

# State of Maryland

## 2014 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr0782	sb0907	lr0781	hb0107	206 West Social Enterprise Project
3. Senate Bill Sponsors				House Bill Sponsors
Astle				Busch
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of The Light House, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the former Light House shelter.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Pam Siemer		4435694207	psiemer@annapolislighthouse.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Since 1989, The Light House has provided emergency shelter, transitional housing, homelessness prevention, and related support services to people who are homeless and at risk of homelessness. We are steadfast in our mission of rebuilding lives with compassion by providing shelter and services to prevent homelessness and empower people as they transition toward self-sufficiency. Our overarching goal is to meet the immediate, basic needs of homeless individuals and families, assess the root causes of the individual's homelessness and empower them with educational, financial, and employment skills so that they may secure a source of income and permanent housing. Our vision is to be a national model for how a community cares for its homeless and people at risk of becoming homeless. We aim to break the cycle of homelessness by providing a place of belonging, life changing programs, and a broad continuum of services.</p>				

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

The Light House's former shelter building located at 206 West Street in downtown Annapolis will be rehabilitated to create four permanent supportive housing units for homeless people on the second floor while the first floor will house a small social enterprise restaurant that will provide additional training and transitional employment for graduates of The Light House's workforce development program called Building Employment Success Training (B.E.S.T.). The building is owned by The Light House and has been used for providing Winter Relief emergency beds and facilities maintenance classes since 2010.

The renovated space will include a 2,000 square foot second story that houses two studio apartments and two one-bedroom apartments. Residents will be charged a nominal rent based on their income at entry. The first floor social enterprise restaurant will include 50 seats, counter service and take out options and employ 39 graduates of B.E.S.T. Participants will be paid living wage in order to help them achieve long-term economic sustainability. The social enterprise will contribute to the common good while also providing "marketplace income" to The Light House that will be reinvested into our core programs and mission work.

*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>	0
<b>Design</b>	\$165,000
<b>Construction</b>	\$955,000
<b>Equipment</b>	\$267,700
<b>Total</b>	<b>\$1,387,700</b>

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

Source	Amount
Bond Bill	\$250,000
Anne Arundel County	\$100,000
City of Annapolis	\$50,000
Light House Capital Reserve	\$25,000
Individual Donors	\$75,000
Private Foundation and Corporation Grants	\$708,041
In Kind Donations	\$129,659
<b>Total</b>	<b>\$1,337,700</b>

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
11/1/2013	3/15/2014	4/1/2014	3/31/2015
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
100000.00		10	43
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2007	350000.00	Construction of new Center at 10 Hudson St.	
2008	222000.00	Construction of new Center at 10 Hudson St.	
2009	50000.00	Construction of new Center at 10 Hudson St.	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Light House Inc. 10 Hudson St. Annapolis, MD 21401		206 West St. Annapolis, MD 21401	
20. Legislative District in Which Project is Located	30 - Eastern Anne Arundel County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Rob Floyd	Has An Appraisal Been Done?	Yes/No
Phone:	571-522-6100		Yes
Address:	If Yes, List Appraisal Dates and Value		
Constangy, Brooks & Smith LLP 12500 Fair Lakes Circle S. 300 Fairfax, VA 22033	2007	1760000.00	

<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>
0	39	0.00	980079.00
<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>	5000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1899

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

The Light House is excited to bring the social enterprise model to Annapolis and we are committed to remaining at the forefront of nonprofit innovation, all under the umbrella of our mission of breaking the cycle of poverty and homelessness. The National Social Enterprise Alliance defines social enterprises as businesses whose primary purpose is the common good, addressing intractable social needs through products and services or through the number of disadvantaged people employed. Using the power of the marketplace as a revenue driver, a social enterprise fuses together direct public benefit with a commercial activity. The Light House Social Enterprise model directly impacts the issues of homelessness: sustainable employment and sustainable housing. Our social enterprise venture will contribute to the common good by providing job skills and transitional employment for people who are homeless or at risk of homelessness while creating marketplace income that will eventually produce additional stable sources of income to support The Light Houses general operations, important new revenue streams for an organization that receives 91% of funding from private sources.

Environmentally sustainable practices will be used in the renovation and operations of the 206 West project. The Light House will become certified through the Annapolis Environmental Stewardship Certification Program by earning qualifying points from a comprehensive checklist of environmental best practices and passing a verification inspection. Under the program, businesses and organizations earn points from categories including: energy efficiency improvements, water conservation, environmental education efforts, and serving local food.