

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Mount Winans Veterans Housing		
2. Senate Sponsor	3. House Sponsor	
Ferguson	R. Lewis	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Mount Winans Veterans Housing facility		
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
Darron Cooper	410-685-0366 x204	darron.cooper@ahcinc.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Greater Baltimore AHC (GBAHC) has developed over 1,800 housing units in Maryland, primarily in the Baltimore region. GBAHC along with their affiliate parent organization, AHC Inc. (more than 7,200 units since 1975), have developed an experienced and respected reputation throughout the Mid-Atlantic region as a preeminent provider of affordable housing along with comprehensive resident services. The Baltimore Station, a development partner, has provided rehabilitative services for homeless Veterans in Baltimore City for over 25 years.</p>		

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

In partnership and with community consultation, The Baltimore Station (TBS) and Greater Baltimore AHC propose 65 units with a priority to serve Veterans at the former Mount Winans School site, 2400 Harman Avenue. Conceived by TBS as a continuation of their rehabilitative programs, the new community will provide permanent, affordable housing with robust services and ongoing support for Veteran households. The building's design includes a community room the Mt Winans neighborhood can access as well as case management/therapy services for residents and the community at-large. HABC awarded 65 project-based vouchers to assist with long-term affordability for Veteran residents, a need in Baltimore City and the region.

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	\$480,000
Design	\$2,355,000
Construction	\$15,287,000
Equipment	
Total	\$18,122,000

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

FHA Risk Share - Senior Debt	\$3,173,000
Tax Credit Equity	\$6,454,000
Deferred Developer Fee	\$400,000
Misc. Grants	\$1,895,000
Rental Housing Works	\$2,500,000
City Land Note	\$450,000
Project C.O.R.E. - Grant	\$750,000
HOME CHDO	\$1,500,000
NeighborWorks	\$500,000
Maryland Bond Bill	\$500,000
Total	\$18,122,000

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
5/29/2015	12/2019	2020	2022
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
		0	65+
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A		N/A	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Greater Baltimore AHC Inc 1501 St. Paul Street Suite 111 Baltimore, MD 21202		2400 Harman Avenue Baltimore, MD 21230	
20. Legislative District in Which Project is Located	46 - Baltimore City		
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:	Reno & Cavanaugh PLLC (S. Molseed)	Has An Appraisal Been Done?	Yes/No
Phone:	202-349-2678		No
Address:		If Yes, List Appraisal Dates and Value	
455 Massachusetts Avenue, NW Suite 400 Washington, DC 20001			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	7	0.00	455000.00
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?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
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
The Baltimore Station	12 Mos.	\$1350/Mos	1,360 SF
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	N/A - New Construction		
Space to be Renovated GSF	N/A - New Constuction		
New GSF	80,830		

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

N/A

28. Comments