

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
4010 Randolph		
2. Senate Sponsor	3. House Sponsor	
	Solomon	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$650,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the 4010 Randolph property		
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
Josh 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 to help residents build more stable and successful lives. Since 1975, we have worked hard to meet the ongoing need for affordable housing in our highly competitive and very expensive market. As one of the largest developers of affordable housing in the DMV-Baltimore regions, AHC has developed or preserved 50+ properties providing more than 7,500 affordable, workforce and market-rate apartments. Our Resident Services program, initiated almost 30 years ago, helps build stronger futures for more than 3,000 children, youth, and adults who live in our communities through education programs, community partnerships, and local services.</p>		

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

The need for quality, subsidized childcare is recognized as a systemic barrier to upward mobility for families with lower incomes. Montgomery County has the eighth highest cost of childcare per week in the nation. Currently, subsidized childcare centers in the County have very long waiting lists and few available slots geared toward families with lower incomes. AHC's new community at 4010 Randolph features space for a 3,000sqft childcare facility to serve approximately 40-50 children. The 195 new affordable homes at our community are currently under construction in District 18 near the intersection of Veirs Mill and Randolph roads. Our future residents and the broader community will benefit from access to this subsidized childcare. This request seeks a state appropriation to fund the build-out the interior of the space to meet the needs of the childcare 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	\$45,000
Construction	\$594,000
Equipment	\$125,000
Total	\$764,000

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

2023 Legislative Bond Initiative	\$650,000
Congressionally Delegated Spending (federal, requested)	\$114,000
Total	\$764,000

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
7/10/2023	1/19/2024	1/22/2024	9/2/2024
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
0.00	0		approx. 40-50 children/families
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:	Stacy Silber 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
0	6-8		
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 selected by			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 195 affordable new homes in Montgomery County. Construction began in January 2024 and is expected to conclude in January 2026.</p> <p>The core and shell of a 3,000 square foot childcare center will be constructed in one of AHC's multifamily rental buildings on the site with funding sources already identified. The LBI request seeks funding to complete the design and interior build-out of the space. We intend that the build-out will be completed at the same time that the apartments are ready to lease to members of the community. With construction and financing costs extremely high, the LBI funds will help AHC's childcare partner provide more affordable, high-quality service to our residents and the community at large.</p> <p>This project will directly address a shortage of early childhood education programs while giving opportunities to working families to access affordable, quality, and safe childcare. 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 to begin design work for the space later this year.</p> <p>Thank you for your consideration -- we are excited to bring high quality childcare options to our new community at Randolph Road.</p>	