

State Of Maryland 2019 Bond Initiative Fact Sheet

1. Name Of Project		
Habitat for Humanity Susquehanna		
2. Senate Sponsor	3. House Sponsor	
Cassilly		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Harford County	\$175,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Habitat for Humanity Susquehanna homes in the Revolutionary Home Ownership Program		
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
Karen Blandford	410-638-4434, x2	kblandford@habitatsusq.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Habitat for Humanity Susquehanna, a financially independent affiliate of Habitat for Humanity International, was established in 1993 as the cornerstone organization in Harford County serving hard working, low-income families who hope to repair or help build and purchase their own homes. Seven years ago, it became regional with the addition of Cecil County. Over 25 years serving the community, it has promoted the vision that everyone should have a decent place to live. The Home Ownership program has built over 100 homes, and the Repair program has repaired over 500 homes. As a licensed Home Builder, a licensed Home Improvement Contractor, and a licensed Mortgage Lender, Habitat for Humanity Susquehanna revitalizes communities and helps break the cycle of inter-generational poverty.</p>		

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

The bond bill will support the Revolutionary Home Ownership program, with the construction of seven homes in Havre de Grace that will be sold to qualified low-income families. Homebuyers satisfy their sweat equity requirements by building each others houses. They are invested in their new homes, and the community. The home is sold at a price that allows the family to pay no more than 30% of their income, possible because of volunteer labor, grants, and financing held by Habitat. For 30 years, Habitat's mortgage allows the family to have considerable savings each month over market rent, aiding the family to develop economic stability by freeing up funds for transportation, schooling, and retirement. Ultimately, they gain wealth through equity. This project allows for affordable homeownership, new investment in the neighborhood, sensitive infill construction, and serves as a gateway to the historic district.

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	\$223,000
Design	\$60,000
Construction	\$831,000
Equipment	
Total	\$1,114,000

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

Family Downpayments	\$14,000
St. Margaret's Church	\$10,000
BGE	\$7,000
Bank of America & HFHI Match	\$35,000
MD DHCD Community Legacy	\$70,000
Dresher Foundation	\$100,000
Harford Co. HOME	\$375,000
Maryland Affordable Housing Trust	\$75,000
Rosedale Savings and Loan & Wells Fargo	\$25,000
Weinberg Foundation (not yet committed)	\$228,000
Bond Bill	\$175,000
Total	\$1,114,000

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
Complete	Complete	Complete	June 2020
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	
711000.00	Not Applicable	Not Applicable	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Habitat for Humanity Susquehanna, Inc. 205 S. Hays St. Bel Air, MD 21014		Revolution St, Stokes Ave., and Freedom Lane Havre de Grace, MD	
20. Legislative District in Which Project is Located	34A - Harford County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Brad Stover	Has An Appraisal Been Done?	Yes/No
Phone:	410-420-7992		
Address:		If Yes, List Appraisal Dates and Value	
Shaffer, McLaughlin & Stover, LLC 836 S. Main St. Bel Air, MD 21014			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
19.5	19.5	4666518.00	4666518.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			Yes
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee 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	0		
Space to be Renovated GSF			
New GSF	7,700		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>All costs are shown for hard construction costs only. We are asking for "bricks and mortar" help only; all staff costs for both the staff directly on the site building the houses, as well as staff assisting volunteers and staff assisting families, are not included. No overhead cost is included, no builder profit or fees of any kind.</p> <p>This project consists of new residential construction. One home is a detached, one story single family home with two bedrooms and one bath, which has been designed to be accessible for Aging In Place. Six homes are modest three bedroom duplexes. The homes will be energy efficient and meet Energy Star standards at a minimum. The homes will be constructed by community volunteers, except for the licensed trades (HVAC, electrical, and plumbing).</p> <p>We build simple, decent homes. We do not provide extras such as garages, carports, or hardwood flooring. Our homes are designed to fit in with the style of the surrounding homes and this one has the Maryland Historical Trusts approval.</p> <p>There is extreme need for homeownership opportunities for low-income families in Harford County. According to the Harford Consolidated Plan, more than 30% of all Harford households are housing cost burdened (paying 30-50% of their income for housing) or extremely cost burdened (paying 50% or more for housing). Homeownership is the primary method of wealth building in low and middle income families. Without it, families are stuck in intergenerational poverty.</p> <p>The cost of constructing modest but new, energy efficient, and historically sensitive housing has been increasing above the rate that local wages have been increasing. While Habitat has many strong local donors and committed partners, the rising costs and the impact of local government fees and federal tariffs on construction costs outstrips the ability of the local community to fill the gaps.</p> <p>This is not a giveaway program; the families help to meet their own needs. Besides the required \$2,000 down payment, the families will complete 250 hours of sweat equity to help build their home and take financial literacy courses. They will be given a 30-year, zero-interest mortgage.</p> <p>Habitat and the members of the General Assembly will team up to give these families "a hand up, not a hand out."</p>	