

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
1029	SB24	3246	HB1285	Restoration Gardens
3. Senate Bill Sponsors				House Bill Sponsors
Pugh				Robinson
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$250,000
6. Purpose of Bill				
Grant to the Board of Directors of Empire Homes of Maryland, Inc. for the construction of a youth supportive housing facility.				
7. Matching Fund Requirements				
Grantee shall provide and expend a matching fund. No part of the grantee's matching fund may be provided, either directly or indirectly, from funds of the State, whether appropriated or unappropriated. No part of the fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.				
8. Special Provisions				
Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.				
9. Contact Name and Title			Contact Phone	Email Address
Alice Cole			410-396-6722	acole@oedworks.com

10. Description and Purpose of Grantee Organization (3000 characters maximum)

Empire Homes of Maryland, Inc. (EHM) is a non-profit Community Housing Development Organization (CHDO) whose mission is to develop, manage and maintain affordable residential properties for low income and/or people with disabilities. EHM is a wholly owned subsidiary of AIRS (AIDS Interfaith Residential Services, Inc.) that has been in operation since September 2005.

Since 2001, AIRS /EHM has developed, managed or leased housing throughout Baltimore City and County, using a wide range of public and private financing sources. EHM has developed 41 units of rental housing with an additional 58 units in production. 36 of the 41 units developed were created through the HUD Section 811 Program. We serve very low incomes of 0-30% of area media income. Our creative use of resources has ensured that no individual pays more than 30% of their income for housing.

HIV/AIDS is a national epidemic. However, Baltimore City has been disproportionately affected due to our burgeoning numbers affected by sexually transmitted diseases and intravenous drug use. As of March 2005, Maryland has a reported 21,000 infected individuals of which an astounding 52% are residents of Baltimore City. Additionally, it is estimated that some 3000 Baltimoreans are homeless on any given evening during the year. Of that 3000 individuals approximately 60% or 1800 individuals are HIV +. The Baltimore Eligible Metropolitan Service Area has only 851 HIV/AIDS dedicated housing units of which AIRS operates 20% or 167 units. With the disease on the rise, Baltimore City currently lacks nearly 950 needed housing units. While we are at 100% capacity as an agency, we now have 20 individuals and 50 families (135 men, women and children) who are eligible and waiting for desperately needed housing and supportive services.

AIRS/Empire Homes recognize that youth and young adults are among the fastest growing segment of the population for HIV/AIDS Infection. In an effort to address this growing population AIRS/Empire Homes created a continuum of supportive housing for infected, at-risk of infection, and homeless youth and young adults. We currently operate a young adults scattered site independent living program and are developing a transitional housing facility for youth in collaboration with the Douglas Memorial Community Church. Restoration Gardens will be a supervised independent living program that is intended to bridge the two existing programs as a "step up" from transitional housing. The Restoration Gardens project is ideally located in the Southern Park Heights Community where the population of homeless youth and the rate of HIV infection are among the highest in the city.

11. Description and Purpose of Project (3000 characters maximum)

Restoration Gardens will provide 40 units of permanent supportive housing for homeless youth ages 18-24 at the Springhill School site in Northwest Baltimore City.

The problem of homeless youth in Baltimore City became a prominent public issue in the fall of 2005 as a result of the Sun’s series of articles about two teens who were homeless during their senior year at Lake Clifton High. Homeless adolescents include runaways (left home voluntarily), throwaways (left home involuntarily), street youth (youth on streets), couch-surfing youth (staying temporarily with friends, extended kin networks, or lovers), and systems youth (youth involved in juvenile justice or foster care systems) who have run away from their placements. This is a deeply complex problem that requires innovative solutions in order help these young people gain the skills and resources they need to be springboard into independent living, learning and work.

It is estimated that there are 1000 youth experiencing homelessness in Baltimore City at any given time. While Baltimore has many valuable resources for the homeless, there are significant gaps, especially for older youth. None of the homeless services in the city are designed specifically for youth ages 16-24; most of the transitional housing facilities do not have the capacity to provide significant supplementary service

Restoration Gardens will be one program in a continuum of services and housing to be developed in Baltimore. It is an outgrowth of the work of the Baltimore Workforce Investment Board Youth Council’s Homeless Youth Initiative, a coalition of more than 15 organizations and governmental agencies addressing the issues of homeless young people in Baltimore that has been active since 2002.

Restoration Gardens will involve the rehabilitation of an original 1930s school building on the site along with the demolition of a later addition to the school and construction of a new addition. The building will house 40 individual apartments with common space on each floor; community, meeting, and recreation rooms, a technology rich environment; and a bright, youthful design with a home-like feel. The rooms will have kitchens and private baths. There will be supportive services to work helping each individual create a goal and action plan to achieve self-sufficiency.

Restoration Gardens will be developed by EHM, a subsidiary of AIRS, and Homes for America, in close consultation with the Delta Sigma Theta Sorority Baltimore Alumnae Chapter and its Foundation. The building’s location is adjacent to the Delta’s community center and meeting facility.

The project cost will be approximately \$5.1 million including roughly \$3.5 million in construction cost and related soft costs. A significant portion of that cost will be funded by equity from the sale of Federal Low Income Housing Tax Credits. These funds will not cover the entire cost of the project, however, so EHM is seeking funds to fill the gap.

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.

12. Estimated Capital Costs

Acquisition	\$168,000
Design	\$150,000
Construction	\$3,555,000

Equipment			
Total		\$3,873,000	
13. Proposed Funding Sources – (List all funding sources and amounts.)			
Source		Amount	
Bond Bill		\$250,000	
Tax Credit Equity		\$3,123,000	
Baltimore Homeless Services - HOPWA		\$500,000	
Total		\$3,873,000	
14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
August 2007	June 2008	August 2008	August 2009
15. Total Private Funds and Pledges Raised as of January 2007		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
None		Site is currently vacant	40
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
	NONE		
19. Legal Name and Address of Grantee		Project Address (If Different)	
Empire Homes of Maryland, Inc. (EHM) 1800 N. Charles Street, Suite 700, Baltimore, MD 21201		3701 Cottage Avenue, Baltimore, MD 21215	
20. Legislative District in Which Project is Located			40
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:	Gordon Feinblatt	Has An Appraisal Been Done?	Yes/No
Phone:	410-576-4108		No
Address:		If Yes, List Appraisal Dates and Value	
223 E. Redwood Street Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
NA	3	NA	\$220,000
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee <u>own</u> or <u>lease</u> (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?			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	20,173		
Space to Be Renovated GSF	20,173		
New GSF	13,462		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1937
28. Comments: (3000 characters maximum)			