

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Harford House		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Harford House renovation project		
<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>
Nichole Battle		443-470-6869
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents. Since 1991, GEDCO has been a community-based non-profit within the Govans neighborhood. GEDCO has five business lines: older adult services, homeless and supportive services, real estate development, community services, and property management. GEDCO currently provides supportive housing for 501 older adults in northeast Baltimore and over 1000 older adults at Senior Network. GEDCO also provides permanent supportive housing for 59 men and women who have experienced homelessness. Through GEDCOs Community HUB, Harford House residents are also supported by our food pantry, eviction prevention, employment assistance, and prescription assistance.</p>		

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

The planned redevelopment would reconfigure the space from 26 SROs into 33 Efficiency units. The building will be made ADA accessible with a ground-level entrance and newly constructed elevator at the front of the building, a ground-level entrance at the rear of the building, and 4 ADA-accessible units. Residents will have access to an on-site fitness center, laundry, computer and career lab, multi-purpose room, lounge, and outdoor rear deck. There will be five offices for GEDCOs staff, who provide around-the-clock care for the Harford House residents. The building will upgrade its existing sprinkler system and be converted to 100% electric. The building will be built to Baltimore's green building standards, and the building will make use of low-energy and low-flow fixtures and appliances. The building's roof will be replaced, and new structural supports will be built in the basement to carry the loads of a new 2nd and 3rd floor bump-out addition.

*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>	\$888,940
<b>Construction</b>	\$6,217,814
<b>Equipment</b>	\$150,000
<b>Total</b>	<b>\$7,256,754</b>

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

Baltimore City Affordable Housing Trust Funds	\$1,000,000
Construction Loan	\$1,180,000
MD General Assembly-2018	\$225,000
Maryland DHCD BRNI Funds	\$200,000
The Harry and Jeanette Weinberg Foundation	\$1,200,000
France Merrick Foundation	\$200,000
Maryland Shelter and Transitional Grant Funds	\$1,200,000
Baltimore City Accelerator Funding	\$1,150,000
Federal Home Loan Bank Funds	\$300,000
MEEHA Funds	\$101,754
MD General Assembly - 2025	\$500,000
<b>Total</b>	<b>\$7,256,754</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>
12/2022	2/2025	1/2026	1/2027
<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>	
4900000.00	26	33	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2018	\$225,000	Harford House	
2018/2022	\$303,000	Epiphany and Micah House	
2020/2021	\$125,000	Community HUB	
2018	\$100,000	Epiphany House	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Govans Ecumenical Development Corporation 401 Woodbourne Avenue Baltimore, MD 21212		1517 E. North Avenue Baltimore, Maryland 21213	
<b>20. Legislative District in Which Project is Located</b>	43A - 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>	Yes/No
<b>Phone:</b>	443-470-6869		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
401 Woodbourne Avenue Baltimore, MD 21212			

<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>
1.5	3.5	210684.00	200000.00
<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>	
n/a			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	15000		
<b>Space to be Renovated GSF</b>	15000		
<b>New GSF</b>	18295		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	2026
<b>28. Comments</b>	
<p>GEDCO owns, provides supportive services to the men, and manages the Harford House at 1517 E North Avenue, which is a 26-unit Single Room Occupancy (SRO) permanent residence that houses formerly homeless and transitioning men. Harford House consists of three conjoined row homes, which GEDCO took ownership and control of in 1991 at the request of Maryland State DHCD when the property's then-owner could no longer run the facility. Due to a deteriorating building and recent staffing changes, the GEDCO Board has received approval from the Mayor's Office of Homeless Services and Baltimore City Housing Authority of Baltimore City to close Harford House by June 30, 2025. Benefits of property: Preservation of 26 units for people experiencing homelessness, preservation of key block on North Avenue, creation of 7 new units of housing for people experiencing homelessness, reduction in homeless population in Baltimore city, and creation of energy efficient housing with supportive services.</p>	