

# State Of Maryland

## 2019 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
iHomes, Inc.		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Howard County Senators	Howard County Delegation	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Howard County	\$100,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of three homes for low-income and disabled adults		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The matching fund may consist of funds expended prior to the effective date of this Act.	
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Diana Ellis	410-381-7171	dellis@humanim.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>iHomes is a private non-profit community housing development organization (CHDO) providing affordable housing options to individuals with disabilities. The agency was founded in 2010 by Humanim, a non-profit human services agency, to ensure long term affordable housing options, separating housing from services, for adults with disabilities. iHomes mission is to develop and manage decent affordable housing options for individuals with disabilities. iHomes is the only private non-profit housing organization which has received the designation of a CHDO in Howard County. Although other entities may develop housing specifically for their organization, iHomes is the only housing development entity separating housing from services. iHomes currently owns and manages 12 units of housing being leased to adults with disabilities.</p>		

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

iHomes is seeking \$100,000 through a Delegation Bond Initiative to construct and acquire 17 units of housing (3 houses with 3 bedrooms each and 4 condominiums with 2 bedrooms each) throughout Howard County. The funds from the Delegation Bond Initiative will go toward the construction of 3 houses (9 units of housing) which will be located at 8120 Hicks Rd, Jessup, MD. The 3/4 acre of land in Jessup was donated by Howard County DHCD to iHomes and is valued at \$325,000. This project will afford extremely low income adults who have been diagnosed with a developmental and/or psychiatric disability to have stable, decent housing in the community in which they work and have natural supports. Each tenant will have an individual lease agreement with iHomes, allowing them to choose if and who they would want as a service provider. The three new houses will be Zero Energy homes, creating sustainable housing and new innovative affordable housing models.

*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>	\$30,000
<b>Construction</b>	\$870,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$900,000</b>

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

The Weinberg Foundation (committed)	\$387,705
Howard County DHCD (committed)	\$412,295
Delegation Bond Initiative	\$100,000
<b>Total</b>	<b>\$900,000</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>
1/1/2019	11/1/2019	11/1/2019	6/30/2020
<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>	
387705.00	0	9	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
iHomes, Inc. 6355 Woodside Ct. Columbia, MD 21046		8120 Hicks Road Jessup, MD 20794	
<b>20. Legislative District in Which Project is Located</b>	13 - Howard County		
<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>	N/A	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
1	14.5	0.00	449186.00
<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>			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>
Adults at or below 30% of median income who	annual	will	approx. 2000
<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>	0		
<b>Space to be Renovated GSF</b>	6,000		
<b>New GSF</b>	6,000		

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

N/A

**28. Comments**

The total iHomes project includes the acquisition and construction of 17 units of housing (new construction of 3 houses with 3 bedrooms each and acquisition of 4 condominiums with 2 bedrooms each) throughout Howard County. The funds from this Initiative will go towards the construction of the 3 houses (9 units of housing). The three new houses will be Zero Energy homes, creating sustainable housing and new innovative affordable housing models. A Zero Energy house is designed and built to reduce household energy needs to a minimum and includes on site renewable energy systems, so that the house may produce as much energy as it consumes on a yearly basis. Although the concept of Zero Energy housing construction began almost 10 years ago, the pairing of this design and use as long term affordable housing is unique. The 3 Zero Energy houses will be located in District 13 (in Jessup). The four condominiums that iHomes plans to acquire will be located throughout Howard County. One of the condominium has been purchased and is located in District 12 (8335 Montgomery Run Road, Unit H, Ellicott City, MD 21043). The location for the other three condominiums is unknown at this time. The total project cost is \$1,692,838 --- \$900,000 for the construction of the three Zero Energy houses and \$792,838 for the acquisition of the four condominiums.

Target Population: Adults at or below 30% of median income who have been diagnosed with a developmental and/or psychiatric disability. The majority of the tenants leasing units from iHomes are Medicaid recipients with an average income of \$12,552 per year. The target population will be referred by homeless shelters, other human service agencies, the local mental health core service agency, Howard County Housing Office, and the local county health department. Also, some referrals may come from families and from the persons themselves, who will be seeking housing and supportive services. For those tenants who will be leaving residential group homes, the vacancies they create in the provider operated houses will allow other individuals who are in need of this intense structure to also access housing and services.

The services provided in the completed capital project are based on each residents needs and may occur in frequency from daily to several times per week. These services may include the following:

- 1) Rehabilitation assessment which incorporates the individuals' rehabilitation needs, functional living skills, and current resources and support services;
- 2) Individual rehabilitation planning which specifies how the needed skills and supports will be integrated into the individual's life in order to achieve the individual's goals;
- 3) Rehabilitation activities directed toward the development or restoration of:
  - a) Daily living skills to foster independence in personal hygiene, nutrition, grooming and self-administration of medication;
  - b) Social skills necessary to enable and maintain independent living, including communication and socialization skills and techniques;
  - c) Basic living skills necessary to function independently in the community, including dietary planning and food preparation, maintenance of the individual's living environment, community awareness, and mobility skills;
- 4) Community integrated, social recreational activities;
- 5) Crisis intervention services, including a 24-hour on-call system;
- 6) Health promotion and training;
- 7) Medication monitoring; and
- 8) Resource management.