

State of Maryland

Bond Bill Fact Sheet

1. Senate Bill #	House Bill #	2. Name of Bill	
SB919	HB1390	Creation of a State Debt - Baltimore City - Manhattan Park Apartments	
3. Senate Bill Sponsors		House Bill Sponsors	
Senator Gladden		Delegate Rosenberg	
4. Jurisdiction (County or Baltimore City)		5. Requested Amount	
Baltimore City		\$1,000,000	
6. Purpose of Bill			
<p>Authorizing the creation of a State debt, the proceeds to be used as a grant to the Board of Directors of Comprehensive Housing Assistance, Inc. for the renovation and capital equipping of Manhattan Park Apartments, including realignment of the entrance to the property, the installation of air conditioning and new lighting in the common areas, installing a fire protection sprinkler system, enlarging the community room, and installation of new HVAC units, windows, new kitchen cabinetry, and light fixtures in individual apartments, located in Baltimore.</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			
None.			
9. Description and Purpose of Grantee Organization			
<p>Comprehensive Housing Assistance, Inc. is the housing and community development agency of The Associated: Jewish Community Federation of Baltimore, Inc. Its mission is to develop and support thriving, stable communities in neighborhoods with a substantial Jewish population. CHAI's goals are to attract and retain a diverse mix of residents by ensuring sufficient affordable housing and amenities, address issues of concern to the community including improving community schools and addressing crime and grime in the area, to provide support to seniors to age in place and have a high quality of life, and to seek additional diverse funds for its organization structure and systems. CHAI's activities include maintenance and development of affordable housing (both rental and homeownership), homeownership counseling services, Senior Friendly Neighborhood Program, and community organizing. CHAI is the sole member of the General Partner of the Baltimore Manhattan Park Corp. , a partner in the New Parkman Housing Corp., the owners of the project. This project directly achieves CHAI's goal of retaining affordable housing in the community.</p>			

10. Description and Purpose of Project

Manhattan Park Apartments is located at 5715 Park Heights Avenue in Baltimore City. It was originally built in 1975. It is a nine-story elevator building with 123 units: 35 efficiencies, 80 one-bedroom, and 8 two-bedroom units. The site is approximately 0.89 acres. The parking can accommodate 45 cars and is in the front and the rear of the building. The building has a small community room and three laundry rooms. This 30-year-old building was assessed recently to identify health and safety issues that affect its population, which is 80% elderly. A comprehensive renovation is being planned to enable residents to age in place and extend the viability of this project well into the future. The renovation plan includes providing air conditioning in the public hallways, replacing HVAC units, windows, kitchen cabinets, and baths with showers in the units, creating a larger community room, upgrading the common space and unit lighting, adding a sprinkler system, and redesigning the entrance to the site. Over 123 people will be served by this project. The lighting in the hallways and other public areas is extremely dim, causing a safety issue for the elderly, namely a tripping hazard. The building, which is a high-rise, does not have a sprinkler system. Many of the individual units have old HVAC units, appliances, cabinets, and old light fixtures which should be replaced as part of the renovation. The windows are failing and in some instances leaking, and need to be replaced. Currently, the vehicle exit to the building is behind the building down an alley to a side street. There is a one-way entrance, which many people also use to exit since it is in the front of the building towards Park Heights Avenue. This is also a safety issue. The project will include creating a new vehicle entrance on Park Heights, and retaining the old entrance as the exit.

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	0
Design	263,500
Construction	3,117,500
Equipment	684,000
Total	4,065,000

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

Source	Amount
Refinancing	1,934,000
State capital grant	1,000,000
Fundraising - Foundations, Balto. City, MAHT	1,131,000
Total	4,065,000

13. Project Schedule

Begin Design	Complete Design	Begin Construction	Complete Construction
3/2005	9/2005	12/2005	12/2006

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	
0		126		123-131	
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)		
Comprehensive Housing Assistance, Inc. 5721 Park Heights Avenue Baltimore, Md 21215			5715 Park Heights Avenue Baltimore, MD 21215		
19. Contact Name and Title			Contact Phone		Email Address
Kenneth Gelula, Exec Dir			410-466-1990		kgelula@chaibaltimore.org
Ellen Jarrett , Dir, of Housing Dev.			410-466-1990		ejarrett@chaibaltimore.org
20. Legislative District in Which Project is Located					41
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:	Carole Gould		Has An Appraisal Been Done?		Yes/No
Phone:	410-321-4647				
Address:			If Yes, List Appraisal Dates and Value		
Levin and Gann, PA 502 Washington Ave., 8th Fl Towson, MD. 21204					
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		5		\$659,960	\$659,960 - The renovations should have no impact on the number of employees or the operating budget.
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?					No
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

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	70,000+-
Space to Be Renovated GSF	70,000+-
New GSF	500+-

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion 1975

28. Comments:

STATEWIDE IMPACT: Manhattan Park is one of the locations of an innovative federally-funded program with statewide impact that is being overseen by Comprehensive Housing Assistance Inc. Called a "Naturally Occurring Retirement Community," or NORC, this project brings a wide range of services from an array of private charitable agencies, to the residents of the building in order to help them age in place. Services include social work, personal care and home supports, transportation, home-delivered or congregate meals, health monitoring and prevention, socialization and volunteer programs and more. The federal grant includes funding for a comprehensive evaluation, which is being conducted by the University of Maryland Baltimore County. The results will be used to replicate this model statewide, and help address the growing challenge of providing supportive housing for seniors in the least restrictive, most cost-effective setting.