

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Southern Crossing		
2. Senate Sponsor	3. House Sponsor	
	Charles County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Charles County	\$983,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Southern Crossing property		
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 Debra M. Davis		debra.davis@house.state.md.us
Sandy O. Washington		301-609-9900
10. Description and Purpose of Organization (Limit length to visible area)		
<p>LifeStyles of Maryland Foundation, Inc. We are a non-profit organization that has served the homeless, working poor, elderly, and disabled populations in Southern Maryland for over 26 years. Our mission is to offer help, hope and transformation to those who are underserved in our communities. To better serve our community we have offices in all three Southern Maryland Counties, Calvert, Charles & St. Marys. Our services include street outreach to the unsheltered, temporary shelter, food, clothing, utility assistance, transportation, employment assistance, counseling, prescription assistance, etc., for those in need. To address the need for stable housing, LifeStyles, Inc. embarked upon creating a housing model to eliminate the barrier of unstable housing to allow persons to obtain a better quality of life. This initiative is Southern Crossing.</p>		

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

Southern Crossing. This complex sits on 6 acres and is located at 11150 Crain Highway, Newburg, Maryland, 20664. It was a former Motel that was vacant for over 10 years that we have transformed into one, two and three-bedroom apartments for families in need. The completed project will house seventy-seven individuals, over a two-year period one hundred and forty-four individuals and offer wraparound services. ated continuity of services and increase the success rate for those living here. During that time our case managers and partners assist them with the tools needed to progress. In many cases families may progress more rapidly. Like each of our programs, Southern Crossing is an opportunity to offer a hand up not a handout. This is to assist residents to better their quality of life.

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	
Design	
Construction	\$793,000
Equipment	\$190,000
Total	\$983,000

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

Private Funds Raised	
Federal Earmark (Cardin & Van Hollen)	
Bond Bill	\$983,000
Governor Supplemental Budget Request	
Total	\$983,000

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
Complete	Complete	9/1/2024	3/31/2025
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	
	17,000	17,144	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$200,000	Homeless Shelter renovations	
2022	\$550,000	Septic System & Infrastructure for Housing	
2023	\$62,500	Design of common area	
19. Legal Name and Address of Grantee		Project Address (If Different)	
20. Legislative District in Which Project is Located	28 - Charles 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:	Sue Greer	Has An Appraisal Been Done?	Yes/No
Phone:	(301) 934 - 7988		No
Address:		If Yes, List Appraisal Dates and Value	
200 Howard Street LaPlata, MD 20646			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
35	45	3800000.00	4900000.00
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
Underserved families who need housing	18 to 24	individual	
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

1953

28. Comments

The Need for Affordable Housing. Southern Crossing was developed to address the dire need for affordable housing in Southern Maryland. HUD defines cost burdened families as those who pay more than 30% of their income for housing and may have difficulty affording other necessities. Severe rent burden is defined as those who pay more than 50% of one's income on rent. According to the 2015-2019 American Community Survey, about 6,100 renter-occupied households in Charles County, paid at least 30% of their income on rent, and about 2,430 of these households paid 50% or more of their income on rent. This is but one county in the regional service area which includes Charles, Calvert, and St. Marys Counties. The impact of this project will be to house one hundred and forty-four individuals, decreasing homelessness as well as offering employment and training for 50 people annually positively affecting the economy.

The Need for Funding. It is important that this is not seen as an entitlement program, but one that encourages individuals to work towards achieving their goals. To do this, funding for this project thus far has been secured with funds that will allow the program's philosophy to remain unchanged. At this time LifeStyles, Inc. is in need of funding to finance the completion of this project. This will include the renovation and furnishings for 15 units (efficiencies, one-bedroom, and two-bedroom apts.); design and rehab of the main building (which includes training rooms, library and case management offices).