

State of Maryland

2012 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project	
lr3289	sb1039	lr3349	hb1393	Homecrest House - Edwards Building	
3. Senate Bill Sponsors				House Bill Sponsors	
Manno				Kramer	
4. Jurisdiction (County or Baltimore City)				5. Requested Amount	
Montgomery County				\$40,000	
6. Purpose of Bill					
<p>Authorizing the creation of a State Debt not to exceed \$40,000, 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 planning, design, construction, renovation, and capital equipping of the Edwards Building.</p>					
7. Matching Fund					
Requirements:		Type:			
Equal		The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.			
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. it 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 \$16,074.00.</p> <p>Rents are subsidized by the 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 not funding all the needed projects. Currently the physical plant needs greatly exceeds the cash reserves of this twenty-two year old property.

This grant will subsidized the replacement of water saving toilets, replace exterior damaged doors, replacement of cracked floor tiling in the apartments and social hall, replace wood shower chair seats, expand office (closet) to a functioning office and possibly add stairwell light motion sensors. It will also support past funds allocated to replacement of two Roof Top A/C Units, social hall insulation and kitchen fire code compliance and repairs.

If there are sufficient funding, we would convert an unused closet area to a fitness room for seniors.

The property is clearly dated with 22 year old equipment. we are ready to proceed with all projects.

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	
Design	
Construction	
Equipment	\$86,734
Total	\$86,734

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

Source	Amount
cash capital reserves	\$20,000
Cash expensed for attic exhaust fans	\$2,616
Multifamily Energy Efficiency & Housing Affordable (MEEHA) (Federal funds) funds received for projects	\$33,122
Cash expensed for kitchen upgrades	\$15,300
Cash expensed for security alarm system	\$1,510
Cash expensed for kitchen fire safety system	\$14,186
Total	\$86,734

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
		July 2011	December 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
unknown at this time		43 residents plus due to turnover	43 plus 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			
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	\$1,305,355	\$1,305,355
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	38,781		
Space to Be Renovated GSF	10,000+varies		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		22 year old property - work began in 2011	

28. Comments: (Limit Length to Visible area)