

# State of Maryland

## 2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2411	sb0762	lr2253	hb0594	Chesapeake Grove Senior Housing and Intergenerational Center
3. Senate Bill Sponsors				House Bill Sponsors
Colburn				Eckardt
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Dorchester County			\$175,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$175,000, the proceeds to be used as a grant to the Board of Directors of the Delmarva Community Services, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Chesapeake Grove Senior Housing and Intergenerational Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Santo Grande		4102211900	Katie@dcsdct.org	
			katie@DCSDCT.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Delmarva Community Services, Inc. is a 501c3 nonprofit human services organization located in Cambridge, Maryland. DCS has served the community for over 35 years and is currently one of the 5 largest employers in Dorchester County. DCS has as its mission providing the supports individuals need to remain independent in community. DCS began and continues to serve individuals with developmental disabilities by providing day and residential services. DCS is the subcontractor for MAC, Inc., the local Area Agency on Aging for administrating senior services, home delivered meals, and senior information and assistance. DCS is the designated Community Action Agency for Dorchester County providing a community food pantry, housing rehabilitation and homeownership counseling, and interim housing assistance. In addition, DCS is the public transit provider for four counties including Kent, Caroline, Talbot and Dorchester under the auspices of the Maryland Transit Administration (MTA).</p>				

**11. Description and Purpose of Project** (Limit Length to Visible area)

Funds for the Chesapeake Grove project will be used to finance infrastructure and pre-construction costs of a 10 acre multi-phase senior citizen housing and community intergenerational center project, located in the City of Cambridge. The Intergenerational Center will be the first phase of the build out and the centerpiece around which housing focused towards seniors and individuals with developmental disabilities will be constructed. The center is modeled from the St. Ann's Center which was established in the early 1980s combining a facility that encourages cooperative services and opportunities in child day care, seniors, and individuals with disabilities. The intergenerational center will be the only of its kind in our region of Delmarva and a great asset to the Dorchester County community. The housing proposed for the project includes three large apartment complexes consisting of 30 units each, two 15 unit assisted living buildings. There are currently no formal assisted living opportunities in Dorchester County. The project will also benefit the community by providing additional employment and workforce training opportunities. The project will add approximately 50,000sf of program space and community space, add approximately 60 new jobs, add approximately 150 construction jobs in an area with little to no current development activity.

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	\$240,000
<b>Construction</b>	\$12,455,541
<b>Equipment</b>	
<b>Total</b>	\$12,695,541

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

Source	Amount
2014 Legislature Bond Bill	\$175,000
Foundation Funds	\$1,610,000
DCS Cash Contribution	\$240,000
DCS Capital Matching Campaign	\$350,000
USDA Rural Development - Comm Facilities Loan	\$3,100,000
DHCD / CDBG / Economic Development Funds	\$1,500,000
MDoA Capital Improvement Program	\$800,000
Previous Legislature Bond	\$445,000
DHMH Capital Bond Program	\$800,000
Future State Budget Funds	\$1,700,000
Other Foundation / Capital Fundraising	\$1,975,541
<b>Total</b>	\$12,695,541

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
		June 2015	June 2017
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
4950000.00		20,500	36,000
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2011/2012/2013	\$445,000	Chesapeake Grove pre-construction design & site work	
2014	\$800,000	Maryland Dept. Aging: design and construction of Chesapeake Grove Intergenerational center	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Delmarva Community Services, Inc. Cambridge Beltway / PO Box 637 Cambridge, MD 21613		Adjoining property along Chesapeake Street Near Intersection Bayly Rd. / Chesapeake Street Cambridge, MD 21613	
<b>20. Legislative District in Which Project is Located</b>	37B - Dorchester, Talbot and Caroline Counties		
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Mr. Sandy McAllister	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-221-4545		Yes
<b>Address:</b>	<b>If Yes, List Appraisal Dates and Value</b>		
Miles & Stockbridge 300 Academy Street Cambridge, MD 21613		March 29, 2013	\$1,530,000

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
360	420	\$15,000,000	\$21,000,000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
n/a			
<b>E. If property is leased by grantee – Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
n/a			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	30,000		
<b>Space to Be Renovated GSF</b>			
<b>New GSF</b>	47,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		2015 - 2017	

**28. Comments: (Limit Length to Visible area)**

Dorchester County, Maryland is a historically economically distressed area on Maryland's Eastern Shore, with a growing number of vulnerable individuals and families due to the emerging trend of seniors living longer and needing a higher level of support as well as the steady decline of industry and business in the area. This building project will fill a much needed gap in facility/services for the current population and also for future residents seeking retirement in the area with more urban facility/service expectations. With the addition of adding child care day services, complimentary programming will be developed to help each of the present stakeholder groups support one another's mental and physical development, being based on an established and proven intergenerational model developed by the St. Ann's Intergenerational Center in Milwaukee, WI. The Intergenerational Center is envisioned to be a community center also open to the broader community for family activities. Skilled employment positions will be added such as nursing position, physical rehabilitative and therapeutic opportunities, health / wellness and recreation positions, specialists in childcare and disability services. Other opportunities will be created for workforce training in cooperation with area schools and community programs, employment opportunities for area youth, and additional grounds maintenance support is anticipated in the new employment count. The focus of DCS housing efforts at Chesapeake Grove are to help support individuals with disabilities live independently, support seniors currently living in substandard homes, and attract seniors who may be looking to downsize and be located close to integrate community services which would be accessible on site. DCS currently holds a permit to develop a 10 acre area with site clearing and storm water management having been initiating in Fall 2013. DCS next construction focus will be the installation of utilities on the site with construction of the Intergenerational center beginning in 2015. The project has been reviewed by the City of Cambridge Planning and Zoning Department and respective City of Cambridge P&Z Commission, as well as the local Fire Marshall & Fire Chief. Site plans, site engineering, and floor plans for the Intergenerational center have been developed. We anticipate that once complete with all its features, the Chesapeake Grove campus will be a place dedicated to Dorchester County, but also one that serves the needs of many of our regional residents. It will feature a unique and innovative programmed campus not duplicated anywhere else, which the State of Maryland will be proud of.