

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1148	sb0134	lr1147	hb0093	Diversified Housing Development
3. Senate Bill Sponsors				House Bill Sponsors
Kelley				Jones
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore County			\$120,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$120,000, the proceeds to be used as a grant to the Board of Directors of Diversified Housing Development, Inc. for the acquisition, construction, repair, and renovation of the Diversified Housing Development 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	
Shavaugn Jackson		410-496-1214	sjackson@diversifiedhousing.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Diversified Housing Development, Inc. is a HUD approved 501c3 Nonprofit Housing Organization that provides housing services to low to moderate income families in Baltimore County. DHD offers Homebuyer Education and Counseling, Down payment and Closing Cost Assistance, Default and Delinquency Counseling, and Home Weatherization Services. All of these services are provided to the public at no cost. DHD Staff members see over 600 people a year in our homebuyer workshops and our counselors provide pre-purchase and fore-closure one on one counseling to over 350 families every year. Over the last year we have weatherized the homes of over 80 low income families in Baltimore County.</p>				

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

The purpose of this project is to allow Diversified Housing Development to purchase a 5000 square ft property that would allow them to house all of the services that they currently offer as well as add new programs and services to the organization. The acquisition of a property with this much space would allow DHD to internally house all of the workshops we offer such as prepurchase, foreclosure, home buyers club, and energy savings tips as well as offer many other much needed workshops to the public. Space for workshops is currently being rented from the public libraries and other community centers. We often find it difficult to get many of the dates and times we need for our workshops. The space would also allow our counselors to have the confidential meeting space with customers that is needed for their one on one counseling sessions. With the acquisition of this property DHD is likely to be able to increase its staff from the current 5 full time staff people to 8 full time staff members. DHD will also be able to install much needed computer stations that would be available to our customers who do not have access to the internet and cannot pull information needed for their one on one counseling appointments or information being requested by their lenders or loan servicer.

*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**

<b>Acquisition</b>	\$567,500
<b>Design</b>	
<b>Construction</b>	\$45,000
<b>Equipment</b>	
<b>Total</b>	\$612,500

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

Source	Amount
Maryland Bond Bill	\$120,000
Diversified Housing	\$130,000
Foundation Grant	\$114,000
Settlement Grant	\$25,000
Bank Loan	\$203,500
Private Funds	\$20,000
<b>Total</b>	\$612,500

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
N/A	N/A	N/A	N/A
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
20,000		300	700+
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Diversified Housing Development, Inc.8025 Liberty RoadWindsor Mill, MD 21244			
20. Legislative District in Which Project is Located	10 - Western Baltimore 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:	
<b>Name:</b>	Shavaugn Jackson	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-496-1214		
<b>Address:</b>		If Yes, List Appraisal Dates and Value	
8025 Liberty RoadWindsor Mill, MD 21244			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
5	8	365,000	485,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	5000+		
<b>Space to Be Renovated GSF</b>			
<b>New GSF</b>	5000+		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			2004~

**28. Comments: (Limit Length to Visible area)**

This is a much needed project currently Diversified Housing is the only Baltimore County Housing Agency Servicing the Western Portion of Baltimore County. We currently have zip codes in our area with the highest foreclosure rates in the county and counselors who work with those families on a daily basis. This project would not only give us the space to assist more families but would also allow DHD to develop programs and add staff in much needed areas such as fair housing, basic social service benefits and job training to begin to help assist with some of the other issues that are facing our community.