

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Ascension Homes		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Washington		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$200,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of three group home properties		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<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>
Senator Mary Washington		Mary.Washington@senate.state.md.us
Nichole Battle		410-433-2442 Ext. 13
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>GEDCO is a 30 year old community based nonprofit located in Northeast Baltimore. In partnership with community and faith based organizations, GEDCO provides housing and supportive services for older adults and those who have experienced homelessness. GEDCO's community services arm- GEDCO CARES, helps individuals and families by providing food, employment assistance, eviction and utility assistance, and other emergency services. GEDCO addresses poverty, homelessness, social isolation, housing insecurity, unemployment, and hunger.</p>		

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

Ascension Homes is one of GEDCO's older properties where we provide permanent supportive housing for older adults who are mentally disabled. The project includes 3 group homes serving 20 older adults within the Govans neighborhood along York Road. The properties were initially purchased and rehabbed in 1986. GEDCO secured funding from MD DHCD's Group Home program and the Federal Home Loan Bank to preserve these 20 units of affordable housing and to address deferred maintenance and the need to make one property ADA accessible. We also refinanced a 9% HUD loan that was a burden on the property operationally. Construction started in December 2021. Within the last 60 days, we have learned that the renovations needed are much more extensive and the costs are well above what was anticipated due to labor shortage and high increases in materials because of COVID. The property has stopped work to fully assess the amount of additional work needed to

*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>	\$425,000
<b>Design</b>	\$80,000
<b>Construction</b>	\$1,129,000
<b>Equipment</b>	
<b>Total</b>	\$1,634,000

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

MD DHCD Group Home Financing	\$1,100,000
Federal Home. Loan Bank	\$300,000
DHCD Energy Assistance Funding	\$34,000
Bond Funding	\$200,000
<b>Total</b>	\$1,634,000

<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>
01/2019	10/2019	12/7/2021	8/2022
<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>
1434000.00	20		20
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2020 and 2021	\$25,000	GEDCO Community HUB- 2021- \$100,000)	
2018	\$25,000	Harford House Rehab (\$200,000)	
2018	\$100,000	Epiphany House Improvements	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Govans Ecumenical Development Corporation		1010 E. 33rd Street Terrace Level, Baltimore, Maryland 21218	
<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>	Nichole Battle	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-433-2442 Ext. 13		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
424 Winston Avenue		3/22/2021	199000.00
		3/22/2021	205000.00
502 Evesham Avenue		3/22/2021	170000.00
512 Howard Avenue			

<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	2	166000.00	187389.00
<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>			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>
<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>	8664		
<b>Space to be Renovated GSF</b>	8664		
<b>New GSF</b>	0		

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

1910-1920

**28. Comments**

Ascension Homes started construction in December 2021. The site had to be shut down due to unforeseen scope identified during demolition and increase in construction costs as a result of COVID. The contractor demobilized 3 weeks ago. We are waiting for the final pricing due to COVID and unforeseen conditions. The additional estimated expenses are \$170,000. We are in the process of also securing a line of credit so that we can authorize necessary work. If awarded bond funds, we will have a source to repay the line of credit. We have relocated the 7 residents in the first building and have additional buildings to complete. This property serves low income older adults and we are not able to collect market rents. For over 10 years, the property has been operating at a loss. With the renovations, we will be able to greatly improve the housing quality, reduce expenses, and make property much more efficient.