

State of Maryland

Bond Bill Fact Sheet

1. Senate Bill #	House Bill #	2. Name of Bill
SB335	HB950	Creation of a State Debt - Charles County - New Community Development Corporation
3. Senate Bill Sponsors		House Bill Sponsors
Senator Middleton		Charles County Delegation
4. Jurisdiction (County or Baltimore City)		5. Requested Amount
Charles County		\$500,000.00
6. Purpose of Bill		
<p>Authorizing the creation of a State debt, the proceeds to serve as a grant to the Board of Directors of New Community Corporation for the acquisition of a facility, including several structures, in Waldorf to provide employment, training, development, and other services and programs to the homeless.</p>		
7. Matching Fund Requirements		
<p>Prior to the payment of any funds, the grantee shall provide and expend a matching fund. No part of the fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.</p>		
8. Special Provisions		
<p>No portion of the proceeds of the loan or any of the matching funds may be used for the furtherance of sectarian religious, or in connection with the design, acquisition, or construction of any building used as a place of sectarian religious worship or instruction, or in connection with any program or department of divinity for any religious denomination.</p>		
9. Description and Purpose of Grantee Organization		
<p>New Community Development Corporation is a Federally recognized 501(c)3 Corporation. The governing body is a seven-member voluntary board of directors. Each director provides resources through their professional areas of expertise, which includes but not limited to technology, human services administration, business management, resource development and education. The mission of New Community Development Corporation is to provide affordable, accessible services and or goods to support and encourage the family structure by establishing programs and services that meet the needs of the community and result in an increased quality of life through community empowerment and economic growth. The Development Corporation has been a federally recognized 501(c)3 organization since September, 2001, however, the organization has informally served the residents of Charles County for more than ten years through individual and family support, educational opportunities, tutoring and mentoring programs.</p> <p>This proposed project is synonymous with the goals and mission of New Community Development Corporation as it relates to the empowerment of individuals and an increase quality of life for the community</p>		

10. Description and Purpose of Project

Over the past five years our community has experienced a growing number of persons without shelter. While the community of Charles County has one men's shelter and one shelter for women and children, there are no shelters or transitional housing facilities which allow for the shelter of families. For this reason The New Community Development Corporation has worked with local social agencies and county officials to develop a plan for a 20+acre property which contains the resources necessary to provide transitional housing services for families. The property known as "Changing Point" provides 91 beds, public men's and women's restrooms, lounges, group activity rooms, office space, linen storage, laundry rooms and dining facilities. This property has been vacant since 2001, however, a caretaker maintains the property daily. All furnishings convey with this property, decreasing the initial cost for startup. The Development Corporation is seeking to acquire this site and implement a transitional housing program for these families. Just recently a local motel which was home for over 65 families announced that it was sold and these families must leave the premises by April 14, 2005. These types of crisis increase the need to develop resources for our communities.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.

11. Estimated Capital Costs

Acquisition	6,400,000
Design	
Construction	
Equipment	
Total	\$6,400,000

12. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
Maryland Department of Housing and Community Development	150,000
Consortium of Banks	5,750,000
Bond	500,000
Total	\$6,400,000

13. Project Schedule

Begin Design	Complete Design	Begin Construction	Complete Construction
2/05	4/05	6/05	7/05

14. Total Private Funds and Pledges Raised as of January 2005	15. Current Number of People Served Annually at Project Site	16. Number of People to be Served Annually After the Project is Complete
150,000	n/a	2,582

17. Other State Capital Grants to Recipients in Past 15 Years

Legislative Session	Amount	Purpose	
None			
18. Legal Name and Address of Grantee		Project Address (If Different)	
New Community Development Corporation, Inc. 12435C Mattawoman Dr. Waldorf, Maryland 20601		11100 Billingsly Road Waldorf, MD 20602	
19. Contact Name and Title		Contact Phone	Email Address
Willie R. Hunt, Chairman		240-375-6876	lifestylesofmd@aol.com
Sandy O. Washington		301-609-9900	swashington@lifestylesofmd.com
20. Legislative District in Which Project is Located			28
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Reuben B. Collins	Has An Appraisal Been Done?	Yes/No
Phone:	301 609 9356		NA
Address:		If Yes, List Appraisal Dates and Value	
P.O. Box 1794 La Plata, 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
1	18	75,000.	1,246,278
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease 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 and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Church of God In Christ	TBD	\$96,000	4,010 sq. ft.
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	Main Building 8,020 sq. ft. Building one 13,175 sq. ft. building two 7,025 sq. ft. building three 7,025 sq. ft. total sqare footage 35,245	
Space to Be Renovated GSF	n/a	
New GSF	n/a	
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		1989
28. Comments:		