

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Nexus-Woodbourne Family Healing Capital Improvements to Youth Mental Health Residential Campus		
2. Senate Sponsor	3. House Sponsor	
M. Washington	Embry	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Nexus-Woodbourne Family Healing Youth Mental Health Residential Campus		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Elizabeth Embry		elizabeth.embry@house.state.md.us
Bryon Fracchia		(410) 433-1000 ext. 70110
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Nexus-Woodbourne Family Healing (NWFH), a 501(c)3 nonprofit organization in Baltimore City offering rehabilitative services to at-risk youth from across Maryland struggling with mental health challenges due to childhood traumas. With a mission to change the course of a child's life by stabilizing families and strengthening mental health, NWFH provides residential therapeutic treatment to male, and male identifying youth, and youth who have been sexually exploited or trafficked. Additionally, for youth who have been removed from their homes, we provide community-based treatment foster care to high-risk Maryland youth by placing them with families who have been trained to care for children that have experienced significant traumas. NWFH is one of four (4) remaining youth residential treatment providers in the state of Maryland.</p>		

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

NWFH has identified several urgent capital repairs to our historic and aging campus, specifically our 46-year-old Assembly and Physical Education Center (APEC). The capital repairs identified for this facility are part of a larger capital campus facilities plan that NWFH will implement over the next 10 years. NWFH operates an onsite special education middle and high school for our youth who reside on our campus. As a nonpublic general & special education school which provides critical educational resources to our youth; we do not receive capital improvement funds through the States school construction program. This has resulted in outdated school facilities in need of significant updates and repairs. With the support of a FY24 Bond Bill, we will begin to address the critical updates & repairs to our APEC facility: replacement of our original 1976 HVAC system; flooring repairs; and repairs to the original plumbing and electrical systems and roof.

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	
Design	
Construction	\$750,000
Equipment	
Total	\$750,000

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

Maryland State House Bond Bill	\$300,000
Maryland State Senate Bond Bill	\$300,000
Corporate/Community Contributions	\$150,000
Total	\$750,000

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
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
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Nexus-Woodbourne Family Healing		1313 Woodbourne Ave. Baltimore, MD 21239	
20. Legislative District in Which Project is Located	43 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Bryon Fracchia	Has An Appraisal Been Done?	Yes/No
Phone:	410-375-7323		No
Address:		If Yes, List Appraisal Dates and Value	
1313 Woodbourne Avenue Baltimore, MD 21238			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	6,640		
Space to be Renovated GSF	6,640		
New GSF	0		

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

1977

28. Comments

In 2022 NWFC conducted a Campus Wide Facility Condition Assessment to assist in

How the gym supports our trauma-informed care approach

Community use of facility

Emergency Evacuation

47 year old HVAC unit with poor air quality

How will addressing the plumbing better a youth's experience (i.e. use of showers?)

How will addressing these issues better improve the conditions of our teaching staff and the campus as a whole (i.e. more events held within the facility year-round)