

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Habitat for Humanity Susquehanna's Affordable Home Construction in Aberdeen		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	A. Johnson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Harford County	\$350,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of five (5) lots for building affordable homes for low-income families in Aberdeen, a Priority Funding Area & Sustainable Community		
<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>
Yvonne Golczewski		410-638-4434, x5
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Habitat for Humanity Susquehanna is a financially independent nonprofit affiliate of Habitat for Humanity International, serving hard-working families in Harford &amp; Cecil Counties. Our vision is to create a community where everyone has an affordable and decent place to live. In 31 years, we have built/rehabbed 132 homes &amp; repaired 423 homes for low-income families/seniors/veterans. We have the necessary experience for this project. Goals: help low-income families purchase decent, affordable homes; expand the pool of affordable homes; decrease substandard housing; reduce homelessness; eliminate blight; and stabilize neighborhoods with homeownership. Hundreds with unsafe shelter, financial distress, and homelessness seek our help.</p>		

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

Maryland has a severe shortage of 96,000 affordable homes for low- to moderate-income families. Affordable homes are necessary for economic growth and keeping workers in the state. Working families deserve the freedom to build their future by owning a decent home they can afford. Our contract to purchase five residential lots at 1960-1968 Perryman Road, Aberdeen, is contingent on receiving this bond. Affordable lots are extremely scarce, and we do not have funding for the upfront costs of developing the lots (\$352,000), which includes installing sewer lines and water connections and clearing trees. We can begin once the bond funding is received, so the project is shovel-ready. The homes will be newly constructed single-family homes with 3 bedrooms & 1.5 baths. Energy efficiency standards will be met. They will be built by community volunteers and homebuyers (lowering labor costs), except for the licensed trades and development professionals.

*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>	\$377,000
<b>Design</b>	\$46,000
<b>Construction</b>	\$998,000
<b>Equipment</b>	
<b>Total</b>	\$1,421,000

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

In-kind donations	\$20,000
Businesses	\$50,000
Foundations	\$80,000
Churches	\$20,000
Events	\$41,000
Individuals	\$30,000
Women Build Campaign	\$20,000
Government	\$810,000
MD Legislative Bond Initiative 2025	\$350,000
<b>Total</b>	\$1,421,000

<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>
6/1/2025	12/31/2025	1/2/2026	6/30/2026
<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>
261000.00	0		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>	
N/A			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Habitat for Humanity Susquehanna, Inc. 205 S. Hays Street Bel Air, MD 21014		1960-1968 Perryman Road Aberdeen, MD 21001	
<b>20. Legislative District in Which Project is Located</b>	34A - Harford 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>	Diane Sengstacke	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-420-0405		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Sengstacke Law, LLC 39 E. Churchville Road Suite 200 Bel Air, MD 21014			

<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>
5	6	253000.00	318000.00
<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>			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>
N/A			
<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>			
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>			

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

N/A

**28. Comments**

Please note: the lots will be purchased and homes will be built, then they will be sold by Habitat for Humanity Susquehanna to qualified families once the project is complete (before 15 years), but families purchasing the homes will receive 30-year mortgages. This is a long-term project. Also, we assume each of the families will have four members, though there may be more.

Acquisition costs include \$25,000 for purchasing the five lots and \$352,000 for their development. This legislative bond request is for \$350,000, or \$70,000 per lot. All alternative funding sources listed are from recurring annual donors. Construction costs continue to accelerate, so we do not have the extra funding to pay for this projects development costs. We are depending on this legislative bond initiative (LBI) to move forward with the purchase of the lots.

Development work is included in construction on the project schedule. The plan is to be finished as soon as possible, which will be in less than two years.

Affordable, ready-to-build lots are increasingly difficult to find as many large-scale investors have entered the market. They take affordable properties and turn them into unaffordable ones with high rents or high resale prices. Habitat Susquehanna is the only known organization that builds affordable homes in Harford County. This project is located in a Primary Funding Area and Sustainable Community. We hope to be able to continue our work with this LBI opportunity!

Funding this LBI will be an investment, not a handout. For every dollar invested by Habitat Susquehanna, \$1.53 is injected into the local economy, which is a 65% return. We increase tax revenue, increase home and neighborhood values, lessen public benefit expenditures, provide jobs, and create wealth. Homeownership is the best way for low- and moderate-income families to grow wealth, breaking intergenerational poverty, providing financial stability, and building hope for a better future. Some Habitat Susquehanna homeowners were formerly homeless and/or receiving public benefits but are now self-sufficient and providing stability for their families.

There is extreme need for homeownership opportunities for low-income families in Harford County. According to the Harford Consolidated Plan, more than 30% of all Harford households are housing cost burdened (paying 30-50% of their income for housing) or extremely cost burdened (paying 50% or more for housing). For these families, purchasing homes without our help is nearly impossible due to low wages combined with the high cost of renting or purchasing a home.

Homes are sold to partner families with mortgage payments that are no more than 30% of their income. The price is kept low because of the volunteer labor, grants, and financing held by us. Habitat's mortgage allows for considerable savings over market rent, thus freeing up funds for utilities, transportation, schooling, and other costs. This is not a giveaway program; the families help to meet their own needs. Besides the required \$2,000 down payment, the families will complete 250 hours of sweat equity to help build their home, and take six financial literacy courses.