

State of Maryland

2012 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1674	sb1048	lr3386	hb1415	Chesapeake Grove Senior Housing and Intergenerational Center
3. Senate Bill Sponsors				House Bill Sponsors
Colburn				Cane
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Dorchester County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of the Delmarva Community Services, Inc. for the planning, design, and construction 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 type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Santo Grande		4102211900	Santo@dcsdct.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Delmarva Community Services, Inc. (DCS) is a 501c3 non-profit human services organization located in Cambridge, Maryland. DCS has served the community for over 36 years and is currently one of the five largest employers in Dorchester County. DCS has as its mission providing the supports individuals need to remain independent in the community. DCS began and continues serving individuals with developmental disabilities by providing day and residential services. DCS is the subcontractor for MAC Incorporated, the Area Agency on Aging for administering senior center services, home delivered meals, and senior information and assistance. DCS is the designated Community Action Agency for Dorchester County, providing a transitional home for men, community food pantry, housing and rental assistance programs, and housing rehabilitation. In addition, DCS is the public transportation provider for four counties including Dorchester, Talbot, Kent and Caroline Counties 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 multi-phase senior citizen housing project with a multi-purpose intergenerational center as its centerpiece. This intergenerational center will consist of day care services for children, senior center services, and day services for people with disabilities, as well as providing service to the frail elderly. The variety of housing types are designed for senior citizens and persons with developmental disabilities ranging from two large apartment complexes consisting of 30 units each, two 15 bed assisted living units, and 28 mixed income rental units. However, our primary focus will be for low to moderate income senior citizens. It is estimated that this project will provide 150 construction jobs over a five year period. Our intent is to address the lack of formal assisted living opportunities in Dorchester County and this project will also benefit the community by providing an additional 60 employees to our current workforce of 330 persons in a county that is economically distressed. Dorchester County has lost approximately 1,000 jobs in the last five years. The size of the intergenerational center is approximately 40,000 sq. ft., each assisted living unit is approximately 6,500 sq. ft.

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	0
Design	\$350,000
Construction	\$8,550,000
Equipment	\$300,000
Total	\$9,200,000

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

Source	Amount
Capital Bond	\$250,000
Real property loan financing	\$500,000
Rural Development Loan	\$1,455,000
Community Development Block Grant	\$500,000
Dept. of Business & Economic Development Guaranteed Loan Program	\$2,000,000
Dept. of Business & Economic Development Bond Program	\$1,000,000
DHCD Housing funds	\$3,000,000
Capital Bond previously received	\$45,000
Agency General Fund, Foundation, and Fundraising	\$450,000
Total	\$9,200,000

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
January 2012	December 2012	July 2012	July 2015
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
600,000		20,500	36,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1997	\$300,000	renovations and new construction multi-purpose center	
2011	\$45,000	infrastructure and pre-construction costs for Chesapeake Grove Project	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Delmarva Community Services, Inc. 2450 Cambridge Beltway P.O. Box 637 Cambridge, MD 21613		n/a	
20. Legislative District in Which Project is Located		37B - Dorchester, Talbot and Caroline Counties	
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Miles & Stockbridge Mr. Sandy McAllister, Partner	Has An Appraisal Been Done?	Yes/No
Phone:	410-221-4545		In process
Address:		If Yes, List Appraisal Dates and Value	
300 Academy Street Cambridge, MD 21613			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
330	390	15,000,000	21,000,000
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?			own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee 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	
n/a			
26. Building Square Footage:			
Current Space GSF			
Space to Be Renovated GSF			
New GSF		139,000	
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			

28. Comments: (Limit Length to Visible area)

Cambridge, Dorchester County, is a very distressed area with a growing number of unemployed, underemployed workers, and a large number of senior citizens and senior citizens in poverty. It also has a growing number of Latino-Hispanic workers seeking year round employment. This building project will bring a much needed boost to Cambridge and the surrounding area by adding 150 construction jobs over a five year period and bringing 60 new jobs to Delmarva Community Services, Inc. (DCS). These jobs will be skilled jobs in the fields of Certified Nursing Assistants (CNA's), Geriatric Nursing Assistants (GNA's) and other Health and Recreation areas. It will also create specialists in childcare and disability services. There will also be an increase in kitchen staff and catering and a full contingent of maintenance staff. Other professional staff will include Social Workers and Nursing staff. This project is designed to meet the growing demand for senior citizen services while also providing a new child care center. This center will be an intergenerational model. It will also address the demands of a younger, healthier senior population who also are caring for aging parents. It will provide daily respite for older parents while their own older children are continuing to work longer. DCS owns this land and it has a permit to begin infrastructure work in the form of grading and filling. It is located in the City of Cambridge with access to city water and sewer. We have preliminary site plans and design work. It has had two reviews before city planning and zoning. This project can meet our proposed time line and it is ready for site work with construction soon after. We look forward to construction and realize this project will have enormous, positive impact on the citizens and the economy of Cambridge and Dorchester County, Maryland.