

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
EBJ HVAC Re-Entry Training and Housing Initiative		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Attar	Ruff	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of city-owned properties along the 5600 block of Reisterstown Road to support both workforce training operations and housing stability and		
<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>
Eric Bailey		443-9567088
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Re-Entry Training and Housing Initiative is a community-based nonprofit program under the EJB HVAC Foundation in Baltimore, Maryland. The organization was created to help individuals like myself returning from incarceration to maintain a better lifestyle, as well as support homeless and low-income residents seeking stability. The Initiative provides safe transitional housing along with hands-on job training in skilled trades such as HVAC and construction. Participants receive mentorship, structure, and employment support to help them become self-sufficient. Our goal is to reduce recidivism, strengthen communities, and create long-term pathways to stability and success.</p>		

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

This project will rehabilitate vacant properties in Baltimore City to create safe housing for returning citizens, homeless individuals, and low-income residents. The homes will be used for transitional and supportive housing to provide stability, structure, and accountability during program participation. The project will also connect residents to job training in skilled trades such as HVAC and construction. Participants who successfully complete the program may have the opportunity to transition into permanent homeownership within the rehabilitated properties. Project costs are expected to remain low because much of the labor will be performed through supervised workforce training, with additional support from donated materials and community partnerships. The overall purpose is to reduce homelessness and recidivism while helping individuals build stable, self-sufficient lives.

*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>	\$250,000
<b>Design</b>	
<b>Construction</b>	\$250,000
<b>Equipment</b>	
<b>Total</b>	\$500,000

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

Maryland State Bond Bill (Requested)	\$250,000
Private fundraising / In-Kind Donation	\$250,000
<b>Total</b>	\$500,000

<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>
7/1/2026	9/30/2026	10/1/2026	4/30/2027
<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>	
250000.00	50	300	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
EJB HVAC FOUNDATION 4205 Ridgewood ave Baltimore Md 21215		Reisterstown rd (Corridor ) Baltimore Md 21215	
<b>20. Legislative District in Which Project is Located</b>	41 - 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>	Eric Bailey	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	443-956-7088		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
4205 Ridgewood ave Baltimore Md 21215			

<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>
8 part time	15- mixed	175000.00	425000.00
<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>
<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>	TBD		
<b>Space to be Renovated GSF</b>	TBD		
<b>New GSF</b>			

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p><b>Project Summary:</b> The EBJ HVAC Re-Entry Training and Housing Initiative will acquire and renovate properties along the 5600 block of Reisterstown Road to create a combined workforce training center and transitional housing program. The initiative will provide hands-on HVAC certification training, job placement support, and structured housing stability for returning citizens and underserved residents of Baltimore City.</p> <p><b>How the Bond Bill Will Help:</b> The requested \$250,000 Maryland State Capital Grant will fund property acquisition and critical renovations needed to launch operations. This bond bill will allow the Foundation to secure permanent space, invest in construction improvements, and equip the facility with the tools and infrastructure required for workforce development and housing support.</p> <p><b>Growth From 50 to 300 Individuals Served Annually:</b> Currently, programming capacity is limited due to lack of dedicated space. With the acquisition and renovation of a centralized facility, we will expand classroom space, add structured training cohorts, and implement phased housing units. This will allow us to grow from serving approximately 50 individuals annually to up to 300 individuals per year through multiple training cycles and expanded community outreach.</p> <p><b>Phase 1 Acquisition:</b> Bond funds will support the acquisition of city-owned properties to establish a permanent training and housing hub.</p> <p><b>Phase 2 Construction Plan:</b> Renovations will include classroom buildout, HVAC lab installation, housing upgrades, safety code compliance, and necessary structural repairs. The construction plan prioritizes cost-efficiency by incorporating supervised workforce training labor and donated materials where possible.</p> <p><b>Programming and Community Plan:</b> The program will provide HVAC technical training, life skills development, job readiness workshops, apprenticeship placement, and transitional housing stability. Partnerships with community organizations, faith-based groups, and local employers will support recruitment, mentorship, and employment pathways. The initiative will contribute to workforce development, public safety, and neighborhood revitalization in Baltimore City.</p>	