

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2011		lr2731	hb0590	Douglas Memorial Community Church Village Apartments
3. Senate Bill Sponsors			House Bill Sponsors	
Robinson			Mosby	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$150,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of apartments units for the Douglas Memorial Community Church Village, including repairs to the building's roof				
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	
Dr. Sheridan T. Yeary		41-523-1700	pastoryeary@douglaschurch.net	
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Douglas Memorial Community Church Village, Inc.(Douglas Village) is committed to creating an environment that transforms lives through promoting economic and community development, and by providing safe and affordable housing that enhances the quality of life in a diverse community. Douglas Village was founded in 1968 under the leadership of the late Rev. Dr. Marion C. Bascom, Sr. The Douglas Village apartments currently provide 49 units of below-market rate rental housing in the Historic Marble Hill neighborhood of the Upton/Druid Heights Community. Douglas Village continues to serve the community development/rental housing needs of the community, and is currently served by its current CEO, Rev. Dr. S. Todd Yeary.</p>				

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

Douglas Village, Inc. will redevelop the Douglas Village Apartments and 1413 McCulloh Street as high-performing, green buildings w/lower operating costs and high-standard sustainable design as a single project to increase the number of units from 49 to 52. Development of McCulloh St. site includes demo of existing condemned structure w/pre-development loan funds from Enterprise Comm. Partners (underway). A new 3-story, 3-unit row house will be built as rental housing for persons at NMT 60% of AMI. Units will be two-bedroom, 1.5 baths w/modern kitchens, living room/dining room areas and in-unit laundry. Douglas Village Apts. Project includes rehab of 49-units, incl. comprehensive renovations of all units with new white TPO roofs/HVAC equipment, modern kitchens/bathrooms, new wood laminate flooring to replace carpet in living rooms, interior lighting LED upgrades, new double-pane, glazed windows, and water fixtures for water use efficiency.

*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>	\$346,000
<b>Design</b>	\$757,595
<b>Construction</b>	\$6,182,315
<b>Equipment</b>	\$155,000
<b>Total</b>	\$7,440,910

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

Equity (4% - LIHTC)	\$2,410,982
Equity - Historic Tax Credit	\$600,000
FHL Bank AHP - Grant	\$400,000
Tax Exempt Bonds (1st) - 4.5%; 40yr am	\$3,100,000
DHCD: Rental Hsg Works	\$675,000
Deferred Fee 20%	\$104,928
State of MD - Grant	\$150,000
<b>Total</b>	\$7,440,910

<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>
Complete	5/1/2018	9/30/2018	9/30/2019
<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>
930000.00		Up to 49 Families	Up to 52 Families
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Douglas Memorial Community Church Village, Inc.		1301-1323 Madison Ave. Baltimore, MD 21217	
<b>20. Legislative District in Which Project is Located</b>		40 - 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>	Sheridan T. Yeary	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-523-1700		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1325 Madison Ave. Baltimore, MD 21217		10/02/2014	3100000.00

<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>
2	6	440000.00	525000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>			Yes
<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>
Up to 52 lessees via rental application through	12 mo.	\$271,950/	77,000
<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>	69,458		
<b>Space to be Renovated GSF</b>	73,000		
<b>New GSF</b>	73,000		

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

1890 (Est.)

**28. Comments**