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
Senator Hershey		steve.hershey@senate.state.md.us
Frank Hodgetts		410-303-3389
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Home Partnership is a non-profit affordable housing organization with over 28 years experience serving low- and moderate-income households in Maryland. Since 1995, it has provided housing counseling, homebuying education, secondary financing and housing development throughout the MD Eastern Shore. As a HUD certified housing counseling organization, HP helps approximately 200 households each year through foreclosure prevention and 1st time homebuyer programs. Additionally, HP develops and sells single-family homes to income eligible families and develops multi-family and senior housing rental properties. It's business model is to deploy public and private resources to achieve community goals.</p>		

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

Home Partnership proposes to newly construct up to fifty-two (52) apartment units for low-income seniors in Millington, Kent County, Maryland, on land owned by the Town of Millington transferred to the Town by Kent County Government specifically for this purpose.

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	\$1
Design	\$672,375
Construction	\$13,211,202
Equipment	
Total	\$13,883,578

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

Town of Millington - Land Lease over 75 years	\$1
Town of Millington - Waiver of municipal charges	\$929,250
Maryland Dept of Housing and Com Dev - Tax Exempt B	\$1,775,000
MD Dept of Housing and Com Dev - Rental Housing Wo	\$2,600,000
MD Dept of Housing and Com Dev - HOME	\$900,000
MD Dept of Housing and Com Dev - CDBG	\$800,000
Low Income Housing Tax Credits	\$5,075,816
Home Partnership Equity	\$653,511
Weinberg Foundation	\$500,000
Local Bond Initiative	\$650,000
Total	\$13,883,578

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
7/6/2023	8/1/2024	3/3/2025	5/4/2026
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	
1582762.00	-0-	78	
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)	
Home Partnership of Cecil County, Inc. 626 Towne Center Drive, Suite 102 Joppa, MD 21085		172 Sassafras Street Millington, MD 21651	
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's, Cecil, and Caroline 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:	Daniel Sykes	Has An Appraisal Been Done?	Yes/No
Phone:	410-539-6606		No
Address:		If Yes, List Appraisal Dates and Value	
Rosen Hoover Sykes Brown PA 300 Redland Court, Suite 203 Owings Mills, MD 21117			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	3	373709.00	384094.00
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?			Lease
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Town of Millington	75 years	N/A	
26. Building Square Footage:			
Current Space GSF	0		
Space to be Renovated GSF	0		
New GSF	42,774		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	N/A
28. Comments	
<p>Millington Senior Village (MSV) is a planned cottage-style development located on 2 parcels subdivided from the former Millington Elementary School property located in the Town of Millington. The project will consist of up to fifty-two (52) one-story apartments, a leasing office and community space. The new units will serve an age- and income-restricted population of households where tenants will be sixty-two (62) years of age or older, earning 60% of the area median income per year or less. All units will be fully accessible, and the entire site will be designed and constructed to universal visitability standards.</p> <p>The Project is comprised of two parcels as shown on an approved subdivision plat. The entire property was deeded into the Town of Millington from Kent County Commissioners in November 2022, and annexed into the Town in January 2023. Where initially, in the first two submissions to Maryland CDA in December 2019 and December 2022, the project consisted of two parcels bisected by MD Route 313 (Sassafras Street). Now, based on initial comments from CDA, the developer has switched the project so that all development will occur on the east side of Sassafras Street as depicted in the new site plan. All zoning is in place to develop the project as it is currently depicted. The former elementary school building is to be retained in ownership by the Town and used as a regional community center with plans to provide space for a food pantry operation, children's day care and health services.</p> <p>Along with the contribution of the land to the Millington Senior Village, the Town has agreed to waive New Construction application, Subdivision, Water/Sewer Hook up and other review fees adding up to a significant contribution to the project valued at \$929,251 (\$1 for land, \$864,250 waived municipal fees, \$65,000 in engineering review fees) a considerable testament to the worth the Town of Millington is placing on this project. The property will be leased to the Project for \$1.00 per year for seventy-five (75) years in compliance with LIHTC requirements.</p> <p>The primary market for Millington Senior Village is roughly the entire Kent County area. Its secondary Market includes all of Cecil County to the north and a portion of Queen Annes County to the south. From a property management perspective, the site is 14.4 miles from Home Partnership's Cecilton property (20 units senior rental apartments) and importantly within 23 miles of approximately 124 units managed by the Property Manager - Fairville Property Management. This will allow for greater efficiency in the maintenance and management of the Cecilton property as well as enable an established and approved LIHTC property manager assist in achieving the goals of the MSV resident services plan. The property is within a half mile of Dollar General, pharmacy, and other small retailers. Additionally, the site is within 1.5 miles of Maryland Route 301, a major north/south transportation route to nearby shopping, health services, recreational and employment on the Maryland Eastern Shore.</p>	