

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr3019	sb0930	lr1212	hb0445	Dayspring Square
3. Senate Bill Sponsors				House Bill Sponsors
McFadden				Harrison
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$100,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$100,000, the proceeds to be used as a grant to the Board of Directors of Dayspring Programs, Inc. for the construction and renovation of the Dayspring Square facility.</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	
Pamela Talabis		4105633459	day1sp@aol.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Dayspring Programs, Inc. was incorporated as a 501(c)(3) organization in 1997 to provide a continuum of housing and support services to strengthen sustained self-sufficiency of homeless families who must surmount the barrier of substance abuse. Through housing, substance abuse treatment, case management, and Head Start programs, Dayspring assists parents to nurture and create a stable and supportive environment for their children. Goals of the Dayspring model are to treat the entire family, recognizing that children are affected and need concentrated support and services, and to sustain a continuum of services long enough for the family to regain and maintain stability. Every year, three to ten families move from Dayspring into permanent housing-able to pay their own rent, home ownership, or other subsidized housing. This project is an opportunity to enhance the stability and long-term well being of Dayspring through 1) providing a permanent home that will save substantial rental cost, 2) expansion of treatment services, 3) increased housing for families, 4) consolidation of 4 Head Start classrooms.</p>				

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

Dayspring Square will be located at 1125 N. Patterson Park Avenue, current site of a historic schoolhouse. The property adjoins the Collington Square neighborhood near Madison East. Redevelopment of this site will help revitalize and stabilize the surrounding community. The project will make it possible for Dayspring to expand and improve the level of services to families who are homeless and in recovery from substance abuse. The project will renovate the historic schoolhouse (3 story plus basement, 20,000sf) to house 8 units of housing, Dayspring offices, 4 state-of-the-art Head Start classrooms, and meeting rooms. A newly constructed 24, 000sf building will provide 14 housing apartments, some offices and meeting rooms. The project will provide new employment opportunities in construction, maintenance, and operation of the buildings. Twenty- two families will be housed and 68 Head Start families will be served. Thirty-seven staff will be located at the facility.

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	\$25,000
Design	\$500,000
Construction	\$9,525,000
Equipment	
Total	\$10,050,000

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

Source	Amount
Mortgage	\$2,900,000
Tax Credits	\$4,000,000
Private Foundation Grants	\$1,350,000
State Bond Bill Funds	\$300,000
Other City/State Funds	\$1,500,000
Total	\$10,050,000

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
October, 2008	May, 2010	April, 2011	June, 2012
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
\$5,350,000		0	90 families-134 individuals
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2010	\$200,000	Renovation and construction of Dayspring Square	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Dayspring Programs, Inc. 1200 N. Collington Avenue Baltimore, Maryland 21213		1125 N. Patterson Park Avenue Baltimore, Maryland 21213	
20. Legislative District in Which Project is Located	45 - Northeastern Baltimore City		
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:	David Raderman	Has An Appraisal Been Done?	Yes/No
Phone:	410-727-7702		Yes
Address:	If Yes, List Appraisal Dates and Value		
Gallagher Evelius & Jones, LLP 218 N. Charles Street Baltimore, Maryland 21201	November 2009	\$325,000	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
32	37	\$4,500,000	\$5,100,000
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?			see coments
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	20,000sf		
Space to Be Renovated GSF	44,000sf		
New GSF	44,000sf		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			2011-2012

28. Comments: (Limit Length to Visible area)

In response to section 25 c: 22 apartments will be leased to Dayspring families. The units will be funded by Project Based Section 8 and clients will be responsible for rent as determined by their income. Lease terms will be one year.