

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2165	sb0273	lr2391	hb0788	Homecrest House
3. Senate Bill Sponsors				House Bill Sponsors
Manno				Kramer
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$225,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$225,000, the proceeds to be used as a grant to the Board of Directors of National Capital B'nai B'rith Assisted Housing Corporation for the design, repair, renovation, and capital equipping of the Homecrest House.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Joe Podson		301-598-4000 (ext 60)	JPodson@HomecrestHouse.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Edwards Building opened its doors in 1990 and is a mission based, non-denominational community. It has 42 (1 bedroom) apartments for very low and extremely low-income seniors who can no longer adequately maintain themselves in their present independent living environment. These seniors require assistance with their ADLs. The average age of our residents is 84.4 with an average income of \$16,074.</p> <p>Rents are subsidized by Housing Opportunities Commission; meals are subsidized by the County Senior Nutrition Program; services such as 3 meals, weekly housekeeping & laundry, bathing assistance, etc. by our on-site CNA staff are subsidized by the Maryland Department of Aging; activities (staff, van transportation, a full activity calendar, entertainment, exercise programs & social events and education) are funded by the owners.</p> <p>Our mission is to provide seniors of limited income with supportive housing with services.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

This affordable housing and service model is at risk of failure and is not sustainable without additional funding. Currently the physical plant needs greatly exceeds the cash reserves of this 21 year old property.

This grant will subsidize the replacement of 3 chillers, main kitchen equipment along with grease trap replacement for WSSC compliance, provide updated light fixtures, improved insulation, water saving toilets, new apartment refrigerators. These items have been identified in need of replacement by a contracted energy audit.

In addition we need to replace dated the dining room chairs, public area flooring and carpeting, apartment kitchen cabinets, and replace damaged exterior doors and stair well heaters. If there are sufficient funds we would convert a room into a fitness room for the seniors.

The property is clearly dated with 21 year old equipment. We are ready to proceed with all projects. These projects will create jobs.

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	0
Design	0
Construction	\$45,600
Equipment	\$212,500
Total	\$258,100

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

Source	Amount
Multifamily Energy Efficiency & Housing Affordability (MMEHA) Grant by DHCD	\$93,000
Reserves for Replacements	\$75,000
Operating Cash Flow and/or Owners' Funding	\$90,100
Total	\$258,100

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
na	na	February, 2011	December, 2011
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
unknown at this time		43 residents + due to turnover	43 residents + due to turnover
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)	
National Capital B'nai B'rith Assisted Housing, Corporation		14514 Homecrest Rd Silver Spring, MD 20906	
20. Legislative District in Which Project is Located	17 - Central Montgomery County		
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:	none	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
25 + private duty aides	25 + private duty aides	\$1,305,335	\$1,305,335
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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?			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	38,781		
Space to Be Renovated GSF	3,000		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		21 year old property - work to begin in 2011	

28. Comments: (Limit Length to Visible area)