

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2638	sb0506	lr2639	hb0504	Potomac Community Resources Home
3. Senate Bill Sponsors				House Bill Sponsors
Feldman				Dumais
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$500,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$500,000, the proceeds to be used as a grant to the Board of Directors of the Potomac Community Resources, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Potomac Community Resources Home.</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	
Stephen Riley		3013650561	sriley@pcr-inc.org	
Patricia Medeiros			patricia@pcr-inc.org	
			patricia.a.medeiros@verizon.net	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Potomac Community Resources, Inc. (PCR) is a private, nonsectarian 501(c)(3) nonprofit organization serving Montgomery County teens and adults with developmental differences and their families. Founded in 1994 by a small group of parents who were having difficulty finding resources and quality programs for their teenage and adult sons and daughters with developmental disabilities, PCR now serves hundreds of individuals and families throughout Montgomery County by providing 35 innovative programs and services. Our therapeutic, recreational, social, educational, and respite care programs have received several awards including The Maryland Respite Care Coalition Outstanding Respite Provider Organization Award, The Arc of Montgomery County Community Service Award, and the County Executive of Montgomery County Certificate of Recognition and Appreciation. Our operational efficiency and good governance have led the Catalogue for Philanthropy to again recognize PCR, in 2013-2014, as one of the best small charities in Greater Washington.</p> <p>PCR also assists other community groups to create programs for persons with developmental</p>				

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

Housing for persons with intellectual/developmental disabilities, who are among our poorest and most vulnerable citizens, is desperately needed in Maryland. PCR proposes to develop and construct a house located at 9324 Mercy Hollow Lane, Potomac, Maryland 20854 that will be home to three Maryland residents with intellectual/developmental disabilities. The real estate on which the house will be developed is owned by the Archdiocese of Washington through Our Lady of Mercy Parish, Potomac, and will be made available through a long-term highly concessionary lease to a Maryland nonprofit 501(c)(3) corporation to be formed by Potomac Community Resources, Inc. specifically for this project. The house will be managed by an experienced Maryland nonprofit organization with recognized expertise in the field.

If our request is successful, the funds will be used to pay for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Potomac Community Resources Home.

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

12. Estimated Capital Costs

Acquisition	\$250,000
Design	
Construction	\$750,000
Equipment	
Total	\$1,000,000

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

Source	Amount
Maryland Bond Bill Financing	\$500,000
Grantee Match: Montgomery County Financing Requested	\$250,000
Grantee Match: Concessionary Lease from Archdiocese of Washington/OLOM	\$250,000
Total	\$1,000,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
November 2012	TBD 2014	TBD 2015	TBD 2016
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
50000.00		0, new project	Home for 3 persons with developmental differences
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2012	50000.00	Planning & design of the Potomac Community Resources home for individuals with developmental differences	
2013	100000.00	Construction and capital equipping of the Potomac Community Resources Home for individuals with	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Potomac Community Resources, Inc. 9200 Kentsdale Drive Potomac, MD 20854		9324 Mercy Hollow Lane Potomac, MD 20854	
20. Legislative District in Which Project is Located	15 - Western Montgomery County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Stephen F. Riley	Has An Appraisal Been Done?	Yes/No
Phone:	301-365-0561		Yes
Address:	If Yes, List Appraisal Dates and Value		
Potomac Community Resources, Inc. 9200 Kentsdale Drive Potomac, MD 20854	May 17, 2013	620000.00	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0; New Project	TBD	40609.00	1300000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
N/A			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Real estate is owned by the Archdiocese of Washington/Our Lady of Mercy Church	TBD; will exceed legal min	TBD	
(Specific lease terms now being finalized)			
26. Building Square Footage:			
Current Space GSF	None; new project		
Space to Be Renovated GSF	None; new project		
New GSF	TBD		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		N/A	

28. Comments: (Limit Length to Visible area)

Potomac Community Resources, Inc. (PCR) has a 20-year track record of delivering high-quality programs for persons with developmental differences in Montgomery County. As noted above, PCR's programs have received various awards, and our operational efficiency has been recognized by the Catalogue for Philanthropy.

PCR is now looking to broaden our work on behalf of individuals with developmental differences by promoting new residential opportunities in our community for persons who need them desperately. Specifically, PCR seeks to build a home for three persons with intellectual/developmental disabilities, with on-site management provided by an experienced Maryland nonprofit organization with recognized expertise in the field, and additional support provided by community volunteers. PCR has, since 1994, successfully recruited, trained, and utilized County residents as volunteers in all of our programs, and we will bring this expertise to bear on the project. The 6,500-member Our Lady of Mercy Parish in Potomac fully supports this project and has already indicated a willingness to provide a cadre of volunteers for this project. Similarly, we will work to engage into this project the Montgomery County nonprofits with whom we collaborate on all of our programs. Once up and running, the house will serve as a demonstration project for other similar homes to be built by community collaborations in Maryland.

The details of the lease and other aspects of this project are currently under negotiation, and the conclusions of the discussions are expected within the next several months.