

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
iHomes		
2. Senate Sponsor	3. House Sponsor	
Howard County Senators	Howard County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Howard County	\$1,500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of three iHomes low-income housing properties		
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
Howard County Delegation		hoc1@mlis.state.md.us
Diana Ellis		410.381.7171
10. Description and Purpose of Organization (Limit length to visible area)		
<p>iHomes is a private non-profit community housing development organization (CHDO) whose mission is to provide affordable housing options to individuals with disabilities. The agency was founded in 2010 by Humanim, a multifaceted non-profit human services agency, whose mission is to support and empower individuals who face social or economic challenges by building pathways to economic equity, opportunity, and independence. iHomes is the only private non-profit housing organization which has received the designation of a CHDO in Howard County. The residents of iHomes are adults at or below 30% of median income who have been diagnosed with a developmental and/or psychiatric disability. In addition to housing support, our tenants are provided with a range of wrap-round support options including therapy and workforce development.</p>		

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

To build on our current momentum at iHomes and to answer a growing need for equitable housing and wraparound support in Howard County, we are looking ahead to next year with an eye toward acquiring additional units of housing. We would like to request 1.5M for the acquisition of three houses (9 units of housing) in Howard County. This will further advance our strategic framework of increasing services for low-income Howard County residents with developmental and/or psychiatric disabilities, who are experiencing barriers to living healthy, independent 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

Acquisition	\$1,200,000
Design	
Construction	\$300,000
Equipment	
Total	\$1,500,000

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

N/A	
Total	\$0

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
TBD	TBD	TBD	TBD
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	9	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY20	\$100,000	iHomes Greenfields Project	
FY23	\$500,000	iHomes (year 1 of 3) Proposed Capital Budget, Gove	
FY24	\$500,000	iHome (year 2 of 3) Proposed Capital Budget, Gove	
FY25	\$500,000	iHome (year 3 of 3) Proposed Capital Budget, Gover	
19. Legal Name and Address of Grantee		Project Address (If Different)	
iHomes 6355 Woodside Court Columbia MD 21046		N/A	
20. Legislative District in Which Project is Located	9B - Howard 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:	Michael V. Johansen, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	410.269.5066		No
Address:		If Yes, List Appraisal Dates and Value	
N/A			

24. Impact of Project on Staffing and Operating Cost at Project Site				
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget	
1	2	270000.00	400000.00	
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?			No	
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
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				

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