

THE REDEVELOPMENT OF THE 0209 WINSTON MIDDLE BUILDING TO SERVE AS
RESIDENTIAL TREATMENT CENTER, INTEGRATED BEHAVIORAL & PRIMARY CARE
CLINIC, VOCATIONAL EDUCATION, EXECUTIVE AND LEADERSHIP SKILLS
DEVELOPMENT EDUCATIONAL FACILITY

Project MOM



Defending Human Dignity

- 24 1BR Units for Pregnant and Postpartum Women with SUD & Infants for Homeless or At Risk-Homelessness
- Empower Lives in Poverty Out of Poverty
- Integrated Behavioral & Primary Care Clinic
- Community Empowerment

Propriety Address:

0209 Winston Middle
1101 Winston Avenue .
Baltimore. MD 21202

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EXECUTIVE SUMMARY

This Project Feasibility Report for property acquisition has been established for the purpose of requesting the DHCD the possibility of awarding the facility located at 1101 Winston Avenue, Baltimore, MD 21202 to ORPE Human Rights Advocates, a 501(C)(3) nonprofit organization engaged in the Human Services Projects. If awarded, the facility will be used to carry out project that further for the accomplishment of two specific goals expected to benefit people of Baltimore and its surrounding areas of Maryland: 1) A Mission of responding to the growing need of programs deemed to empower low-income or people living in poverty to become economically self-sufficient; and 2) A Mission of promoting programs that equip and empower the next generation of strong enough and wise enough transformational leaders expected to advocate and implement policies deemed to positively transform Baltimore, organizations, communities, our nation, or our world for the benefit of people.

Mission I:

RESPONDING TO THE GROWING NEED OF PROJECTS CAPABLE OF EQUIPPING AND EMPOWERING LOW-INCOME AND PEOPLE LIVING IN POVERTY TO BECOME ECONOMICALLY SELF-SUFFICIENT.

This mission will be carried out and accomplished in the propriety located at 1101 Winston Avenue, Baltimore, MD 21202 through the implementation of three interconnected programs:

1) Remodeling part of the Propriety to Respond to the Need of Residential Treatment and Respite Center for Pregnant and Postpartum Women with SUD and their Infants (Project MOM)

Orpe Human Rights Advocates was approved by the DHCD to be funded for the Implementation of Residential and Treatment Center for Pregnant and Postpartum Women with SUD and their Infants. This project is also known under the Project MOM. The concerned propriety will respond to the Growing Need of Residential and Treatment Centers for Pregnant and Postpartum Women with SUD and their Infants. Part of the fund associated with the remodeling and renovation will be funded by the "Project MOM's Fund administrated administered by DHCD. The project consists of the Renovation of 15000 SF of the Facility located at 1101 Winston Avenue, Baltimore; to be Transformed into 24 1BR Units with 24 Beds to House Pregnant and Postpartum Women with SUD and their Infants who are Homeless or At-Risk Homelessness.

The part of Clinical activities of the project will be housed in the principal building. According to Assessment Report the propriety has 7.5 Acres with Building area of 100,060 SF. Based on this assessment, the Team of OHRA proposes to capitalize the property in the following way: 20,000 SF to be renovated and capitalized to serve for Integrated Behavioral Health Treatment and Health Care Clinic; 10,000 SF to be renovate and capitalized to serve administrative and coordinated supportive services and social works; 10,000 SF to be renovated and capitalized to serve for skills building, professional skills development, and entrepreneurship skills development programs, training and capacity building programs.

- 2) 20,000 SF of the Propriety will serve for Programs focused on providing response to the growing Needs of Programs Centered on Empowering Low-Income and People Living in Poverty Out of Poverty (Self-sufficient Income Programs) (<https://www.orpecharity.org/self-efficacy>)

People living in poverty, an increasing number of whom are women and children, face deprivation, exclusion, insecurity, and voice-lessness. Interrelated issues such as the use of OPIOID add up to powerlessness. It is widely accepted that the vicious cycle of poverty is the result in part of the lack of adequate education and skills, health issues, and lack of opportunities. Orpe Human Rights Advocates is at hard-working by promoting vocational programs deemed to move forward the lives of homeless, veterans, and low-income people and underserved communities through programs that move their lives from the status of insufficient income to the status of self-sufficient incomes. Project involves professional skills Building; personal development and self-efficacy skills development. The project also equips and empowers qualified individuals get trained on entrepreneurship path skills development and individual project initiative support. The project also focuses on jobs creation and jobs placement programs.

- 3) 10,000 SF of the Propriety will serve for Programs that Respond to the Growing Needs of Coordinated Supportive Services and Social Works (<https://www.orpecharity.org/supportive-services-1>)

We know poverty and lack of access to social services can reduce a person's ability to navigate through life's challenges, and as with all our programs and services Orpe Human Rights Advocates strives to ensure our work inspires hope and builds futures. It is our goal that social workers at the Orpe Human Rights Advocates will continue to work tirelessly on behalf of their clients and communities. Everyday social workers around the world touch the lives of millions of people. Social workers are leaders, advocates, and champions helping others to overcome challenges so they can live up to their full potential. At Orpe Human Rights Advocates, 40 percent of our staff are social workers. Whether it is comforting those suffering a loss or trauma, standing up to protect children and vulnerable populations, or helping those going through a devastating medical or mental health issue, or those who are homeless or at-risk homelessness, social workers work tirelessly to improve lives and communities. Orpe Human Rights Advocates Community empowerment program, aims to empower families in hardship in becoming economically self-sufficient and socially integrated. Most of families in many areas struggle to get their basic needs met, and of the areas even lack adequate transportation, food, and healthcare options. That's why we have reserved 10,000 SF of the propriety located at 1101 Winston Avenue, Baltimore to serve for programs that respond to the growing need of coordinated supportive services and social works.

Mission II.

PROMOTE PROJECT THAT EQUIP AND EMPOWER A NEXT GENERATION OF STRONG ENOUGH AND WISE ENOUGH TRANSFORMATIONAL LEADERS CAPABLE OF ADVOCATING AND IMPLEMENTING POLICIES DEEMED TO TRANSFORM BALTIMORE, ORGNIZATIONS, COMMUNITIES, OUR NATION, OR OUR WORLD FOR THE BENEFIT OF PEOPLE

With this new era of China's political and economic domination ambition around the world, it is time for our Nation to redesign and embrace new strategies of doing business that align with the rest of the world. China's intensity of entrepreneurialism is propelling many companies, even now, beyond a role as producers of low-cost commodities. China's emphasis on rapid-fire research and development makes it a seedbed for original products and services in the future. China's "brain gain strategy" provides it the ability to attract and retain executives from around the world and has provided a higher level of competence for China's enterprises; and its overseas ambition makes China taking on a role as a catalyst of sustained economic growth in the emerging markets of the developing world. Consequently, the world is already chanting China overtaking the United States and set to become the first world economic power.

As agents of economic development, are we going to let China easily overtake the United States and lead the world as the first economic power? I fact, dealing with challenges of the new era requires bestowed and skillful leaders dotted with abilities to

develop innovative ideas and excellent tact in dealing with the world trade and market. Therefore, within this concern in mind, ORPE Human Rights Advocates proposes to use 40,000 SF of the building for the promotion of programs deemed to empower and equip transformational leaders expected to become strong enough and wise enough to advocate, formulate new strategies and implement policies deemed to transform Baltimore, organizations, communities, our nation, or our world for the benefit of people. This program will be under the managing direction of the United States institute of Leadership and Diplomacy (www.usild.us), a division of the ORPE Human Rights Advocates.

The project learning methods will be based on learning by doing. Programs will involve performance on the art of leadership, the art of leadership, the art of advocacy, the art of negotiation, executive leadership, strategic thinking, and international affairs and diplomatic skills development. (<https://usild.us>).

Part I

PROJECT DESCRIPTION

Section 1. PRESENTATION OF THE PROMOTING ENTITY AND PROJECT REDEVELOPMENT TEAM

A. PROFILE OF THE ORGANIZATION PROMOTING THE PROJECT

This Project is being promoted by a Nonprofit “ORPE HUMAN RIGHTS ADVOCATES”. This organization is also known as “ORPE Charity.” This is a Maryland Organization in Good Standing. Its Headquarters is located at 2800 Westchester Avenue, Ellicott City, MD 21043. It has also Operating Office and Mailing Address at 5457 Twin Knolls Rd, Suite 300, Columbia, MD 212045. **Business telephone:** 410-588-0818. **Email:** admin@orpe.us. **Website:** www.orpe.us **POC:** Edward-t Moises. **POC:** Email: moises@orpe.us. **POC Mobile:** 240-712-2897. **POC Role:** Project Director

1) Mission Statement

- Defend and restore human dignity;
- Advocate for the cause of those who cannot assert their own fundamental rights;
- Promote programs that empower people living in poverty to become “economically self-sufficient;
- Provide coordinated supportive and social services delivery within the communities. Encourage the elimination of social and economic disparities.

2) Board of Trustees

Christ Michael	Maria De Jesus	Estrela Da Divina
Edward-T Moises	Zora Moses	Gabriel Abel

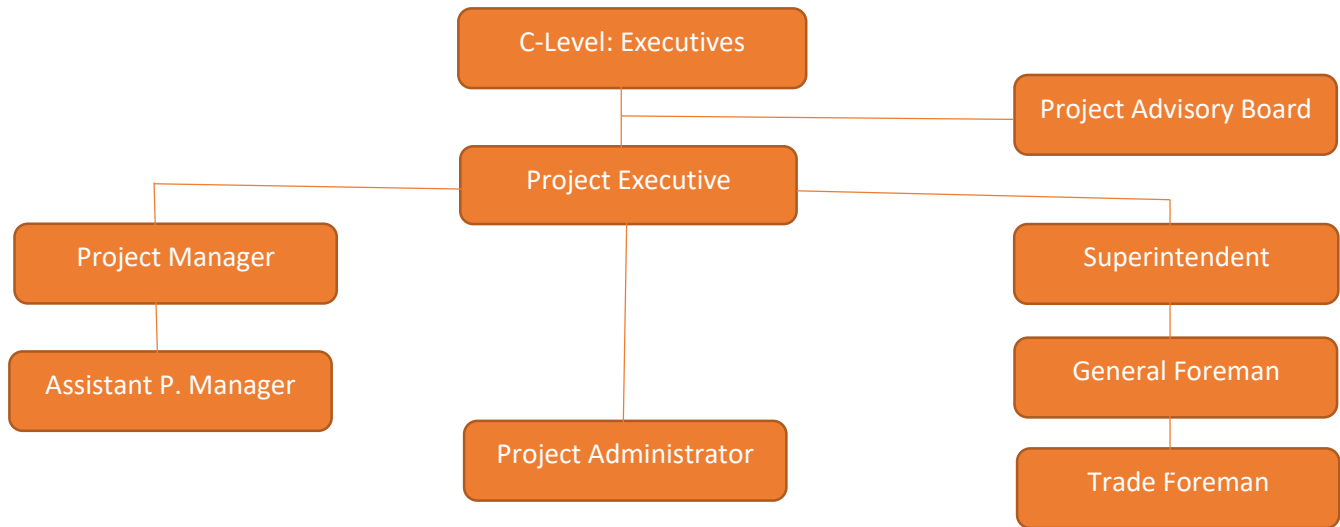
B. REDEVELOPMENT TEAM AND STRUCTURE

1) Redevelopment Team

Contact:	Project Director	Constructor	Construction Consultant	Architect
Company:	Orpe Human Rights Advocates	Optimum Construction	DMS Construction Consulting	Stewart Craig Archt
POC:	Edward-T Moises	Mr. Mark /Steve Swetlow	Mr. Kirk Miller	Stewart Craig
Address:	5457 Twin Knolls Rd, Ste 300 Columbia, MD 21045	17620-A Redland . RdRockville, MD 20855	5550 Sterret Place, Ste 300 Columbia, MD 21044	
Email:	moises@orpe.us	m.a@optimumconstructor.com	kirk.miller@us.rlb.com	
Phone	Work	410.588.0818	240-422-9990	410-740-1671
	Cell	240.712.2897		(410)-465-7687
Website:	https://orpe.us	https://Optimumcontractor.com		

2) Structure

Orpe Human Rights Advocates understands that to proceed in renovation and redevelopment of the building located at 1101 Winston Ave, Baltimore, the project will require a lot of resources. Not only does the redevelopment need materials, equipment and workers to build it, but they require planning, contracts, scheduling, documentation, payments (receiving and issuing) and other management-related tasks. Contractors need a team of people to manage all phases of the project, from idea phase, planning phase, execution phase, monitoring phase to reviewing phase. Below you will find the structure of our redevelopment project team roles and responsibilities, as well as their level of experience.



The C-level executives at Orpe Human Rights Advocates include:

Contact:	Chief Executive Officer	Chief Financial Officer	Chief Operating Officer	Chief Marketing Officer
Name:	Edward-T Moises	Zora Tona	Debra Reece	Alfred Sauvvy
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The credential, qualifications, and experiences of executives at C-level are presented and described in the section **Developer's Capacity** on page 28 of the present document. The C-level at Orpe Advocates are experienced managers and will be involved in the redevelopment process of this project during the most critical moments. This includes bidding on work, budgeting and executing favorable contract. They will be receiving regular updates on this project key metrics: Budget; Schedule; Quality; and Deliverable.

c) Key Project Management Positions, Roles, and Responsibilities

1. Project Executive (Senior Project Manager)

The Project Executive, also known as a Senior Project Manager, is the highest non C-level position of this project. This position will be exercised by Mr. Geraldo Barbosa who has worked as a Project Manager for many years, and thus has the experience to monitor all parts of a construction project. Mr. Barbosa has overseen more than 10 projects. He has more than 15 years of experience working in the P.M capacity. He was entrusted the responsibilities of Establishing protocols, collaborations, meetings and methodology between all parties to help the project reach its' goals. He ensures that high-cost items are contracted or planned out to stay within the budget. He watches the schedule and making sure major milestones are hit. Compliance with specifications, testing, inspections and quality.

2. Renovation and Redevelopment Project Manager

The position of Project Manager will be exercised by Mr. Altivo Perreira. Mr. Perreira will be in charge of making sure the day-to-day needs are carried out. He will be collaborating with senior management to plan the short- and medium-terms goals of the project. Other than those check-ins, is the co-captains of carrying out these plans; Mr. Perreira will be overseeing on a regular basis the following metrics: meeting the schedule and organizing the resources needed to do so. He will be monitoring the project budget and billing; developing working sets of drawing and designs; monitoring the scope of work and any changes or additions to it; managing change orders; co-develop the job site safety plan and policy. He is charged with the tasks of purchasing materials, equipment and hiring the consultants if needed and oversee document control. Mr. Perreira has worked as Assistant P.M. at AGLA Construction for more than 5 years and has experience of working on every phase of a project and has in several occasions worked for a Project Manager where he has learned trade. Mr. Perreira will be performing most of his job in the office, administrative and document-oriented positions.

3. Renovation and Redevelopment Superintendent

While the construction project manager will be performing most of his job in the office, administrative and document oriented; the superintendent duties will be performing directly on site. He manages and oversee the day-to-day operation of the redevelopment project, and will be ensuring compliance with schedule, budget and quality requirements onsite. He be **helping develop a schedule, oversee performance/execution, attend meetings and manage the flow of information – both to the field from the office, as well as from the office to the field, just like Project Managers. Where the P.M.'s responsibilities end is where the Superintendent's role begins. Concretely, the redevelopment superintendent will be ensuring job site is safe and all work is being performed correctly; monitoring job site quality requirements; tracking daily activities against the project schedule; documenting unknowns or unexpected delays; making sure design details are built properly; determining means, methods and constructability; overseeing field workers and onsite subcontractors; and hiring and firing field crews as needed.**

4. Project Administrator Responsibilities

The Administrator will be making sure the flow of all daily activities is smooth. His responsibilities include tracking; payroll for field crews; setting up / on-boarding new field workers; maintaining compliance with Federal, State and local requirements; filing all key project documents; tracking the payment of vendors, subcontractors and consultants.

5. General Foreman

The General Foreman is the highest ranking working position on a job site. By working position, he is directly involved with the performance of the work. He is as a hourly employee like the rest of the field crews, but have a higher pay and more responsibilities. The General Foreman will be reporting directly to the Superintendent. He is in charge of bringing the project to life on a moment-to-moment level. The Foreman will be overseeing all other trade-specific foremen, along with all of the workers onsite. He is in charge of making sure everyone shows up on time, is working safely and performing what they should be. General Foreman makes sure the crews have what they need to do the work, and if they don't, making sure they get it as quickly as possible. As such, General Foremen coordinate the materials needed, tools required, equipment usage and other logistics – all in accordance with the schedule. He will be working closely with the trade foremen to make sure they have what they need – whatever it is.

General Foremen will be one of the first to know about an issue, surprise or change, because he actually located where the work is happening and can be there in person. He is the go-to person on site when something is needed.

6. Site Clerk

Site Clerk will be tracking daily productivity of the crews and comparing this rate to the budget and schedule. He/she will be producing basic reports and status updates; taking progress photos and noting daily activity. She/he will be ordering and coordinating the delivery of materials, equipment and supplies as needed. She/he takes basic measurements, doing rough surveying and laying out as required. He/she will be handling the logistics of getting drawings printed, jobsite-office juggling and keeping physical copies of contract documents, project specs, etc. organized.

7. Working Forman (Trade Foreman)

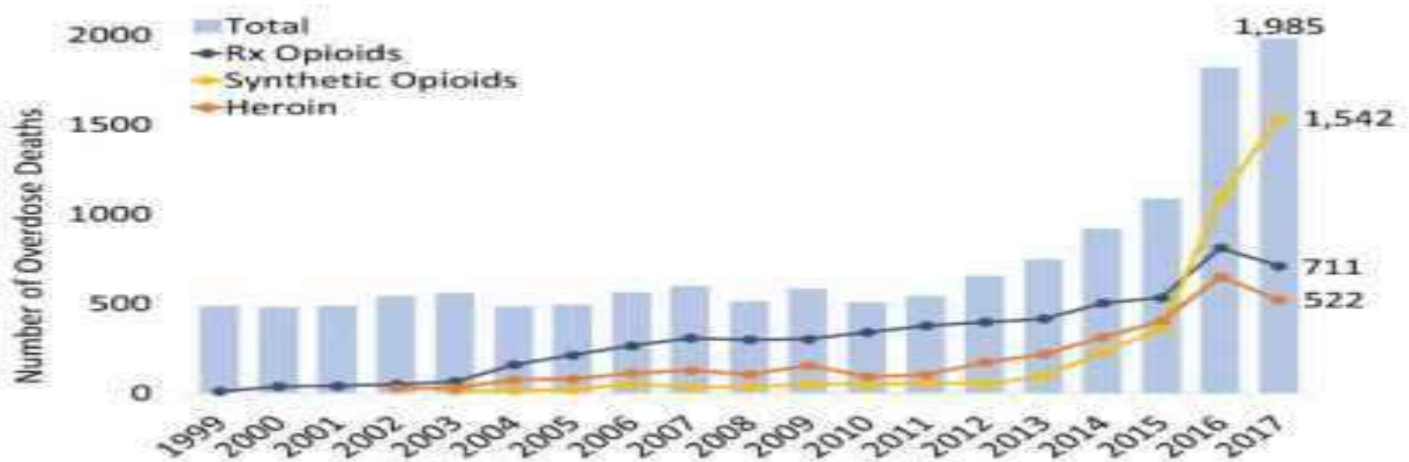
Working foreman will be involved in the moment-by-moment details of that specific type of work, making sure the actual redevelopment work happens correctly in real time, and raising any concerns as soon as they arise. The number of Trade Foreman will be decided once the final evaluation of the building located at 1101 Winston Avenue, Baltimore is completed. For remodeling 15000 SF into 24 1BR Units, we expect of having a need of Ironworker Foreman, Carpentry Foreman, Electric Foreman, and Concrete/Formwork Foreman. However, these Foremen are expected to be hired by the project Contractors.

D. PROJECT NEED ASSESSMENT

If awarded, Orpe Human Rights Advocates will perform repair works, renovation, and remodeling of the Facility located at 1101 Winston Avenue, Baltimore, MD 21202. This facility will be used to drive activities that fit the scope of ORPE Advocacy mission focused on lifting the life of people in the state of homeless or at risk-homelessness, low-income or people living in poverty change their socioeconomic status from the status of insufficient income to the status of self-sufficient income. A particular attention will be given to the remodeling of 15000 SF as a response to uncover the need of having Residential Treatment and Respite Facility in Baltimore that will serve Pregnant and Postpartum Women with Substance Use Disorders (SUD) and their Infants as the toll of overdose death due to the use of OPIOID and the toll of infants born with Neonatal Abstinence Syndrome (NAS) has increased in Maryland. Statistics show that Maryland possesses significant risk factors as a region vulnerable to the higher rate of women unemployment and low- income. Few communities untouched by Opioid. Low - income is one of the leading causes of the Opioid use and overdose deaths. According to National Institute on Drug Abuse , in 2017 , there were 1,985 overdose deaths involving opioids in Maryland —a rate of 32.2 deaths per 100,000 persons, which is twofold greater than the national rate of 14.6 deaths per 100,000 persons. The state ranks in the top 5 for opioid - related overdose death rates. In 2017 incidence of Neonatal Abstinence Syndrome , which is constellation of neurologic , gastrointestinal , and musculoskeletal disturbances associated with opioid withdrawal , has increased dramatically and is associated with long hospital stays. In Maryland, statistic reveals that the average length of stay (ALOS) for infants exposed to methadone in utero was up to 17 days - compared to approximately two days for a non -addicted newborns. Pregnant and moms are more affected. They are more affected because of the existing barriers that impair them access to the treatment. Among the barriers are stigma, child (ren)... To counter this trend, there is a need of implementing a coordinated approach that explore integrated service delivery , drawing on Drug Addition Act of 2000 (Data 2000) practices and primary and behavioral health care setting. This is what OHRA is projecting to do within the scope of the Proposed Project Moms. OHRA understands that persons with OUD often have complex treatment needs that require concurrent and coordinated attention to addiction , medical , psychiatric , and social problems . It understands that OUD patients do best when they have access to a full range of MAT options in a variety of settings. This project proposed by OHRA is a " ALL-IN-ONE " system established to facilitate client in locating and navigating an array of social and recovery support services. OHRA will be working with well- trained and OPIOID experts and efficient management of OUD treatment. With a well -trained and experienced team of experts in OPIOID and medical researchers , OHRA will be providing multidisciplinary and comprehensive services, including the potential for a full range of pharmacotherapies for opioid and other SUDs. OHRA offers a treatment setting that allows for frequent patient contact with staff who come to know the patient and the patient 's individual needs particularly well.

In many cases, OTPs serves as the greatest, or only, source of stability in the patient’s life. These qualities impart the OHRA with the willingness of promoting a coordinated care among other health care providers and recovery support agencies. OHRA will also help other providers take better care of patients they serve by facilitating comprehensive treatment services, including counseling and care management. OHRA staff will be making their expertise accessible to others by providing guidance and support to providers outside the OHRA setting. Such productive connections with other care providers can also enhance the OHRA’s clinical outcomes by providing a broader spectrum of services for its patients. These service enhancements include OBB treatment and improved access to community resources and medical providers. Fostering these relationships also establishes referral sources of new patients into OHRA-based services, patients who otherwise may not have found their way to an SUD treatment setting. Patients, providers, governments, and payers can all benefit from models of coordinated care through OHRA. When the OHRA functions as a hub and coordinates with primary care providers, OHRA staff will be helping the patient progress on treatment plan goals related to somatic health.

Furthermore, studies reveal that economic and social unveil, and its etiology closely linked to the role of opioid as a refuge from physical and psychological trauma, concentrated disadvantage, isolation, and hopelessness are ones of the causation agents of the increasing use of opioid. This demonstration clearly establishes that there is a need for integrated human service programs and coordinated supportive programs to fight and reduce the growing trend of poverty that substantially lead to the use of opioid in Maryland. Integrated human service programs and coordinated supportive programs reflect exactly the paths of cutting-edged and innovative approach the project of OHRA is going to deal with. As addressed on its website at www.orpe.faith; by putting in place an integrated human services system that include coordinated social services, programs deemed to restore human dignity, integrated behavioral health and primary care system, case management , legal aid, career development and capacity building; OHRA will be bringing to our community a cutting-edged and innovative approach of bringing remedy to the issue of poverty, opioid dependency and at the sometime furthering for social justice.



Insufficient income in behavioral social environment is what drives pregnant and postpartum women engage in illegal activities and drive them in the state of dependency in the use of OPIOID. OHRA model provides therapeutic and self-sufficient income responses. However, its current facility does not respond to the needs of the kinds of programs and services our organization is able to provide. OHRA will implement a full range of services and therapeutic program model in communities, which is a novel approach that consists of providing a full range of services and or/ programs in a one location. Programs and services are designed for the purpose of empowering pregnant and postpartum women with SUD, veterans, homeless, or families at risk of homelessness, and low- income families within the purpose of changing their social status from insufficient income status to the status of self-sufficient income. OHRA Model is expected of reducing by 60% the rate of dependency on OPIOID, reduce the rate of deaths, reduce the rate of NAS and days of staying in the hospital and thus high costs associated with the long -staying in the hospital. OHRA Model will economically, socially, and morally benefit the State of Maryland. The Model is expected to present

itself as a pilot model and can easily be adopted by other nonprofits, or government task forces at local, regional, and national level.

1) Treatment Methods to be Used: MAT (Medical Assisted Treatment)

OHRA's Model of Medication Assisted Treatment (MAT), will be supporting people in recovery from opioid use disorder. The expected Residential and Respite Facility will serve as a Hub. The Hub is expected to be the central facility that coordinate care and promote and control the satellites that offer daily support for patients with complex addictions. OHRA is expected of creating several local satellites. Doctors, nurses, and counselors will be offering ongoing opioid use disorder treatment fully integrated with general healthcare and wellness services. This framework efficiently deploys opioid use disorder expertise and helps expand access to opioid use disorder treatment for Marylanders.

2) Evidence-Based Approach

The Evidence-Based Approach to Opioid Use Disorder Medication Assisted Treatment (MAT) is associated with the medication such as "Methadone, Buprenorphine". Our licensed doctors will be prescribing medication such as methadone and buprenorphine, as part of a comprehensive opioid use disorder treatment program which also will include counseling, vocational and professional skills building programs, jobs placement programs, and entrepreneurship skills development programs. Medication Assisted Treatment is not the only treatment for opioid use disorder, but it is the most effective treatment for most people. It is supported by the American Medical Association, the American Academy of Addiction Psychiatry, and the American Society of Addiction Medicine. Federal regulations designate two settings where Medication Assisted Treatment can take place, Opioid Treatment Programs (OTPs) and Office Based Opioid Treatment (OBOT) settings. OHRA takes this structure as a starting point, and strengthens and connects the elements.

3) Project's Benefits for Baltimore, Maryland, or our Nation

ORPE Human Rights Advocates' Project of Empowering Lives in Poverty out of Poverty is a set of socioeconomic status improvement and rehabilitation programs that provide a second chance to adult and youth. The project is set to empower low-income, youth, and adult with high-performing professional skills that expected to make them competitive in the job markets. The component of entrepreneurship program is tailored to encourage qualified youth and adult with entrepreneurship vocation and initiatives to get all needed supports from the startup phase of a project to its development phase. These training programs are expected to provide learning settings that bring a wide range of benefits to youth, families, and communities. Programs will support social, emotional, cognitive, academic, and leadership development. Programs are also tailored to reduce risky behaviors, promote physical health, and provide a **safe and supportive environment** for youth and adult. The ORPE Programs are expected to provide a significant return-on-investment, with every \$1 invested saving at least \$10 through increasing adult and youth's earning potential; awakening youth and adult consciousness; which are key to improving self-efficacy and performance and reducing poverty, crime, and juvenile and adult delinquencies.

Furthermore, more than 100 good paying jobs are expected to be created in Baltimore at the launching phase and more than 200 jobs at the development phase of the project.

As it can be observed in our websites (www.orpe.faith or www.orpe.org), OHRA is surrounded by well-trained, experienced and united team imparted with divine cores and whose missions are focused on assisting and empowering low-income people facing hardships and challenges in their respective communities. Our first goal is driven by the idea of being able to move low-income people from the status of insufficient income to the status of self-sufficient income. Our second goal is guided by the idea of providing an opportunity to youth, and adults who otherwise unable to enroll in a high-skilled level of leadership education the ability to access and learn high-caliber leadership skills and make them discover their areas of self-efficacy and their true life's purposes.

Section 2
PROJECT PURPOSE

Acquire a building with sufficient footages to respond to the need of implementing, expanding, and establishing collaborative efforts and projects between programs that lift low-income from the status insufficient income to the status of self-sufficient income; programs that provide residential and respite services to pregnant and postpartum women with SUD and their infants in the state of homelessness or ta-risk homelessness; programs that respond to the need of having **one-stop place** where recipient could be assisted with a wide range of coordinated supportive services and social works including housing, primary care services, behavioral health care, professional skills development, and related vocational educational programs.

A) GOAL 1			
Provide a " ALL-IN-ONE " Services System in a single location to facilitate addicted mothers, low-income clients, veterans, and homeless in locating and navigating an array of programs that include programs deemed to lift low-income to become economically self-sufficient, integrated behavioral and health care, crisis intervention, housing, coordinated supportive and social works. To accomplish this goal OHRA will be working with well-trained OPIOID experts and efficient management of OUD treatment; well-trained social workers and case managers; well-trained legal professionals, well-trained infectious disease physicians; well-trained and experienced team of experts in OPIOID and medical researchers, providing multidisciplinary and comprehensive services that will include the potential for a full range of pharmacotherapies for opioid and other SUDs. Offers a treatment setting that allows for frequent patient contact with staff who come to know the patient and the patient 's individual needs particularly well.			
Objective:	Increase trauma-informed interaction with Pregnant and postpartum women with SUD, clients in the state of distress and utilize community partners to help identify areas of concern.		
Strategy:	Establish collaborative efforts and programs among all key community stakeholders through ORPE Advocacy's activities to enhance services, investigate, and reduce the rate of OPIOID use in the State of Maryland.		
Activity 1	Time Frame	Outcome	Evaluation
Address immediate health, legal, social and safety needs of pregnant and postpartum women with SUD and their infants	Ongoing	Recipients will be able to report that their sense of safety and security has increased as a result of the services received through this project	At each meeting, Client will be asked to complete onsite evaluations indicating their increase in skills and knowledge about planning their own and family well-being, health, safety and relapse avoidance.
Review Lethality Assessment Reports and determine high risk clients.		Clients express an understanding of their state of addiction and its negative effect on their lives. Increase in knowledge about OPIOID	Recipient will be asked to complete onsite evaluations indicating the degree of their fears
Determine immediate need of recipients and work with community resources to meet those needs	Ongoing	Client express satisfaction about the services	Client will be asked to complete onsite evaluations

			indicating their satisfaction for the services received.
Contact clients for follow-up after clients have recovery from informed-trauma	Ongoing	Clients report that their quality of life have improved because the set goals have been accomplished	Recipient will be asked to indicate the needs and if these needs are being met.
Link client to community contacts to assist victim with ongoing safety planning needs assessments, and social services in the community setting.	Ongoing	Client will be able to report an increase in knowledge about the consequences of using OPIOID in her life.	Client will be asked to complete onsite evaluation to indicate the community contacts to assist for the needs and ongoing safety planning

B) GOAL 2

Establish a multi-disciplinary team (MDT) that will increase communication across the various systems that serve low-income, people living in poverty, pregnant and postpartum women with SUD, and related subjects to help develop a trauma informed community response for people from disadvantaged communities and provision of legal assistance, professional skills building and development, vocational education, jobs placement, entrepreneurship skills development, leadership skills development and coordinated supportive services and social works.

Objective 1	Objective 2	Objective 3
By the end of Month 6, project staff will identify and invite community partners in our service area to participate in the policy committee. The policy committee will create policy and procedures that adhere to State and Federal laws regarding confidentiality	By month 6, local agencies will be aware of the project and necessary MOU development will have started with local agencies (Social Services, Law Enforcement, District Attorney, etc.).	By the end of month 12, at least one MDT meeting will be completed and meetings will continue at least bi-monthly through the project period.

C) GOAL 3

Empower ORPE Human Rights Advocates' social workers, advocates, and specialists to enhance awareness and help create multiple access points for people with substance use disorders, and for programs deemed to lift low-income people change Their socioeconomic status from the status of insufficient income to the status of self-sufficient income.

Objective:

Increase the safety and well-being of pregnant and postpartum women with SUD and infants and low-income people in their respective communities by dealing directly, immediately, appropriately and effectively with through the process of education, and self-efficacy skills development

Strategy:

Work in cooperation with communities to develop activities (such as standardization of protocols) that increase coordination of services for low-income, people living in poverty, and pregnant and post-partum women with SUD and their infants.

Activity	Outcome	Evaluation
Orpe Charity's specialists will provide training on community education and awareness and about creating multiple	Team members will demonstrate increased knowledge and skills about how to facilitate community awareness	Training participants (local Team Coordinators) will be asked to complete onsite evaluations

access points for substance use disorders people and for programs deemed to lift socioeconomic status of low-income or people living in poverty	and how to create multiple points of entry to service system.	indicating their increase in skills and knowledge about facilitation of community awareness and creation of multiple points of entity.
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D) INTENDED OUTPUT (Results)

After being served and treated from the use of prohibited substance, being assisted in reducing the impact of emotional, psychological and physical pains caused by the state of insufficient income, through this project, recipients will be able to experience positive changes in their lives; particularly, in terms of personal safety, health, emotions, mind, body and spirit. In addition, through ORPE’s self-sufficient income programs centered on the premises of self-efficacy, self-leadership, and professional skills development, and entrepreneurship skills development; clients will be given with necessary tools that will change their social economic status from insufficient income to the status of self-sufficient income. These premises are expected to make great impact in their lives and in the recipients’ communities. After having accomplished the cycle of assistance, clients will be able to positively express the relevance of the assistances received through this project and testifying for positive outcomes.

Section 3.

DESCRIPTION OF THE CONCERNED PROPRIETY LOCATED AT 1101 WINSTON AVENUE, BALTIMORE, MD 21202

1. Propriety Information and General Physical Condition

The table below summarize the information on general physical condition of the propriety.

Propriety Information				
Address:	1101 Winston Avenue, Baltimore, MD 21202			
Year Constructed / Renovated	1959			
Current Occupants:	Baltimore City Public School			
Percentage of Utilization	100%			
Management Point of Contact	Blaine Lipski, Baltimore City Public Schools, Facilities Director. Tel. 410.396.8665. Email: blipski@bcps.k12.md.us			
Propriety Type:	Educational K-12			
Site Area:	7.5 Acres	Building Area: 100,060 SF	No of Buildings: 1	No of Stories: 3
Parking Type & No of Spaces	10 spaces in open lots			
Building: Construction	Masonry bearing walls with concrete-topped metal decks			
Roof Construction:	Flat roofs with modified bituminous membrane Gable metal roof			
Exterior Finishes:	Brick Veneer			
Heating, Ventilation, & Air Conditioning	Central system with boilers feeding unit ventilators and hydronic baseboard radiators			
Fire & Life Safety:	Fire hydrants, smoke detectors, alarms, strobes, extinguishers, pull station, alarm panel, exit signs			
Date of visit:	June 18, 2019			
On-Site Point of Contact (POC):	Anthony Mclver			

Assessment & Report prepared by:	Emrah Docker
Reviewed by:	Daniel White: Technical Report Bill Champion: Program Manager. bchampion@emgcorp.com . Tel. 800.733.0660 x 6234

Source: Assessment report prepared by EMG Corp, on July 6, 2019.

FACILITY SYSTEMIC CONDITION SUMMARY			
ITEM	CONDITION	ITEM	CONDITION
Site	Fair	HVAC	Fair
Structure	Good	Plumbing	Poor
Roof	Fair	Electrical	Poor
Vertical Envelop	Fair	Elevators	Poor
Interiors	Poor	Fire	Poor

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- ADA upgrades and ADA study
- Repair portion of flat roof
- Repair exterior brick veneer on the back of the building
- Replacement of the kitchen hood and other roof exhaust fans
- Repair of the low hanging electrical distribution wire
- Interior wall paint in some classrooms
- Replacement of the failed interior wall ceramic tiles
- Replacement of the failed interior floor vinyl tiles

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables in the appendices.

SPECIAL ISSUES AND FOLLOW-UP

According to the Assessment Report, limited assessment of accessible areas of the building(s) was performed to determine the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. There are no visual indications of the presence of mold growth, conditions conducive to mold growth, or evidence of moisture in representative readily accessible areas of the property.

1.4 OPINIONS OF PROBABLE COST

Cost estimates are available in the assessment report of July 6, 2021 prepared by EMG. These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as R.S. Means and Marshall & Swift, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited,

etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1 Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.2 Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period. Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded. Replacement costs are solicited from ownership/property management, EMG’s discussions with service companies, manufacturers’ representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership’s or property management’s maintenance staff are also considered. EMG’s reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system’s or component’s respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

5. SITE IMPROVEMENTS

5.1 UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services

SITE UTILITIES		
Utilities	Supplier	Conditions
Sanitary sewer	Baltimore Department of Public Works	Good
Storm sewer	Baltimore Department of Public Works	Good
Domestic water	Baltimore Department of Public Works	Good
Electric service	BGE	Good
Natural gas service	BGE	Good

ITEM	DESCRIPTION
Main Ingress and Egress	Winston Avenue
Access from	North
Additional Entrances	N/A
Additional Access from	N/A

PAVING AND FLATWORKS

ITEM	MATERIAL	LAST WORK DONE	CONDITION
Entrance	Asphalt	>20 Yrs.	Poor
Parking Lot	Asphalt	>20 Yrs.	Poor
Drive Aisles	Asphalt	>20 Yrs.	Poor
Side works	Concrete	>20 Yrs.	Fair
Curbs	Concrete	>20 Yrs.	Fair
Site Stairs	Cast-in place concrete	>20 Yrs.	Fair
Pedestrian Ramps	Cast-in place concrete	>20 Yrs.	Fair

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1 FOUNDATIONS

Building Foundation		
Item	Description	Condition
Foundation	Concrete Foundation Walls	Good
Basement and Cowl Space	Concrete Slab and Concrete Walls	Good

Anticipated Lifecycle Replacements: ▪ No components of significance

Actions/Comments:

▪ The foundation systems are concealed. There are no significant signs of settlement, deflection, or movement. There is no evidence of water infiltration.

6.2. SUPERSTRUCTURE

Building Superstructure		
Item	Description	Condition
Framing / Loading-Bearing Walls	Masonry	Good
Ground floor	Concrete Slab	Good
Upper Floor Framing	Concrete Beams	Good
Upper Floor Decking	Concrete, Cost-in Place	Good
Roof Framing	Concrete Beams	Good
Roof decking	Concrete, Cost-in Place	Good

Anticipated Lifecycle replacement: No components of significance

Actions/Comments: ▪ The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable.

6.3 ROOFING

Primary Roofing			
Item	Condition	Item	Condition
Type / Geometry	Flat	Finish	Modified Bitumen
Flashing	Sheet Metal	Roof Age	22 Yrs. (reported)
Puppet Copings	None	Warranties	No
Fascia	None	Roof Drains	Internal Drains
Attics	None	Insulation	Rigid Board
Soffits		Skylight	No
Ventilation - 1	N/A	Ponding	No
Ventilation - 2	N/A	Leaks Observed	No

		Roof Condition	Fair
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The primary roof consists of 7 different levels all covered by similar surface material throughout the building. Anticipated 6.4

Anticipated Lifecycle Replacements: ▪ Modified bitumen

Actions/Comments: ▪ The roof finishes were reportedly installed in 1997. The roofs are maintained by a roofing contractor. ▪ According to the POC, there are no active roof leaks. There is no evidence of active roof leaks. ▪ There is no evidence of roof deck or insulation deterioration. The roof substrate and insulation should be inspected during any future roof repair or replacement work. ▪ Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management’s routine maintenance and operations program. ▪ There is no evidence of moisture, water intrusion, or excessive daylight in the attics. The insulation in the attics appears to be adequate. ▪ There is a small section of the building in the center of the roof shows excessive signs of wear and tear. Roof membrane is eroded and insulation layer deteriorated. This area needs to be refinished immediately.

6.4 EXTERIOR WALLS

Exterior Walls		
Type	Location	Condition
Primary Finish	Brick Veneer	Good
Accented With	Not Applicable	----
Soffits	Not Applicable	----

Anticipated Lifecycle Replacements: ▪ No items of significance **Actions/Comments:** ▪ No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs, graffiti removal, and re-caulking, is highly recommended

6.5 EXTERIOR AND INTERIOR STAIRS

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Concrete Stairs	Closed	Metal	Metal	Fair
Building Interior Stairs	Concrete Stairs	Closed	Metal	Metal	Fair

Anticipated Lifecycle Replacements: No components of significance

Actions/Comments: ▪ No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required

6.6 EXTERIOR WINDOWS AND DOORS

Windows Framing	Glazing	Location	Windows Screen	Condition
Aluminum Flamed, Operable	Double Glazing	Throughout	X	Good

Item	Door Type	Condition
Main Entrance Doors	Fully Glazed, Metal Framed	Good
Secondary Entrance Doors	Metal, Insulated	Fair
Service Doors	Metal Hollow	Fair
Overhead Doors	None	-----

Anticipated Lifecycle Replacements: No components of significance

Actions/Comments: No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

6.7 Patio, Terrace, and Balcony: Not applicable. There are no Patio, and balconies.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

7.1 BUILDING HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

BUILDING HEATING SYSTEM		DISTRIBUTION SYSTEM	
Primary Heat System Type	Hot Boilers	HVAC Water Distribution System	Two-Pipe

Qty & Capacity of Major Components	2 boilers of approximately 2875 MBH each	Heating Water Circulation Pump Size & Quality	7 Pumps ranging from 1 to 3 HP each
Total Heating Capacity	5,672 MBH	Chilled Water Circulation Size & Qty	N/A
Heating Fuel	Natural Gas	Condenser Water Circulation Pump	N/A
Location of Major Equipment	Mechanical Rooms	Pump Condition	Fair
Space Served by System	Entire Building	Air Distribution	None
Age Range	All Units dated 2002	Terminal Units	Unit Ventilators
Boiler Condition	Fair	Qty & Capacity of Terminal Unit	Apxmtly 42 unit ventilators ranging from 2 to 3 tons each
Heat Exchanger condition	---	Location of Terminal Units	Adjacent to windows
		Spaces Served by Terminal Units	Classrooms
		Terminal Units Condition	Fair

SUPPLEMENTAL COMPONENTS		CONTROLS AND VENTILATION	
Supplement Component	Window Air Conditions	HVAC Control System	----
Location/Space Served	Classrooms	HVAC Control System Condition	----
Condition	Poor	Building Ventilation	Roof Top exhaust fans
		Ventilation System Condition	Failed

Anticipated Lifecycle Replacements: Boilers. Distribution pumps and motors. Hydronic Radiators. Rooftop exhaust fans. Unit Ventilators. Window AC units. Hydronic 2 pipe system

Actions/Comments: Building ventilation system is not functioning. All rooftop exhaust fans are failed and need to be replaced. Building is heated by hot water boilers feeding unit ventilators and hydronic radiators. Cooling is provided by window Air Conditioners. The HVAC systems are maintained by an outside contractor. The HVAC equipment varies in age. HVAC equipment is replaced on an "as needed" basis. The HVAC equipment appears to be functioning adequately overall. The maintenance staff property management staff & service contractors were interviewed about the historical and recent performance of the equipment and systems. No chronic problems were reported and an overall sense of satisfaction with the systems was conveyed. However, due to the inevitable failure of parts and components over time, some of the equipment will require replacement. The building is not centrally cooled and current window type air conditioners are in poor condition. Consideration should be given for upgrading to a central cooling system. A budgetary cost for system upgrade is provided pending a design study. See Section 1.3. There are four split system condensers on the rooftop that are failed. These units are not connected to any air handler and are not recommended to be replaced.

7.2. BUILDING PLUMBING AND DOMESTIC HOT WATER

BUILDING PLUMBING SYSTEM		
Type	Description	Condition
Water Supply piping	Fully Glazed, Metal Framed	Fair
Washer/Sewer Piping	Cast Iron	Fair
Vent Piping	Cast Iron	Fair
Water Meter	Mechanical Room	
DOMESTIC HOT WATER AND BOILER		
ITEM	Description	Comments
Component	Water Heater	
Fuel	Natural Gas	
Quantity & Input Capacity	1 unit at 400 MBH	
Storage Capacity	250 Gallons	
Boiler of water Heater condition	Fair	
Supplemental Water Tanks?	No	
Storage Tank Quantity & Volume	No	
Quantity of Storage Tank	----	
Storage Tank Condition	----	
Domestic Hot Water Circulation Pumps (3 HP and Over)	No	
Adequacy of Hot Water	Adequate	
Adequacy of Water Pressure	Adequate	
PLUMBING FIXTURES		
Water Closets	Commercial	
Toilet (Water Closet) Flush Rating	2.2 GPF	
Common Area Faucet Nominal Flow Rate	2.5 GPM	
Condition	Fair	

Anticipated Lifecycle Replacements: ▪ Water heater ▪ Toilets ▪ Urinals ▪ Sinks ▪ Sump Pump ▪ Grease Trap ▪ Domestic water and drainage piping Piping ▪ Backflow preventer

Actions/Comments: ▪ The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.

7.3 BUILDING GAS DISTRIBUTION

Gas service is supplied from the gas main on the adjacent public street. The gas meters and regulators are located along the exterior walls of the buildings. The gas distribution piping within the building is malleable steel (black iron).

Anticipated Lifecycle Replacements: No components of significance

Actions/Comments: The pressure and quantity of gas appear to be adequate. The gas meters and regulators appear to be functioning adequately and will require routine maintenance. ▪ Only limited observation of the gas distribution piping can be made due to hidden conditions.

7.4. BUILDING ELECTRICAL

BUILDING ELECTRICAL SYSTEMS			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	800Amps	Volts	120/208 Volt, Three-Phase
Meter & Panel Location	Basement	Branch Wiring	Copper
Conduit	Metallic	Step-down Transformer?	No
Security & Surveillance System?	No	Building Intercom System?	Yes
Lighting Fixtures	T-8		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	Poor		

BUILDING ELECTRICAL SYSTEMS			
Size	None	Fuel	None
Generator / UPS Serves	-----	Tank Location	-----
Testing frequency	-----	Tank Type	None
Generator / UPS Condition	-----		

Anticipated Lifecycle Replacements: ▪ Circuit breaker panels and distribution wiring ▪ Interior light fixtures ▪ Main switchboard
 . ▪ The onsite electrical systems up to the meters are owned and maintained by the respective utility company. ▪ The electrical service and capacity appear to be adequate for the property's demands.

7.5 MUNICIPAL INFORMATION, FLOOD ZONE AND SEISMIC ZONE

Not Applicable.

8.1 INTERIOR FINISHES

The facility is used as a school for the Baltimore County Public School system. The most significant interior spaces include classrooms, auditorium, vocational classrooms, a gymnasium and main entrance lobby. Supporting areas include hallways, stairs, administrative offices, restrooms and mechanical rooms. The following table generally describes the locations and typical conditions of the interior finishes within the facility:

TYPICAL FLOOR FINISHES		
FLOOR FINISHES	LOCATION	GENERAL CONDITION
Vinyl Tile	Lobby; Classrooms	Poor
Hardwood	Gym	Poor
Ceramic Tile	Restrooms	Fair
TYPICAL WALL FINISHES		
WALL FINISH	LOCATION	GENERAL CONDITION

Painted CMU	Lobby, Classrooms	Fair
Ceramic	Restrooms	Fair
TYPICAL CELLING FINISHES		
WALL FINISH	LOCATION	GENERAL CONDITION
Suspended T-Bar (Acoustic)	Lobby, Offices, Classrooms	Good
Exposed Structure	Mechanic rooms	Fair
Painted Concrete	Vocational Classrooms	Poor

INTERIOR DOORS		
ITEM	TYPE	CONDITION
Interior Doors	Solid core wood	Good
Doors Framing	Wood / steel	Good
Fire Doors	No	

Anticipated Lifecycle Replacements: Vinyl tile; Ceramic tile; Interior paint; Suspended acoustic ceiling tile; Interior doors; Toilet Partitions

Actions/Comments: It appears that the interior finishes have not been renovated within the last 20 years. Some classrooms interior paint is in poor condition. Paint on the walls is peeling and chipped. Hardwood floors are in poor condition at the small gym and will need to be refinished. The majority of the ceiling hard tiles are in failed condition and need to be replaced with acoustical ceiling tiles. Locker room floor and wall finishes are in failed condition. Walls need paint, ceramic wall finishes need to be replaced, and floors need to be refinished

8.2 COMMERCIAL KITCHEN AND LAUNDRY EQUIPMENT

The cafeteria areas have a variety of commercial kitchen appliances, fixtures, and equipment. The equipment is owned and maintained in-house. There are also many culinary classrooms that have commercial kitchen equipment. The cafeteria kitchen and culinary classrooms includes the following major appliances, fixtures, and equipment:

COMMERCIAL KITCHIN		
APPLIANCE	COMMENT	CONDITION
Refrigerators	Walk in & Up Right	Good
Freezers	Walk – In & Up Right	Good
Ranges	Gas	Good
Ovens	Gas	Good
Food Warmer	Gas	Good
Griddles / Grills	---	---
Mixer	---	---
Hood	Exhaust ducted to exterior	Failed
Dishwasher	---	---
Microwave	---	---
ICE Machines	---	---
Steam Tables	X	Fair
Work Tables	X	Fair
Shelving	X	Fair

COMMERCIAL LAUNDRY		
EQUIPMENT	COMMENT	CONDITION

Residential Washer	---	---
Residential Dryer	---	---

Anticipated Lifecycle Replacements: Steam tables. Food warmers/ steamers. Ovens. Reach-in refrigerator/ freezers. Walk-in freezer. Range

Actions/Comments: ▪ The kitchen hood is in failed condition and requires replacement. ▪ On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

9. OTHER STRUCTURES:

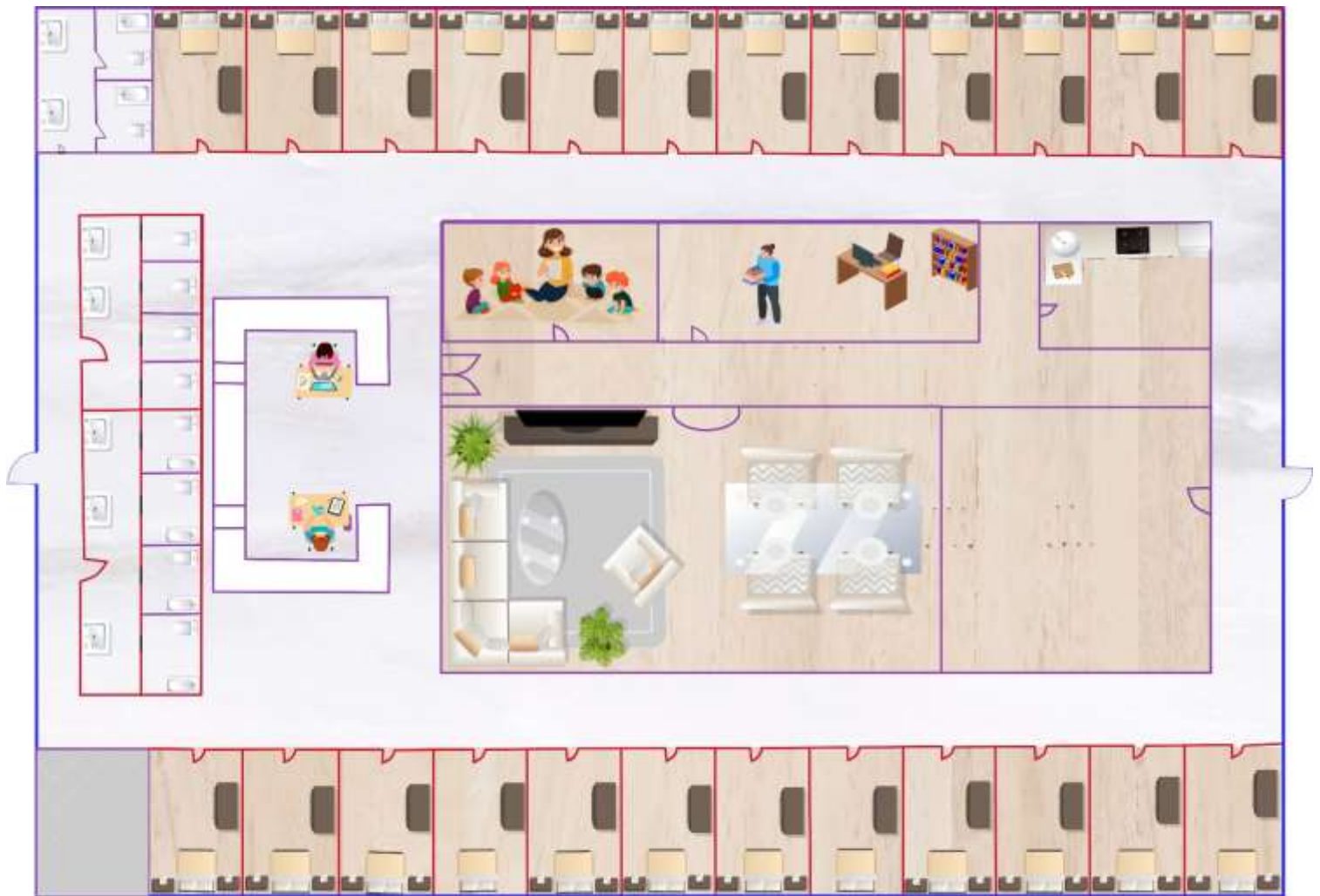
A modular building utilized as a daycare is located southeast of the main building. Daycare is a single-story building with gabled metal roof, steel prefabricated construction, with lightweight separation walls between classrooms and hallways. The building has three access points, one main entrance on the center of the building and two on each sides. All entrances have concrete stairs leading to fiberglass doors, none of which are ADA accessible. The roof is metal and probably original to the building construction. According to the POC there are no leaks. Windows are steel and operable with single panes and not energy efficient. Windows appear to be original to the construction and are in fair condition. Windows will need replacement during the reserve term. Exterior doors are fiberglass and generally in good condition. Building HVAC consists of through the window air conditioners that provide heating and cooling at the same time. These are at the end of their lifecycle and will require replacement within the replacement term. Building has three restroom fans on the roof but all are in failed condition. Daycare has three bathrooms, one single adult bathroom and two group bathrooms for girls and boys. Restroom fixtures are generally in fair condition. Restroom stall separators will need to be refinished and repainted. Restrooms are not supplied by a water heater according to the POC. Daycare has fire alarm system components such as exit signs, smoke detectors and strobes connected to the main building fire alarm system. Daycare fire alarm system is in fair condition and will need replacement within the replacement term. Daycare is not protected by a sprinkler system. Daycare has similar interior finishes as the school. Floor are covered with vinyl tiles, walls are painted prefab separator sections, and ceilings are covered with acoustical tiles. With the exception of a small number of stained ceiling tiles, interior finishes are in fair condition.

Section 4:

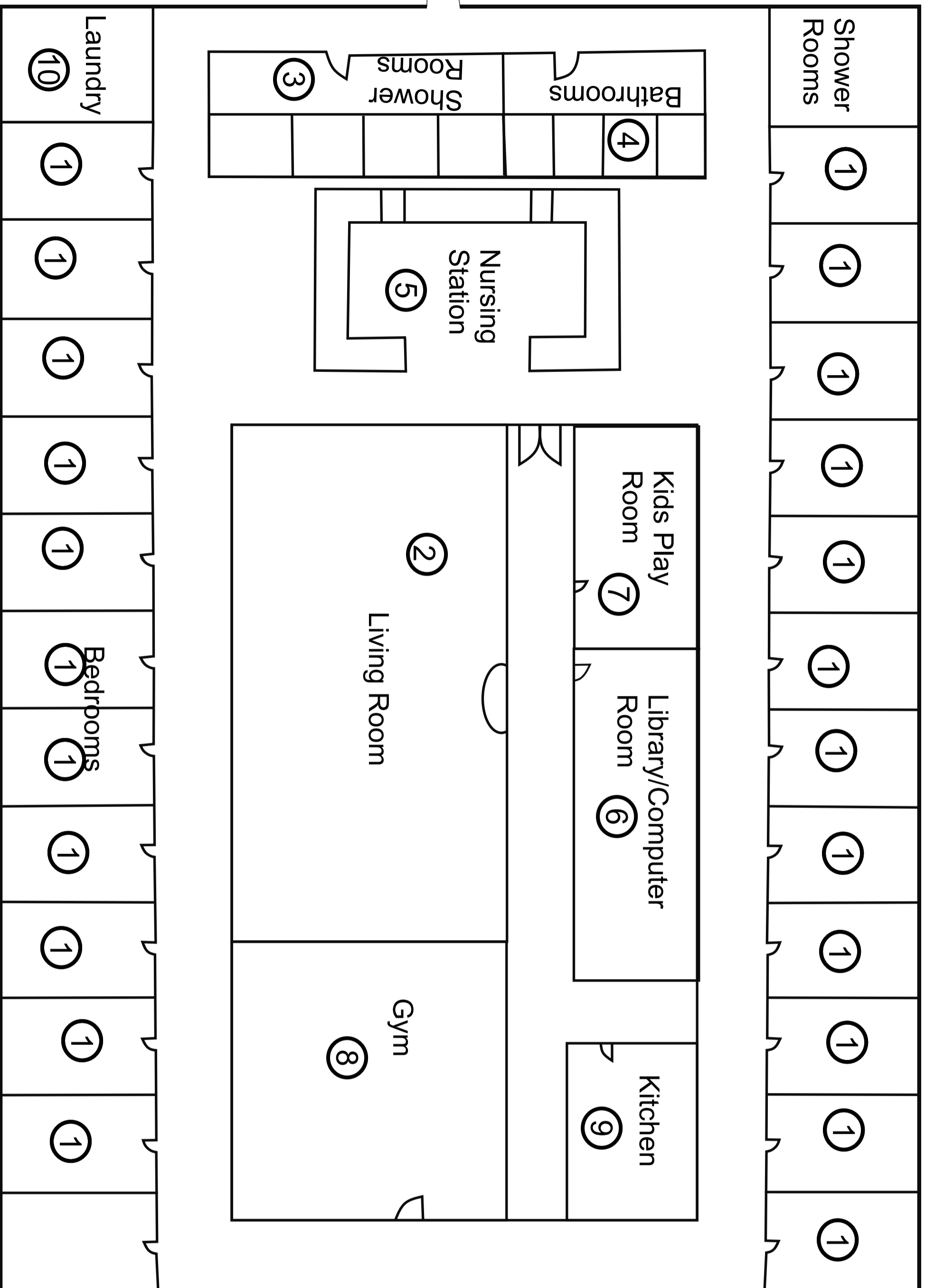
BUILDING LOCATED AT 11011 WINSTON AVENUE, BALTIMORE, MD 21202 PRESENTS CHARACTERISTICS THAT ARE A PERFECT FIT FOR THE IMPLEMENTATION OF ORPE HUMAN RIGHTS ADVOCATES' SUITE OF PROGRAMS THAT FURTHER FOR THE ELIMINATION OF SOCIAL AND ECONOMIC DISPARITIES

- A) Remodeling the Secondary Structure Located at 0209 Winston Middle to respond to the Need of Implementing 24 1BR Units of 500 SF Each to Serve as Residential Treatment and Respite Facility to Benefit Pregnant and Postpartum Women with SUD and their Infants

If awarded, Orpe Human Rights Advocates will undertake remodeling works at the Facility at 0209 Winston Avenue, Baltimore, MD 21202 to Fit the Need of Space of associated with the Project MOM. 24 /1 Bedrooms Units of 500 SF each and 24 Beds are expected to be implemented. as a Response to a Residential Facility Expected to house 24 Pregnant and Postpartum Women with Substance Use Disorders (SUD) and their Infants in the State of Homeless or at Risk-Homelessness. The DHCD has already approved our Organization for funding in related to the Project MOM.



**Residential Facility
First Floor**

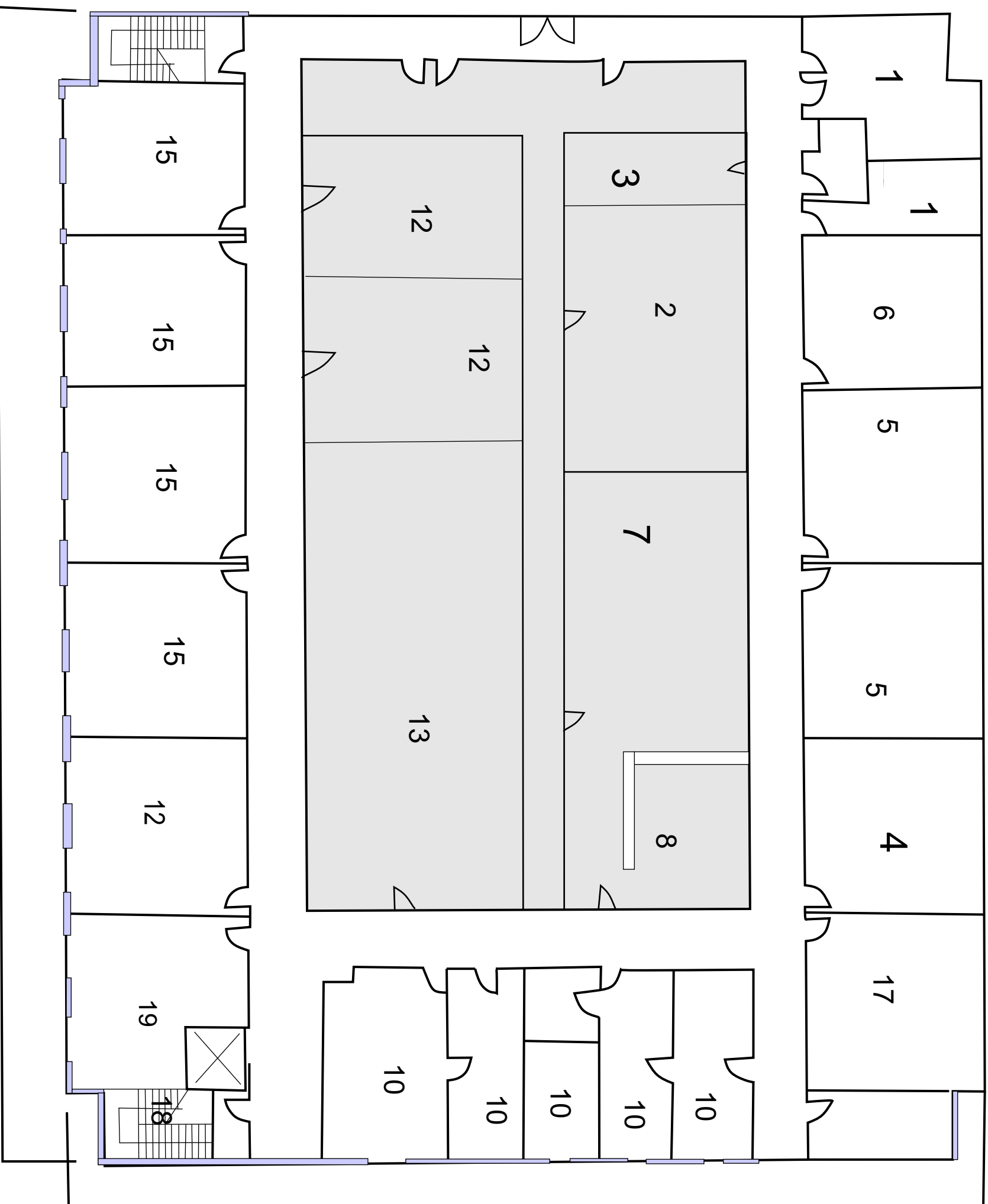


Main Entrance

- 1-Bedrooms
- 2-Living Room
- 3-Shower Rooms
- 4-Bathrooms
- 5-Nursing Station
- 6-Library/ Computer Room
- 7-Kids Play Room
- 8-Gym
- 9-Kitchen
- 10-Laundry

Project MOM - 24 1BR Units of 500 SF Each

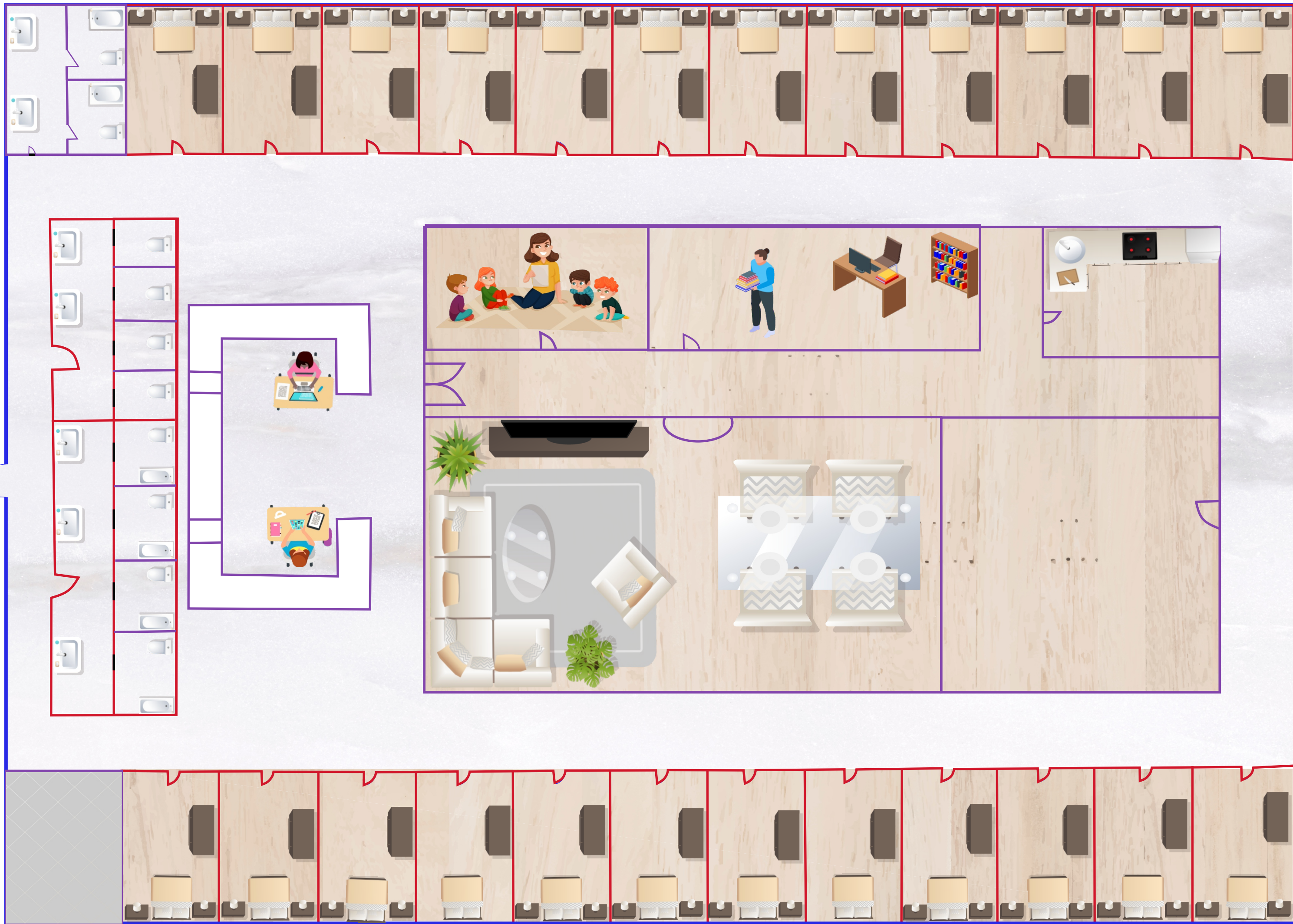
Main Entrance



Note: For the purpose of licensing, there are requirements to be observed. The plant must address some important patterns related to the purpose for which the project intends to address. We therefore suggest the following items to be incorporated in the second floor.

- 01 Rest Rooms
- 02 Waiting/Multipurpose
- 03 Reception / Front Desk
- 04 Nursing Station
- 05 Consultation/Examination
- 06 Treatment/Dressing/Injection
- 07 Cafeteria
- 08 Kitchen
- 09 Staff Lounge
- 10 Physician Offices
- 11 Social Works/Case Management
- 12 Training Rooms
- 14 Conference Room
- 15 Administrative
- 16 IT (Technology)
- 17 Lab
- 18 Supply/Storage
- 19 Human Resource

Administrative Area - Second Floor - Project MOM



24 1BR Units (500 SF of Each Unit) - Residential Facility. Project MOM

1) Remodeling 20,000 SF of the Building to Fit the Need of Space that Responds to the Needs of Operating Programs Deemed to Empower Low-Income People to Become Economically Self-Sufficient

One of the goals associated with Orpe Human Rights Advocates' mission is promoting programs that rehabilitate homeless or low-income families or lives living in poverty change their financial status from zero income or low-income to the status of self-sufficient income. Within the scope of this mission, we will be engaging people living in poverty in the difficult exercises of behavioral modifications. The program consists of dissuading sociological, psychological, and spiritual behaviors that hold them back from making positive decisions susceptible of changing their lives for better.

This is a team-based planning process established within the scope of Orpe Human Rights Advocates' Wraparound Model. The OHRA Wraparound Model starts with an individualized assessment within the purpose of identifying the sociological, psychological, and spiritual factors that govern the mind of a recipient. The recipient will work with a facilitator who will coordinate the recovery plan and establish a personal plan. The model is intended to provide an individualized and coordinated solution driven with the idea of changing suffering citizens from the status of insufficient-income to the status of sufficient income. In terms of sociological factors, the program focuses on addressing hindrances related to non-material symbolism, language, and values. In terms of psychological, the program focuses on addressing hindrances associated with interpersonal skill development, emotional intelligence, and communication. Finally, in terms of spirituality, the program focuses on addressing the universal laws that govern the universe in which include the law of the cause and effect or the law of development. These laws are deemed to have the effect of casting out any spiritual hindrance associated with irrational behaviors. Here, the goal is to raise in recipient the level of consciousness and develop a process of automatic drive in a system of concentration, which is the key to changing lives from irrational mindset to rational mindset. This model that was designed by Dr. Edward-t Moises also has positive effects in the process eliminating the badges of criminality in the mindset of youth and adult.

To accomplish the goal of moving homeless, low-income, and veterans from the status of zero or low-income to the status of self-sufficient income, ORPE Human Rights Advocates will be promoting and performing transformational programs deemed to train taskforces and provide professional skills building certificates in the following programs: vocational programs; health care skills which includes executive health care management, health care operations management, adaptive health care strategy; personal skills development; technology; human resources, supervisory, business and finance, marketing; digital transformation; entrepreneurship; social works; project leadership which includes project management, project management 360, product management; and system design leadership. These programs require classrooms, laboratories, seminar rooms, library, computer labs, experimental rooms. Therefore, the adaptation of 20,000 SF of the building will serve for the accommodation of the above stated programs.

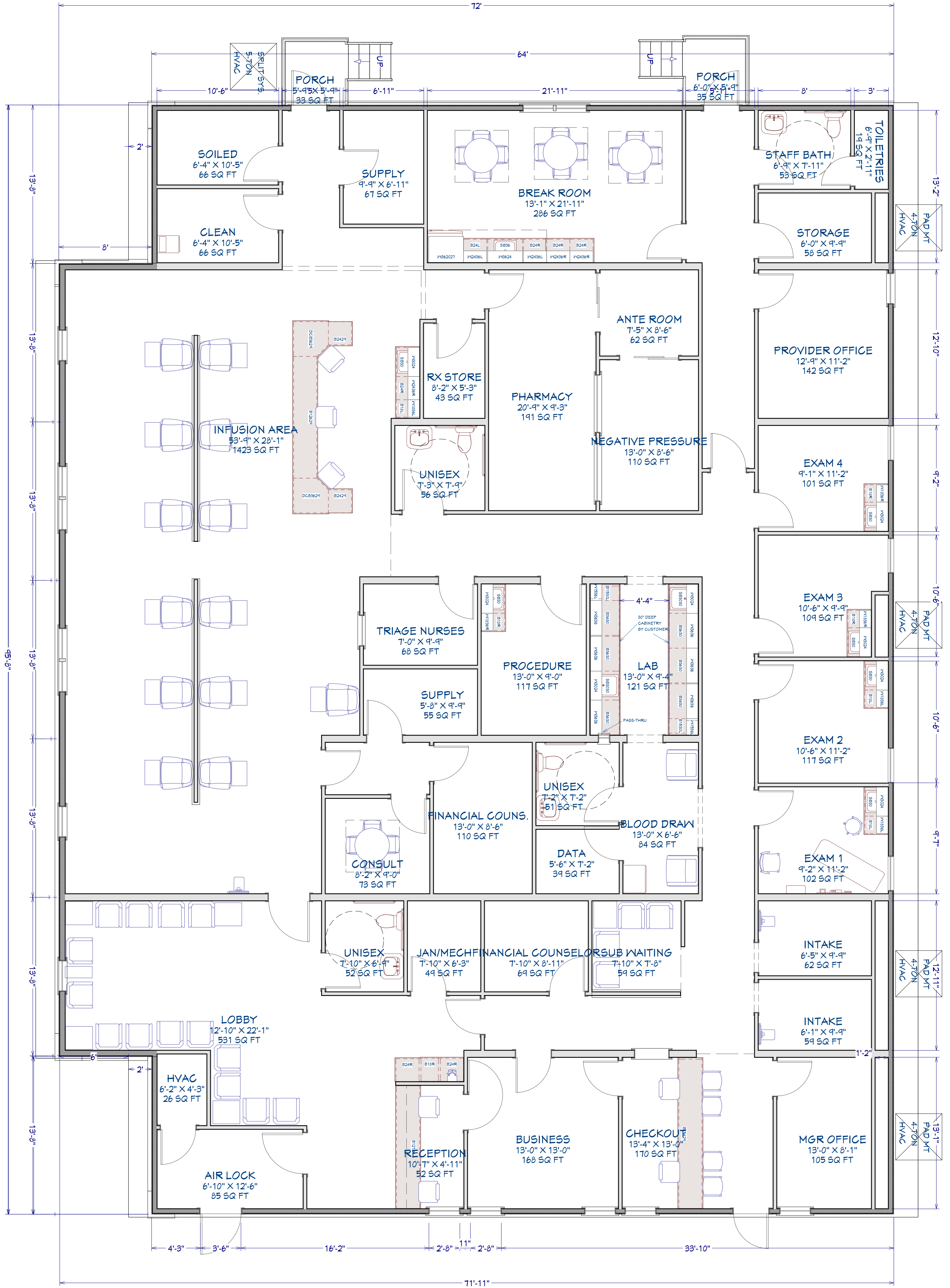
2) Remodeling 20000 SF of the Total Building to Fit the Need of Space that Respond to the Need of Operating Programs Of Integrated Behavioral and Health Care Clinic

The Integrated Behavioral and Health Care Program at the Orpe Human Rights Advocates is evidence-based approaches to clinical practice in the following and other areas:

- * Medication-Assisted Treatment
- * Screening
- * SBIRT

Implement programs and activities that improve the health and wellness of people with behavioral health conditions.

As a capacity builder institution, we train and provide strategies to prepare the workforce, including the core competencies to deliver integrated care.



SHEET:	SCALE:	DATE: 2/2/21	5457 Twin Knolls Rd Suite 300 Columbia, MD 21045	INTEGRATED BEHAVIORAL AND HEALTH CARE CLINIC	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">REVISION TABLE</th> </tr> <tr> <th>NUMBER</th> <th>DATE</th> <th>REVISED BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE				NUMBER	DATE	REVISED BY	DESCRIPTION																
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24 1BR Units and 24 Beds Residential Treatment Facility



LEFT ANGLED 3D VIEW
NOT TO SCALE



RIGHT ANGLE 3D VIEW
NOT TO SCALE



FRONT 3D VIEW
NOT TO SCALE



REAR 3D VIEW
NOT TO SCALE

REVISION TABLE	
NUMBER	DATE

ORPE Primary
Care & Coordinated
Supportive Services

DRAWINGS PROVIDED BY:
AGLA Consulting
P.O. Box 275
Columbia, MD 21045

DATE:

2/2/21

SCALE:

AS NOTED

SHEET:

P-1

3) Remodeling 8000 SF to Carry Out Programs that Respond to the Growing Need of Supportive Services and Social Works in Baltimore

This space will be used to provide response to the needs of operating supportive services and social works. Supporting people in need is what constitutes the primary mission of our ministry. Our ministry is dedicated in helping those who need us most.

Case managers will be working individually with our clients to create goals and action plans to improve many facets of self-sufficiency including increasing income and skills acquisition. The case managers also refer Orpe Charity clients to other organizations that specialize in certain types of assistance or mentoring. The goal is for clients to become self-sufficient and be able to pay their rent or mortgage consistently and on time.

The programs to be administered under this space aims to meet the needs within our communities; that's why we create programs designed to reach those who need our help. These programs not only will be assisting individuals, veterans, and families but also will be providing them with the tools to become successful for the rest of their life.

At Orpe Human Rights Advocates (ORPE Charity), 40 percent of our staff are social workers. Whether it is comforting homeless families, victims of human trafficking, victims of sexual abuses, pregnant and postpartum women with substance abuse disorders; those suffering a loss or trauma, or standing up to protect children and vulnerable populations, or helping those going through a devastating medical or mental health issue, ORPE Charity's social workers work tirelessly to improve lives and communities. Everyday social workers around the world touch the lives of millions of people. ORPE Charity Social workers are leaders, advocates, and champions helping others to overcome challenges so they can live up to their full potential. This is the goal behind adapting the 8,000 SF facility to carry out programs that respond to the growing need of supportive and social works in Baltimore. Typical programs promoted within the scope of this space will involve the following services:

- Coordinated social works
- Case management
- Crisis intervention and prevention (homeless, suicide, eviction prevention...)
- Housing services
- Referral services
- Support for OPIOID and people with substance use disorders
- Support to people HIV
- Legal services for low-income
- Responding to the nation's needs of health care (service for uninsured, HIV,...)

4) Remodeling 12,000 SF of the Total Building Size to Fit the Need of Operating Space Expected to Carry Out Activities and Services associated with the internal administration Supervising Organization (Orpe Human Rights Advocates)

This space of 12,000 SF will be used to carry out activities and services associated with the internal administration of the project supervising organization. This area will house the Office of the Executive Director, the Office of Finance Director, the Office Human Resources Director, the Office of Technology Director, the Office of General Inspector, the Office of the Directors of Departments, Office of Legal Affairs, Office of Resources Mobilization, the Chief Operating Officer, the Office of Strategic Planning, the Office of Public Affairs and External Liaisons, the Office of Senior Regional Adviser. This is an Integrated Facility Management (IFM) area expected to bring multiple services together to streamline Orpe Human Rights Advocates' operations.

Orpe Human Rights Advocates understands that an efficiently managed facility is important in the success of the business and helps improve productivity. That's why we will be consolidating the facility management services in one-place. Supportive services will include but not limited to:

- Reception, Concierge, & Call Center Services
- Document Digitization & Records Management
- Mailroom Management
- Mail Screening
- Courier Services
- Conference/Meeting set-up and take-down
- Multi-Function Printer fleet installation, supply, and maintenance
- Cleaning & Janitorial Services
- Move, Waste, & Energy Management
- Food, Cafeteria, & Pantry support Management
- Health, Safety, & Security Management

6). Renovation of 30,000 SF of the Total Building Size to Fit the Need of Space Deemed to Respond to a Growing Need of Operating Programs that Equip and Empower Transformational Executive and Leadership Skills

The 30,000 SF will serve for classrooms, seminar rooms, conference rooms, computer labs, library, offices, and related programs activities. This 30,000 SF area of the building will be explored to promote programs that equip and empower the next generation of strong enough and wise enough transformational leaders expected to advocate and implement policies deemed to positively transform Baltimore, organizations, communities, our nation, or our world for the benefit of people.

These programs are designed to equip and empower a new generation of transformational leaders with new strategies of doing business that align with the new trends of international politics and global economy. These programs are expected to have impact on sustainable economy and to the growth of the United States GDP. This model was strategically created within the idea of exploring new ways of creating good paying jobs in Maryland, especially Baltimore; but also, new ways of helping our business actors explore new markets at a global level. This model is expected to help in increase of the United States' influence in the regions where the process of democracy is open, especially, in the emerging nations. The example of China's appetite for domination should not be taken lightly. China's intensity of entrepreneurialism is propelling many companies, even now, beyond a role as producers of low-cost commodities. China's emphasis on rapid-fire research and development makes it a seedbed for original products and services in the future. China's *"brain gain strategy"* has successfully provided it the ability to attract and retain executives from around the world and has provided a higher level of competence for China's enterprises; and its overseas ambition makes China taking on a role as a catalyst of sustained economic growth in the emerging markets of the developing world. Consequently, the world is already chanting China overtaking the United States and set to become the first world economic power. That's why we've designed an innovative programs expected to equip and empower aspiring leaders and leaders of public and private sectors. Within the scope of this project business actors, public and private sector aspiring leaders and related decision-makers are provided the opportunity of becoming strong enough and wise enough to engage in international negotiation and finding new markets, international investment strategies, international politics and diplomacy, international prospective analysis, political risks analysis, geopolitics, geo-strategic, and economic diplomacy surrounding the regions of the world.

As agents of economic development, are we going to let China easily overtake the United States and lead the world as the first economic power? Actually, dealing with challenges of the new era requires bestowed and skillful leaders dotted with abilities to develop innovative ideas and excellent tact in dealing with the world trade and markets around the world. Therefore, within this concern in mind, ORPE Human Rights Advocates proposes to use 30,000 SF of the total building size to fit the need of space destined to promote programs deemed to empower and equip transformational leaders expected to become strong enough and wise enough to advocate, formulate new strategies and implement policies deemed to transform Baltimore, organizations, communities, our nation, or our world for the benefit of people.

This program will be under the supervision of the United States Institute of Leadership and Diplomacy (www.usild.us), a division of the ORPE Human Rights Advocates. Certificate and degree programs will involve high-performing curriculum of which includes

performance leadership, the art of advocacy, persuasive communication, psychology of leadership, leadership remote team, executive leadership, public sector leadership, change management, negotiation mastery, international politics and diplomatic skills development, international public law, critical thinking, women leadership, executive women leadership, conflict resolution, export strategies, international trade, and leadership agility.

B) PROJECT TIMELINE

This project will start soon after the propriety is awarded to the Orpe Human Rights Advocates . Based on the information obtained through the Assessment Report prepared by EMG on July 6, 2019, which summarizes the property information and general physical conditions of the facility; and after the ORPE Advocacy’s Redevelopment Management Team met with potential contractors who will be executing the repair works, renovation and the remodeling works, our Redevelopment Team should be able to hire competent contractors who will handle repair works, renovation and remodeling works. According to the experts in construction, four to five months should be sufficient to accomplish all the repair works and; six months should be sufficient to conclude all phases of remodeling works. Therefore, eight months should be sufficient to conclude all phases from repair works, renovation and remodeling works.

C) DEVELOPER CAPABILITY

1) Who will Implement this Project?

Orpe Human Rights Advocates in partnership with the Summit Ministry is the implementing entity. Exist a MOU between the two partners. The University of Maryland, Baltimore Washington Medical Center has committed to support this project (See attached letter of support). Summit Ministry which is a faith-based organization, the University of Maryland, Baltimore Washington Medical Center; the Departments of Social Services, the hospitals and health care services as well as other important key community stakeholders project.

2) Key Staff Personnel

Key personnel in this project: Dr. Robert Fletcher is the Chair of the organization. Robert Fletcher has a PhD in Theology. He is a Senior Pastor for more than 30 years. He is the Senior Pastor of Summer Ministry Center. He has been working with people with substance use disorders, and victims of sexual abuse, victims of human trafficking individuals with substance abusers for more than 20 years. The ORPE Advocacy Chief Operational Officer (COO) is Miss. Debra Suzanne Reece. The COO has extensively worked as Executive Director at the Summit for over 20 years. As a Senior Pastor and Advocate, Debra has been working in the violence against women programs designated to end SA and DV for the past 13 years. She serves on various boards and committees, and was recently one of the leader of Project Mom administered within the auspice of the Governor of Florida. The ORPE Advocacy Legal Chief Legal Staff (CLS) is Edward- T Moises. Mr. Moises is a lawyer who has more than 10 years of legal practice experience. He graduated in 2005 from Beasley School of Law at Temple University, Philadelphia, PA. He holds a JD, LLM, and PhD in International Relations and Diplomacy from the French School of International Affairs and Diplomacy. He is a 9th Session fellow of the Center for Diplomatic and Strategic Studies. Dr. Moises is a Professor and former Chairman of the Board of Rene Descartes University. Dr. Moises is a speaker at the United States Institute of Leadership and diplomacy. He is a trained trial lawyer. He worked for more than 10 years with the Law Firm Fremaux. He also worked as Counsel at the Office of Public Defender Melissa Douglas, Alexandria District Court, Virginia. The ORPE Financial Coordinator is Miss. Zora Emilio. Zora Emilio holds an Executive Master in finance from the United States Institute of Leadership. She has over 5 years of experience with nonprofits in the finance and administrative arenas. Under this project the Financial Coordinator will ensure that all cost reports are completed and submitted in a timely manner; that all partners submit accurate and complete requests from ORPE Advocacy and that all appropriate financial reports and accounting practices are observed. Primary duties with ORPE include accounts payable and receivable, financial grant reporting to government agencies and other

funders, implementation and oversight of administrative policies and procedures and human resource management, including payroll and related benefits. The Project of Residential Facility for Pregnant and Postpartum Women with SUD will be managed under the Executive Director of Pastor Suzy Fletcher. Pastor Suzy will be ensuring the Residential Facility and its programs are on track in completing its mission and informs the ORPE Advocate board of directors on the operational conditions of the program. Pastor Suzy will be in charge of official records and documents and ensures the project complies with federal, state and local laws. She keeps updated on new trends and industry information and oversees the recruitment of other employees and volunteers. Miss Debra Reece, is the Victim Witness Coordinator. She is a well-trained advocate who holds a Master degree in human services and communication. As Victim Witness Coordinator, she reports to the Chief Legal Staff and offers support services and liaise with prosecutor, court systems, victim preparation and responding to the needs of victims. Mr. John Milton is the Technology Director.

3) Data Collection and Evaluation

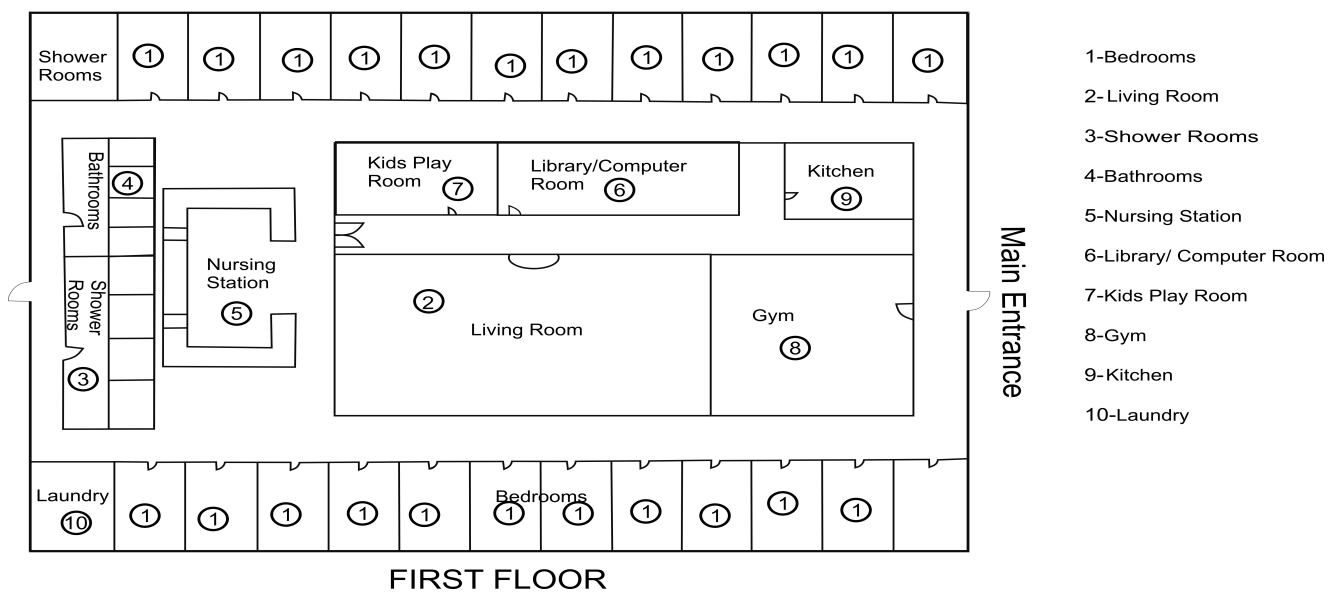
Program evaluation will consist of data collected by the project specialist as they provide services to homeless, low-income, and community . We will collect data using our current case management software , regarding the number of cases, cases service plans created, service plans completed, OPIOID victimization rates and the actual services accessed by victims. We also collect data on non-OPIOID related crime victims, including age, type of crime and disability status to evaluate if our services were effective. The data will be collected using our case management software and other case management tools reviews. A successful project is defined by an increase in service knowledge and acquisition for victims, completed service plans, low victimization rates and identifying if pregnant and postpartum women and children were the majority of our clients

Section 6. Recommended Option

The available OTP recommended option that meet the requirements of the dispositions of paragraph 8,12. of Federal OPIOID Treatment Standards for a project deemed to serve the communities in Maryland is to perform renovation or remodeling works on space 15,000 SF located in the propriety of 100,060 SF sits on 7.44 acres. This option divides the project in two phases. Phase (I) is a priority as it conforms with the short-term operating component to be launched soon after the renovation and remodeling works are completed. Phase (II) is a long-term project to be considered after the phase (I) project and operations have been established . Phase (I) will include renovation and remodeling of the space of 15,000 SF existing building of 100,060 SF to serve for the Development of Residential Treatment and Respite Center of 24 BR Units and 24 beds to house Pregnant and Postpartum Women with SUD and their Infants in the state of homelessness or At Risk-Homelessness. Phase (I) also will concern of rehabilitation of the parking lots. Phase (II) will consists of renovating or remodeling of 20,000 SF of space of a total building size of 100,060 SF sit on 7.44 Acres. The 20,000 SF will serve for Integrated Behavioral Health and Primary Care Facility to benefit homeless, low-income, and veterans. Phase (III) will concern of renovating and remodeling of 12,000 SF to carry out activities related to administrative and internal supportive services . Phase (III) will also engage in renovation and remodeling works for a space of 8,000 SF to serve for project Supportive Services and Social Works that will benefit Pregnant and Postpartum Women, low-incomes, homeless, and veterans. Finally, 45,000 SF of the total 100,060 SF of the Building located at 0209 Winston Middle will serve for educational purpose and project deemed to empower and provide opportunities to low-income to become economically self-sufficient. Programs associated with this 45,000 SF space include professional skills development , entrepreneurship skills development , executive and leadership skills development . The programs will also involve training workforce in the fields of Health Care, Self-Efficacy, Technology, and other vocational programs.

This option is recommended as the most cost-effective solution for meeting the current needs of the project, while providing a site that can accommodate future growth. This option will best serve the concerned public and OHRA system for current and long term needs.

Several possible sites for this project have been explored . Confirming with the State of Maryland Regulation related to OTPs , the OHRA Board has highly recommended 0209 Winston Middle Facility since it is located sufficient space and is located in the area where our services are needed most.



Section 7: Organization Current Services and Programs

The Table below provides a detailed description of Orpe Human Rights Advocates 's current services and programs offered, and the planned case types to be handled in a new facility.

Service / Case Type	Current Services	Future Services to be Provided in New Facility
Residential Treatment & Respite services for Mothers ,Pregnant and Postpartum Women with SUD and their Children	N/A	Provide integrated behavioral and physical health care; residential outpatient support; after care support ; & coordinate with welfare system. Shelter for homeless/At-risk homelessness
Behavioral Treatment and Modifications	N/A	Provide drug/alcohol screening and assessment, crisis intervention , group therapy , one-on- one counseling; and professional training.
Primary Care for Undeserved and Uninsured	N/A	Provide nondiscriminatory primary care, with a focus on undeserved communities . Health insurance; Pharmacy, Dental services.
HIV care. Infection disease	N/A	HIV testing , prevention , care , and treatment . Provide essential outreach , patient education , case management and care coordination
Case Management	N/A	Assess client needs . Develop strategies to help clients . Mange programs and services that benefits clients. Assign social workers to clients
Comprehensive and coordinated supportive social services	Homeless, housing; eviction prevention	Coordinating with welfare system, housing Authority. Rehabilitation
Legal Services (Legal Aid)		Free Legal Aids . Legal services for victims of human trafficking . Victim of domestic violence . asylum, refugees, immigration
Community Outreach Investment	Assist individuals and families overcome personal challenges to lead productive , healthy lives.	Assist individuals and families overcome personal challenges to lead productive , healthy lives.
Training & Education:- knowledge & skills development	Self-leadership, career path, entrepreneurship skills, social enterprises	Executive and leadership development training. Career development ; entrepreneurship skills development
Self-Sufficient-income programs	Promote programs that empower low-income individuals become economically self-sufficient	Promoting programs that empower homeless, low-income clients become economic self-sufficient.- (Social enterprises, entrepreneurship)
Assisting undeserved group	Immigration Legal Services.	Immigration legal services , reintegration assistance , health care for uninsured , asylum , refugees , social services , interpretation and document translation services
Assist Homeless People	Work to prevent and end homelessness through a range of supportive services including eviction prevention , emergency services , transitional housing and permanent affordable housing . Once we engage homeless individuals , including families with children, we stay with them for as long as it takes to return them to self-sufficiency.	
Veteran programs	N/A	Case management, reintegration, supportive services for vet families, moral injury repair, PTSD, employment services, training
Services for disadvantaged and disconnected children and youth	N/A	Crisis prevention, early intervention, crisis intervention, long-term services
Liaison Parole Officers. Collaboration with District Attorney	N/A	Collaborate with District Attorney . Supervise client offenders who have served prisons , but who have paroled or released . Investigate clients offender 's personal and criminal history

Part II
BUDGET AND FINANCING

A). Estimated Costs of Redevelopment

1) Immediate Repair Costs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

Location Name	ID	Cost Description	Quantity Unit		Unit Cost	Subtotal	Deficiency Repair Estimate
0209 Winston Middle	1288284	Exterior Wall, Brick Veneer, 1-2 Stories, Replace	300	SF	\$27.00	\$8,600	\$8,100
0209 Winston Middle	1288322	Roof, Modified Bituminous, Replace	2000	SF	\$10.00	\$20,000	\$20,000
0209 Winston Middle	1288292	Interior Wall finish, Ceramic Tile, Replace	2000	SF	\$18.00	\$36,000	\$36,000
0209 Winston Middle	1288328	Interior Wall Finish, any Surface, Prep & Paint	20,000	SF	\$1.50	\$30,000	\$30,000
0209 Winston Middle	1288311	Interior Floor Finish, Wood Strip, Replace	100	SF	\$18.00	\$1,800	\$1,800
0209 Winston Middle	1288345	Interior Floor Finish, Vinyl Tile (VCT), Replace	2000	SF	\$4.00	\$8,000	\$8,000
0209 Winston Middle	1288340	Interior Ceiling Finish, Hard Tile Ceiling w/ACT, Replace	40000	SF	\$5.00	\$200,000	\$200,000
0209 Winston Middle	1288347	Interior Ceiling Finish, Suspended Acoustical Tile, Replace	15000	SF	\$3.50	\$52,500	\$52,500
0209 Winston Middle	1288319	Interior Ceiling Finish, Suspended Acoustical Tile (ACT),	200	SF	\$3.50	\$700	\$700
0209 Winston Middle	1288337	Urinal, Standard, Replace	7	EA	\$1,100.00	\$7,700	\$7,700
0209 Winston Middle	1288344	Condensing Unit/Heat Pump, Split System, 1ton, Replace	4	EA	\$2,300.00	\$9,200	\$9,200
0209 Winston Middle	1288316	Exhaust Fan, Roof or Wall Mounted, 2001 to 5,000 CFM, Replace	2	EA	\$3,000.00	\$6,000	\$6,000
0209 Winston Middle	1296093	Exhaust Fan, Roof or Wall Mounted, 50 to 500 CFM, Replace	3	EA	\$1,200.00	\$3,600	\$3,600
0209 Winston Middle	1288297	Exhaust Fan, Roof or Wall Mounted, 1001 to 2000 CFM, Replace	11	EA	\$2,400.00	\$26,400	\$26,400
0209 Winston Middle	1288287	Fluorescent Wiring & Switches, High Density/Complexity, Replace	11	SF	\$4.00	\$44	\$44
0209 Winston Middle	1288271	Fluorescent Lighting Fixtures, T8, 32 W, Replace	20	EA	\$233.00	\$4,660	\$4,660
0209 Winston Middle	1288318	Commercial Kitchen, Exhaust Hood, Replace	1	EA	\$8,290.00	\$8,290	\$8,290
0209 Winston Middle	1288305	Play Surfaces & Sports Courts, Asphalt, Replace	2,500	SF	\$6.45	\$16,125	\$16,125
0209 Winston Middle	1310794	Engineer, Mechanical/HVAC, General	\$7,000	EA	\$7,000	\$7,000	\$7,000
0209 Winston Middle	1288277	ADA, Miscellaneous, Ramps/Stairs, Handrail Extensions, Modify	10	EA	\$3,360.00	\$3,360	\$3,360
0209 Winston Middle	1292404	ADA, Miscellaneous, Level III Study, Includes Measurement, Evaluate/Report	1	EA	\$8,250	\$8,250	\$8,250
0209 Winston Middle	1290713	ADA, Parking, Designated Stall with Pavement Markings & Signage (Vault, Install)	1	EA	\$1,541.00	\$1,541	\$1,541
0209 Winston Middle	120712	ADA, Restroom, Lavatory Pipe Wraps/Insulation, Install	4	EA	\$87.00	\$352	\$352
IMMEDIATE REPAIR TOTAL						\$459,622	

2) Estimated Costs for Renovation, and Remodeling

Location Name	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Total cost Estimate
0209 Winston Middle	1588281	Remodeling of 24 1Bedroom Units- Residential Center	15000	SF	\$18.00	\$270,000	\$270,000
0209 Winston Middle	1588322	Remodeling of Integrated Health & Health Care Clinic	15000	SF	\$18.00	\$270,000	\$270,000
0209 Winston Middle	1588323	Coordinated Supportive & Social Works Center	8000	SF	\$18.00	\$144,000	\$144,000
0209 Winston Middle	1588324	Administrative & Executive Center	12000	SF	\$18.00	\$216,000	\$216,000
0209 Winston Middle	1588325	Self-Sufficient Income Center (Professional Skills Devel)	20000	SF	\$12.00	\$360,000	\$240,000
0209 Winston Middle	1588326	Executive & Leadership Skills Development Center	30000	SF	\$12.00	\$360,000	\$360,000
0209 Winston Middle	1588327	Conference Room	2500	SF	\$20.00	\$50,000	\$50,000
0209 Winston Middle	1588328	Kitchen	2500	SF	\$10.00	\$25,00	\$25,000
0209 Winston Middle	1588329	Bathrooms	7	EA	\$4,000.00	\$28,000	\$28,000
0209 Winston Middle	1588330	Architect	1	EA		\$40,000	\$40,000
0209 Winston Middle	1588331	Construction Consultant	1	EA		\$40,000	\$40,000
0209 Winston Middle	1588332	Engineer of Construction	1	EA		\$10,000	\$10,000
0209 Winston Middle	1588333	Electrical Works				\$8,000	\$8,000
0209 Winston Middle	1588334	HVAC Upgrade				\$9,000	\$9,000
0209 Winston Middle	1588335	Plumbing Renovation Works				\$6,000	\$6,000
TOTAL RENOVATION & REMODELING COSTS							\$1,716,000

3) Estimated Redevelopment Costs:

- [Immediate repair costs](#) + [Renovation and Remodeling Costs](#)
- Estimated Redevelopment Costs = **2,1756,622**

4) Pre-Development Costs

Orpe Human Rights Advocates has at its disposition sufficient Fund available to uncover Pre-Development Costs. The Organization's Development Team has experience and understands that the costs associated with pre-development uncover the cost of developing the Site at 0209 Winston Middle location. Pre-development at this location includes construction and operation of a Tower Facility upon the Site and shall include without limitation, the cost of the site acquisition services, phase 1 environmental assessments, geotechnical analyses, title reports, title opinions, title commitments and title insurance, designs, Plans and Specifications, construction plans, the cost incurred in obtaining grants of easements, supplies, relevant travel expenses, fees or assessments imposed by local, state or federal governmental entities, recording fees and filing fees, fees of engineers, surveyors, architects, attorneys, brokerage commissions and others providing professional services.

B) Revenues

Location Name	ID	Projected Revenues from Operations				Total cost Estimate
0209 Winston Middle	1588281	24 1Bedroom Units- Residential Center				\$24,000
0209 Winston Middle	1588322	Integrated Health & Health Care Clinic				\$2,000,000
0209 Winston Middle	1588323	Immigration Legal Services				\$144,000
0209 Winston Middle	1588324	Social Enterprise Activities				\$416,000
0209 Winston Middle	1588325	Tuitions				1,500,000
0209 Winston Middle	1588326	Housing Counseling				\$60,000
0209 Winston Middle	1588327	Public Support Received Directly:				
0209 Winston Middle	1588328	<ul style="list-style-type: none"> • Contributions 				368,000
0209 Winston Middle	1588329	<ul style="list-style-type: none"> • In-kind Contributions 				168,000
0209 Winston Middle	1588330	<ul style="list-style-type: none"> • Foundation Grants 				280,000
0209 Winston Middle	1588331	Other Revenue:				
		<ul style="list-style-type: none"> • Programs Service Fees 				313,820
Total Revenues from Operations					5,273,820	
Revenues and Grants from Governmental Agencies						
0209 Winston Middle	1688321	Project MOM				\$2,000,000
0209 Winston Middle	1688322	Grant for Homeless				\$200,000
0209 Winston Middle	1688323	Department of Justice				\$800,000
0209 Winston Middle	1688334	SAMSHA				\$800,000
Total Revenues and Grants from Governmental Agencies					3,800,000	
Projected Revenues from Fundraising Campaign						
0209 Winston Middle	1688334	On-line Campaign				3,880,000
0209 Winston Middle	1688334	Direct Mails				46,000
0209 Winston Middle	1688334	Events				28,000
Total Revenues form Fundraising					3,874,000	
TOTAL REVENUES					\$12,947,820	

Residential Rental Income: 24 Units of 1BR for Pregnant and Postpartum Women with SUD and their Infants

❖ RESIDENTIAL RENTAL INCOME

♦ Low Income Units

Median Income	# Units	#Bed rooms	#Bath rooms	Sq Ft (net leasable)	Tenant Utilities	Contract Rent	Rent Subsidy	Monthly Income	Total Monthly Income	Total Annual Income
<=30% AMI	24	1 BR	1.0	300	\$0	\$500	\$500	\$1,000	\$24,000	\$288,000
Total :	24			7,200					\$24,000	\$288,000

Vacancy Allowance (Total Annual Income x Vacancy Rate) 0.00 % \$0

Effective Gross Income/Low Income Units (Total Annual Income - Vacancy Allowance) \$288,000

♦ Tenant Paid Utilities : Gas Electric Heat Water Other

♦ Market Rate Units

# Units	#Bed rooms	#Bath rooms	Sq Ft (net leasable)	Contract Rent	Total Monthly Income	Total Annual Income
Total :						

Vacancy Allowance (Total Annual Income x Vacancy Rate) 0.00 % \$0

Effective Gross Income/Market Rate Units (Total Annual Income - Vacancy Allowance) \$0

❖ NONRESIDENTIAL SPACE

Type	Description	Square Footage	Number	Monthly Income	Total Monthly Income	Total Annual Income
Total Square Footage:				Total Annual Income :		

Vacancy Allowance (Total Annual Income x Vacancy Rate) 0.00 % \$0

Effective Gross Income/Nonresidential Income Units (Total Annual Income - Vacancy Allowance) \$0

❖ OTHER INCOME SOURCES

Type	Write in type / description	Total Monthly Income	Total Annual Income
		Total Annual Income :	

Total Effective Gross Income \$288,000

Residential Rental Expenses - 24 Units 1 BR - Pregnant and Postpartum Women with SUD and their Infants

♦ Administrative	Annual Amount	Per Unit
Advertising and Marketing	\$6,000	\$250
Office Salaries	\$180,000	\$7,500
Office Supplies	\$8,000	\$333
Office or Model Apartment Rent		
Management Fee	\$24,000	\$1,000
Manager or Superintendent Rent Fee Unit	\$100	\$4
Legal Expenses	\$2,000	\$83
Auditing Expenses	\$6,000	\$250
Bookkeeping Fees and Accounting Services	\$6,000	\$250
Transportation/Service Coordinator	\$8,000	\$333
High Speed Internet Service	\$8,000	\$333
Bad Debts	\$6,000	\$250
Annual Tax Credit Monitoring Fee	\$14,000	\$583
Other		
Total Administrative	\$268,100	\$11,171

♦ Utility	Annual Amount	Per Unit
Fuel Oil		
Electricity		
Gas		
Water		
Sewer		
Other		
Total Utility	\$0	\$0

♦ Operating and Maintenance	Annual Amount	Per Unit
Janitor and Cleaning Payroll		
Janitor and Cleaning Supplies		
Janitor and Cleaning Contract		
Exterminating Payroll or Contract		
Exterminating Supplies		
Garbage and Trash Removal		
Security Payroll or Contract		
Grounds Payroll		
Grounds Supplies		
Grounds Contract		
Repairs Payroll		
Repairs Material		
Repairs Contract		
Elevator Maintenance or Contract		
Heating and Air Conditioning Maintenance or Contract		
Swimming Pool Maintenance or Contract		
Snow Removal		
Decorating Payroll or Contract		
Decorating Supplies		

Other		
Total Operating and Maintenance	\$0	\$0

♦ Taxes and Insurance	Annual Amount	Per Unit
Real Estate Taxes		
Payment in Lieu of Taxes		
Payroll Taxes (FICA)		
Property and Liability Insurance (hazard)		
Fidelity Bond Insurance		
Workmen's Compensation		
Health Insurance and Other Employee Benefits		
Miscellaneous Taxes, Licenses, and Permits		
Other		
Total Taxes and Insurance	\$0	\$0

♦ Reserve for Replacement	Annual Amount	Per Unit
Reserve for Replacement		
Total Reserve for Replacement	\$0	\$0

❖ Total Operating Expenses	\$268,100	\$11,171
❖ Net Operating Income (Effective Gross Income - Total Operating Expenses)	\$19,900	

♦ **TOTAL DEVELOPMENT COSTS**

Construction or Rehabilitation Costs

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
1 Total Redevelopment Costs	\$1,058,858			\$1,058,858
2 Construction Contingency	\$19,000			\$19,000
3 Other				
4 Other				
Total Construction or Rehabilitation Costs	\$1,077,858	\$0	\$0	\$1,077,858

Fees Related to Construction or Rehabilitation

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
5 Architect's Design Fee	\$14,900			\$14,900
6 Architect's Supervision Fee	\$12,000			\$12,000
7 Architect Reimbursable Additional Design Fee	\$2,462			\$2,462
8 Real Estate Attorney	\$3,179			\$3,179
9 Marketing				
10 Surveys				
11 Soil Borings	\$5,400			\$5,400
12 Appraisal	\$3,000			\$3,000
13 Market Study				
14 Environmental Report	\$174			\$174
15 Permits & Fees	\$4,700			\$4,700
16 Other				
17 Other				
Total Fees Related to Construction or Rehabilitation	\$37,815	\$0	\$0	\$37,815

Financing Fees and Charges

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
18 Construction Interest				
19 Real Estate Taxes				
20 Insurance Premium				
21 Mortgage Insurance Premium				
22 Title and Recording				
23 Financing (soft cost) Contingency				
24 CDA Administrative Fee				
25 CDA Loan Reservation Fee				
26 CDA Closing Fee				
27 Other Lenders' Origination Fees (non-syndication only)				
28 Other Lenders' Legal Fees (non-syndication only)				
29 Bond Issuance Costs				
30 Other				
31 Other				
Total Financing Fees and Charges	\$0	\$0	\$0	\$0

Acquisition Costs

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
32 Building Acquisition	\$823,000			\$823,000
33 Land Acquisition	\$0			\$0
34 Special Assessment	\$2,500			\$2,500
35 Carrying Charges	\$10,000			\$10,000
36 Relocation Costs				
37 Off-Site Improvements	\$8,000			\$8,000
38 Other Escrow	\$15,000			\$15,000
39 Other	\$5,000			\$5,000
Total Acquisition Costs	\$740,080	\$0	\$0	\$740,080

♦ **TOTAL OF Total Development Costs** **\$1,860,753** **\$0** **\$0** **\$1,860,753**

♦ **OTHER USES OF FUNDS****Developer's Fee**

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
40 Fee on Non-Acquisition Costs	\$74,060			\$74,060
41 Fee on Acquisition Costs	\$10,087			\$10,087
42 Other				
Total Developer's Fee	\$84,147	\$0	\$0	\$84,147

Syndication Related Costs

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
43 Syndication Fee				
44 Legal (syndication only)	\$1,000			\$1,000
45 Bridge Loan Fees				
46 Bridge Loan Interest				
47 Organizational Costs				
48 Tax Credit Application Fee				
49 Tax Credit Allocation Fee				
50 Accounting and Auditing Fee	\$6,200			\$6,200
51 Partnership Management Fee				
52 Other				
53 Other				
Total Syndication Related Costs	\$7,200	\$0	\$0	\$7,200

Guarantees and Reserves (funded amounts only)

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
54 Construction Guarantee	\$25,000			\$25,000
55 Operating Reserve	\$10,000			\$10,000
56 Rent-up Reserve				
57 Negative Arbitrage				
58 Tenant/Supportive Services				
59 Reserve for Replacement				
60 Project Reserve Fund	\$16,000			\$16,000
61 Property/Liability Insurance	\$900			\$900
62 Residual Receipts				

63 Rental Subsidy Reserve Fund				
64 Mortgage Insurance Premium				
65 Real Estate Taxes	\$6,000			\$6,000
66 Other 1				
67 Other 2				
Total Guarantees and Reserves (funded amounts only)	\$57,900	\$0	\$0	\$57,900

♦ TOTAL OF Other Uses of Funds	\$149,247	\$0	\$0	\$149,247
USES OF FUNDS	\$2,000,000	\$0	\$0	\$2,000,000

❖ **MAXIMUM DEVELOPER'S FEE CALCULATION**

	Fee on Costs Over \$10 Million	Fee on Costs \$10 Million or Less	
♦ Fee on Non-Acquisition Costs			
Total Development Costs	\$1,850,753		
Less Acquisition Costs	(\$735,080)		
Less Construction Contingency	(\$19,000)		
Less Financing (Soft Cost) Contingency			
Non-acquisition Costs	\$1,096,673		
Lesser of \$10,000,000 or Non-acquisition Costs	\$1,096,673	\$1,096,673	
Non-acquisition Fee Basis		\$1,096,673	
Fee Percentage	10%	15%	
Fee on Non-acquisition Costs		\$164,501	Total= \$164,501
♦ Fee on Acquisition Costs			
Acquisition Costs	\$735,080		
Lesser of \$10,000,000 or Acquisition Costs	\$735,080	\$735,080	
Acquisition Fee Basis		\$735,080	
Fee Percentage	5%	10%	
Fee On Acquisition Costs		\$73,508	Total= \$73,508
TOTAL DEVELOPER'S FEE			\$238,009

SOURCES OF FUNDS

♦ **Debt Service Financing**

Types of Funds	Source of Funds	DSCR	Amortization Term	Interest Rate	Loan Term	Annual Payment	Loan Amount
MHRP-MF	DHCD-MF	0.00	0				\$2,000,000.00
Total Debt Service Financing						\$0.00	\$2,000,000.00

♦ **Cash Flow Financing and Grants**

Types of Funds	Source of Funds	Interest Rate	Loan Term	Annual Payment	Loan/ Grant Amount
Total Cash Flow Financing					

♦ **Total Debt** *(Debt Service + Cash Flow Financing)* **\$0.00** **\$2,000,000.00**

♦ **Equity**

Types of Equity	Source of Equity	Annual Tax Credit Amount	Amount of Equity
Total Equity			

❖ **Total Sources of Funds** *(Total Debt + Equity)* **\$2,000,000.00**

LOW-INCOME HOUSING TAX CREDIT

❖ SYNDICATION INFORMATION

♦ **Name of Syndicator** _____

Contact _____

Phone _____

♦ **Schedule for Funds to be Paid**

Percent Paid	Amount Paid	Date Paid	Condition
%			
%			

❖ ELECTIONS

♦ **Minimum Set-aside Election**

20% of the units will be occupied by households with income below 50% of the area median

40% of the units will be occupied by households with income below 60% of the area median

♦ **Rent Floor Election**

The rent floor for the project will be established as of

Date of allocation

Date the project is placed in service

❖ CALCULATION OF TAX CREDIT AMOUNT

♦ **Maximum Housing Low-Income Tax Credit Based on Eligible Costs**

Acquisition Basis

Construction Basis

Total Uses of Funds		
Federal Grants Financing Qualifying Costs		
Other Non-Qualifying Financing		
Value of Commercial Space		
Non-Qualifying Units of Higher Quality		
Federal Historic Tax Credit		
Adjusted Project Costs		
Adjustment for Qualified Census Tract		
Eligible Basis		
Applicable Fraction		
Qualified Basis		
Applicable Percentage		
Low Income Housing Tax Credit Eligible		

♦ **Estimated Low-Income Housing Tax Credit Syndication Proceeds**

Amount

Combined Low Income Housing Tax Credit	
Tax Credit Period	
Total Tax Credit Received Over Period	
Investor Limited Partner's Ownership Share	
Raise Ratio From Syndicator's Proposal	
Gross Proceeds from Low Income Housing Tax Credit	
Gross Proceeds from Historic Tax Credit	
Total Equity from Syndication Proceeds	

◆ **Maximum Low-Income Housing Tax Credit Based on Proceeds Needed**

Amount

Proceeds Needed	
Gross Proceeds From Historic Tax Credit	
Low Income Housing Tax Credit Syndication Proceeds	
Investor Limited Partner's Ownership Share	
Raise Ratio From Syndicator's Proposal	
Total Tax Credit Received Over Period	
Tax Credit Period (10 years)	
Maximum Low-Income Housing Tax Credit	

◆ **Applicable Fraction**

Percent of Units :

Low Income Units _____
 Total Units _____
 Unit Percentage _____

Project Applicable Fraction _____

Project Applicable Fraction Type _____

Percent of Square Footage :

Low Income Sq. Ft. _____
 Total Sq. Ft. _____
 Sq. Ft. Percentage _____

◆ **Sources of Federal Financing**

Show all direct and indirect federal funds financing qualified costs below

Funds	Acquisition Basis	Construction Basis
DHCD-MF	\$0.00	\$0.00
Total Federal Funds	\$0.00	\$0.00

PROJECT SUMMARY INFORMATION

❖ GENERAL INFORMATION

◆ Project Information

Project Name	COMDEV-ORPE-1		
Address	7560 Old Telegraph Road		
City	Hanover	County	Anne Arundel
Sponsor	Orpe Human Rights Advocates		

◆ Funding Applied For

Maryland Housing Rehabilitation Program \$2,000,000

◆ Occupancy Restrictions

Units at <=30% AMI	24
Units at 31-40% AMI	0
Units at 41-50% AMI	0
Units at 51-60% AMI	0
Units at 61-85% AMI	0
Units that will be unrestricted	0
Total Units	24

❖ PROJECT INCOME

Income Type	Total Units	Effective Gross Income	Years Until Sustaining Occupancy	Annual Trending	Trended Effective Gross Income
Low Income	24	\$288,000.00	0	0.00%	\$288,000.00
Total		\$288,000.00			\$288,000.00

❖ PROJECT EXPENSES

Expense Categories	Annual Expense	Years Until Sustaining Occupancy	Annual Trending	Trended Expense
Administrative	\$268,100.00	0	0.00%	\$268,100.00
Operating and Maintenance	\$0.00	0	0.00%	\$0.00
Reserve for Replacement	\$0.00	0	0.00%	\$0.00
Taxes and Insurance	\$0.00	0	0.00%	\$0.00
Utility	\$0.00	0	0.00%	\$0.00
Total	\$268,100.00			\$268,100.00

◆ Trended Net Operating Income	<i>(Total Trended EGI - Total Trended Expense):</i>	\$19,900.00
◆ Annual Debt Service Financing Payments:		\$0.00
◆ Cash Flow Financing Payments:		\$0.00
◆ Remaining Cash Flow	<i>(Trended NOI - Debt Service Financing Payments):</i>	\$19,900.00

SOURCES OF FUNDS

❖ SOURCES OF FUNDS

♦ Debt Service Financing

Types of Funds	Source Of Funds	DSCR	Amortization Term	Interest Rate	Loan Term	Annual Payment	Loan Amount
MHRP-MF	DHCD-MF	0.00	0				\$2,000,000.00
Total Debt Service Financing						\$0.00	\$2,000,000.00

♦ Cash Flow Financing and Grants

Types of Funds	Source Of Funds	Interest Rate	Loan Term	Annual Payment	Loan/Grant Amount
Total Cash Flow Financing					

♦ Equity

Types of Equity	Source Of Equity	Annual Tax Credit Amount	Amount of Equity
Total Equity			

♦ **Total Sources of Funds** *(Total Debt + Equity)* **\$2,000,000.00**

❖ USES OF FUNDS

Types of Uses	Amount
Construction or Rehabilitation Costs	\$1,077,858.00
Fees Related to Construction or Rehabilitation	\$37,815.00
Financing Fees and Charges	\$0.00
Acquisition Costs	\$735,080.00
Developer's Fee	\$84,147.00
Syndication Related Costs	\$7,200.00
Guarantees and Reserves (funded amounts only)	\$57,900.00
Total Uses of Funds	\$2,000,000.00

❖ PROJECT DESCRIPTION

❖ Existing Buildings

# Buildings	# Units	Square Footage	Building Type	Building Use	Anticipated PIS Date	Building Address	Last PIS Date	Construction Year
Subtotal								

❖ New Buildings

# Buildings	# Units	Square Footage	Building Type	Building Use	Anticipated PIS Date	Building Address
Subtotal						

❖ Total of all Buildings

# Buildings	# Units	Square Footage

❖ 20-YEAR OPERATING PRO FORMA

Income

	Vacancy Rate	Annual Trending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Low Income	0.00%	0.00%	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Gross Potential Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Vacancy Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000

Expenses

Operating and Maintenance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacement	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	0.00%	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Administrative	0.00%	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100
Total Expenses		\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100
Net Operating Income		\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900

Debt Service Financing

MHRP-MF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow Financing

Total Cash Flow												
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Income

	Vacancy Rate	Annual Trending	Year 11	Year12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Low Income	0.00%	0.00%	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Gross Potential Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Vacancy Allowance			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income			\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000

Expenses

Operating and Maintenance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacement	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxes and Insurance	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility	0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative	0.00%	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Administrative	0.00%	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100	\$244,100
Total Expenses		\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100	\$268,100
Net Operating Income		\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900

Debt Service Financing

MHRP-MF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Cash Flow Financing

Total Cash Flow												
Cash Flow	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900	\$19,900
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00