

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2972	SB748	2971		Clay Street Revitalization
3. Senate Bill Sponsors				House Bill Sponsors
Astle				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Arundel				\$500,000
6. Purpose of Bill				
Grant to the Board of Commissioners of The Housing Authority of the City of Annapolis, Inc. for the construction, reconstruction, repair, and renovation of a residential community for low and moderate income individuals.				
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 funds expended prior to the effective date of this Act. The fund may consist of real property or in kind contributions.				
8. Special Provisions				
None				
9. Contact Name and Title			Contact Phone	Email Address
Trudy McFall			410-269-1222	trudy@homesforamerica.org
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>The Housing Authority of the City of Annapolis (HACA) owns and operates 1104 housing units and six community centers on 10 separate properties in Annapolis. The public housing owned by HACA serves very low income people for whom few other housing options exist. Some of the housing is aging and needs repair or replacement.</p> <p>HACA's programs are funded by the federal government and much of its operations are regulated by the federal Department of Housing and Urban Development. Federal budget cuts have been severe for public housing authorities such as HACA.</p> <p>HACA is financially stable and is a solid, well run entity. HACA is governed by a Board of Commissioners who are appointed by the Mayor. The Commissioners have excellent backgrounds to provide guidance to HACA's operations and they provide careful oversight of HACA's operations.</p>				

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

HACA has competed a year long process of bringing together all interested parties to plan the future of the Clay Street Area and in particular the future of the two aging public housing communities, Obery Court and College Creek Terrace. A source of controversy for a decade, in 2007 a consensus plan was developed and adopted by the housing authority. The plan calls for demolition and redevelopment of Obery Court and the community center, and the substantial rehabilitation of College Creek Terrace, the oldest remaining public housing community in the nation. An additional 50 units of homeownership are also planned for the site.

Capital funds for the housing will be available at the State through DHCD. However, due to the complexity of the project the initial predevelopments costs are expected to total at least \$518,000. This funding is needed to complete the detailed plan and perform all of the work necessary to intake application to the State.

These costs are as follows:

Architectural and Engineering (mechanical, electrical and plumbing)	\$350,000
Civil Engineer	\$85,000
Environmental Studies (Phase I & II)	\$15,000
Legal Costs	\$50,000
Market Study (Phase I – Obery Court Only)	\$6,500
Appraisal (Phase I – Obery Court Only)	\$6,500
Application Fees	\$5,000
Total	\$518,000

Design work can proceed as soon as the pre-development funding is secured. The State has no other sources of pre-development funding of this magnitude. For this reason a bond bill is sought.

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	
Design	\$518,000
Construction	\$23,482,000
Equipment	\$3,000,000
Total	\$27,000,000

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

Source	Amount
Bond Bill	\$500,000
Maryland Affordable Housing Trust	\$100,000
Low Income Housing Tax Credits	\$18,357,000
DHCD Rental Housing Production Program	\$3,000,000
HUD Replacement Funds	\$5,043,000

Total			\$27,000,000	
14. Project Schedule				
Begin Design	Complete Design	Begin Construction	Complete Construction	
July, 2007	December, 2007	July, 2008	December, 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	164 Households	215 Households		
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)		
Housing Authority of the City of Annapolis		1217 Madison Ave. Annapolis, MD 21403		
20. Legislative District in Which Project is Located			30	
21. Legal Status of Grantee (Please Check one)				
Local Govt.	For Profit	Non Profit	Federal	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
22. Grantee Legal Representative		23. If Match Includes Real Property:		
Name:	Alan Hyatt	Has An Appraisal Been Done?	Yes/No	
Phone:	410-266-0626		No	
Address:		If Yes, List Appraisal Dates and Value		
200 Westgate Circle Annapolis, MD 21401				
24. Impact of Project on Staffing and Operating Cost at Project Site				
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget	
About 12	Same	Part of Overall HACA Budget	Unknown	
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	118, 425		
Space to Be Renovated GSF	College Creek Terrace - 67, 587		
New GSF	Unknown		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		College Creek Terrace - 1940 Obery Court - 1952	
28. Comments: (3000 characters maximum)			