

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Randolph Road		
2. Senate Sponsor	3. House Sponsor	
Waldstreicher	Solomon	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$481,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a property at 4010 Randolph Road		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Jared Solomon		Jared.Solomon@house.state.md.us
Joshua Childs		304-288-6259
10. Description and Purpose of Organization (Limit length to visible area)		
<p>AHC Inc. is a non-profit, affordable housing developer that helps communities thrive in the Maryland, Northern Virginia, and Washington, DC region. We provide a wide array of educational programs and social services in our community centers to help residents build more stable and successful lives. AHC is among the largest developers of affordable and mixed-income housing in the Washington-Baltimore metro region. Since 1975, we have worked hard to meet the ongoing need for affordable housing in our highly competitive and very expensive market. Today, the organization has developed or preserved 50+ properties providing more than 7,500 affordable, workforce and market-rate apartments. Our commitment to the communities we serve is deep and ongoing. We take pride in developing quality properties that strengthen neighborhoods.</p>		

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

AHCs mission is the creation of affordable housing coupled with supportive services to ensure the success of our residents. Key among the needs of lower-income households is the need for affordable childcare. The new community of nearly 200 affordable homes to be constructed in District 18 near the intersection of Viers Mill and Randolph roads incorporates 3,000 square feet of space that is designated for use as a childcare facility that will serve approximately 40-50 children. The capital budget incorporates funds to construct the core and shell of the childcare space. This request seeks a state appropriation to fund the build-out the interior of the space to meet the needs of the child care provider that AHC selects to operate the center and comply with applicable building code requirements.

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	
Design	\$22,260
Construction	\$348,740
Equipment	\$110,000
Total	\$481,000

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

2022 Legislative Bond Initiative	\$481,000
Total	\$481,000

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
		7/1/22	7/31/24
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
			approximately 40-50
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)	
AHC Inc. 2230 North Fairfax Drive Suite 100 Arlington, VA 22201		4010 Randolph Road Silver Spring, MD 20902	
20. Legislative District in Which Project is Located	18 - Montgomery 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:	Stacy Silber	Has An Appraisal Been Done?	Yes/No
Phone:	301-841-3833		No
Address:		If Yes, List Appraisal Dates and Value	
7600 Wisconsin Ave Suite 700 Bethesda, MD 20814			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
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
Childcare provider partner to be determined			2,968
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			
Space to be Renovated GSF			
New GSF	2,968		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>4010 Randolph Road is a joint development partnership between AHC Inc. and Habitat for Humanity Metro Maryland that will create approximately 200 new affordable homes in Montgomery County. Construction of this new community is expected to begin in July 2022 and conclude late July 2024.</p> <p>The capital budget for AHC's 168 rental units includes funds to construct the core and shell of a 3,000 square foot childcare center within one of our multifamily rental buildings. AHC has a successful track record of partnering with childcare providers for on-site care opportunities for our residents and members of the surrounding community. AHC is actively interviewing Montgomery County childcare providers to choose a partner for Randolph Road. This legislative bond initiative request seeks funds to build-out the interior of the childcare center, with the intention that the center would be completed at the same time that the apartments lease-up.</p> <p>AHC can provide additional information as requested about the impact on the number of employees and operating budget (question #24) of the childcare center once we've chosen a partner.</p> <p>Thank you for your consideration -- we are excited to bring high quality childcare options to our new community at Randolph Road.</p>	