

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Comprehensive Housing Assistance, Inc - CHAI - Fallstaff Apartments		
2. Senate Sponsor	3. House Sponsor	
Attar	Rosenberg	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$475,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the CHAI - Fallstaff Apartments		
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
Tiffany Nicolette		410-500-5975
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Comprehensive Housing Assistance, Inc. (CHAI) is a nonprofit organization dedicated to strengthening neighborhoods and improving the lives of residents in northwest Baltimore. Serving more than 4,000 people a year, CHAI delivers a wide range of services, including affordable housing development, aging-in-community support for older adults, robust housing counseling for homeowners and renters, home loans, and neighborhood-based community development.</p>		

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
N/A	N/A	7/1/2026	6/30/2027
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	
	35 Residents	35 Residents	
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)	
Comprehensive Housing Assistance, Inc. 5809 Park Heights Avenue Baltimore, MD 21215		n/a	
20. Legislative District in Which Project is Located	41 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Tiffany Nicolette	Has An Appraisal Been Done?	Yes/No
Phone:	4105005300		No
Address:		If Yes, List Appraisal Dates and Value	
5809 Park Heights Avenue Baltimore, MD 21215			

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	0	215000.00	215000.00
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
Individual Residents	1 year	Varies	21,978
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	21,978		
Space to be Renovated GSF	21,978		
New GSF	21,978		

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

1958

28. Comments