

## State Of Maryland 2016 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2738	sb0827	lr2601	hb1308	Restoration Gardens 2
3. Senate Bill Sponsors				House Bill Sponsors
Conway				M. Washington
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$300,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Restoration Gardens apartment building for at-risk youth				
7. Matching Fund				
Requirements:  Equal			Type: 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 Ph#	Email Address
Lisa Stachura			410-576-5070 (x37)	lisa@ehmaryland.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Empire Homes of Maryland, Inc. (EHM) is a non-profit community housing development organization. EHM's mission is to develop, manage, and maintain affordable supportive housing for special populations such as the homeless, people living HIV+, the disabled, and/or low-income residents. EHM's affiliate, AIRS, provides EHM's residents with supportive services such as case management, life skills, and workforce development. EHM has developed 165 units of the total 235 units in its portfolio, and manages substantial rent subsidy contracts with the City's Office of Homeless Services and HUD for Shelter Plus Care, SHP, and HOPWA. Nearly all of EHM's residents are "very low income," meaning they earn 30% or less of the city's Area Median Income.</p>				

**11. Description and Purpose of Project** (Limit length to visible area)

Restoration Gardens 2 will be a 4 story, 42 unit (all studios) building for the permanent housing of youth who are homeless or at risk for homelessness. All residents will have access to supportive services. The building will include common and amenity spaces on the ground floor, a driveway connecting 42nd and 43rd Streets, on-site parking, a terrace area, retaining walls, and new landscaping. Youth REACH MD was created in Senate Bill 764/House Bill 823 to be the State's first unaccompanied homeless youth count. It identified 834 unstably housed youth across all jurisdictions surveyed, and 540 in Baltimore City alone. Today the only permanent supportive housing that serves this population is Empire Home's Restoration Gardens 1. RG2 will expand upon the work of RG1. In addition to 7 permanent jobs on site, RG2 will create approximately 50 temp jobs related to construction and development.

*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>	\$273,000
<b>Design</b>	\$2,519,255
<b>Construction</b>	\$5,346,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$8,138,255</b>

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

State Bond Funds	\$300,000
Low Income Housing Tax Credit	\$6,200,000
Rental Housing Funds	\$188,000
Strategic Demolition Fund	\$250,000
Baltimore City Loan	\$750,000
Foundation Grants (Weinberg, etc.)	\$50,000
Federal Home Loan Bank of Atlanta (soft loan)	\$400,255
<b>Total</b>	<b>\$8,138,255</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
8/1/2015	12/1/2016	1/1/2017	9/1/2017
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
0.00	N/A	50 Residents	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2007	\$150,000	Construction of Restoration Gardens 1	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Empire Homes of Maryland, Inc. 1800 N. Charles Street, Suite 700 Baltimore, Maryland 21201		4201 York Road Baltimore, Maryland 21212	
<b>20. Legislative District in Which Project is Located</b>	43 - Baltimore City		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Lisa Stachura	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	(410) 576-5070 Ext. 37		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1800 N. Charles Street, Suite 700 Baltimore, Maryland 21201		06/17/2015	245600.00

<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	7		333196.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 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>
N/A			
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	4962		
<b>Space to be Renovated GSF</b>	N/A		
<b>New GSF</b>	13,510		

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

N/A

**28. Comments**