

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3256	sb0960	lr3306	hb1444	St. Luke's House Property Renovations and Repairs
3. Senate Bill Sponsors				House Bill Sponsors
Manno				Kramer
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$200,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$200,000, the proceeds to be used as a grant to the Board of Directors of St. Luke's House and Threshold Services United, Inc. for the construction, repair, and renovation of 31 properties belonging to St. Luke's House.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Mark Foraker		301-896-4270	mark.foraker@slh-tsi.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>St. Luke's House and Threshold Services United (United) provides comprehensive, recovery focused, community based supports for adults and youth who are living with serious mental illness or co-occurring mental health and substance use disorders in Montgomery County, Maryland. When St. Luke's House and Threshold Services merged in July of 2012, United became the largest and most comprehensive mental health provider in Montgomery County. Annually, United helps more than 1,700 individuals who are living with mental illness recover and live a meaningful, productive life. United owns 40 group residential homes and site offices and leases an additional 32 properties; these 72 properties have 212 psychiatric residential rehabilitation beds. United operates outpatient mental health centers, an extensive vocational rehabilitation program, supported living and community outreach services, comprehensive psychiatric rehabilitation supports, and the only alternative to in-patient psychiatric crisis hospitalization in Montgomery County. United has attained Evidence Based Practice (EBP) co-occurring disorders treatment capability and is an EBP Supported Employment Program verified by expert, external evaluators.</p>				

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

United owns and operates 72 properties in Montgomery County, Maryland that are used to house and provide essential services for individuals living with severe mental illness. This project focuses on the properties owned by the former St. Luke's House prior to the merger with Threshold Services in July 2012. In 2010, Threshold Services received a bond bill to renovate several of the eleven properties used for administrative services and group residential homes for adults living with serious mental illness. Prior to the merger, St. Luke's House owned 31 group residential/administrative properties. This bond bill will create parity among the recently merged organizations by retroactively providing funds for the maintenance and renovation of properties owned and operated by the former St. Luke's House. United is committed to ensuring that the residential units are maintained in a way that promotes dignity and recovery for individuals living with mental illness or co-occurring mental health and substance use disorders. Funds to maintain these properties in a manner consistent with the surrounding community will reduce stigma and promote an environment where individuals living with serious mental illness integrate into the community and not live on the fringes of it.

*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>	
<b>Construction</b>	\$400,000
<b>Equipment</b>	
<b>Total</b>	\$400,000

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

Source	Amount
State of Maryland Bond Bill	\$200,000
St. Luke's House (funds spent on repairs/renovations/capital expenditures: FY 2011--FY 2012)	\$200,000
<b>Total</b>	\$400,000

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
N A	N A	7/1/2010	6/30/2012
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
N A		1,150	1,150
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2005	\$250,000	Down payment on purchase of primary program facility.	
2010	\$50,000	Group home renovations for Threshold Services properties.	
19. Legal Name and Address of Grantee		Project Address (If Different)	
St. Luke's House and Threshold Services United, Inc.		6040 Southport Drive, N. Bethesda, Maryland 20814. Other project sites and districts listed in the comments section.	
20. Legislative District in Which Project is Located	16 - Southern Montgomery County		
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:	Cari Guthrie Cho	Has An Appraisal Been Done?	Yes/No
Phone:	301.896.4238		No
Address:		If Yes, List Appraisal Dates and Value	
6040 Southport Drive, N. Bethesda MD 20814		N A	N A

<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>
127	127	\$918,500	\$964,425
<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	N A	N A	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	N A	N A	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	60,454		
<b>Space to Be Renovated GSF</b>	57,000		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		1992 (Other project sites listed in the comments section).	

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

United owns and operates properties in all legislative districts in Montgomery County. This bond bill will provide funds to support costs expended over the past two completed fiscal years for capital improvements. Funding was used to support necessary equipment purchases such as major appliances and HVAC replacements as well as ongoing repairs and renovations to administrative and group home residential units. Renovations and repairs included necessary upkeep to maintain the properties in accordance to regulations and inspection specifications as per group home guidelines in Maryland. Renovations and repairs were completed using external contractors and United facilities staff. Funding was obtained from private donations, grants and allocations from general operating funds. This support will allow operating funds to be allocated to program enhancements and capacity building. United helps individuals who are living with serious mental illness return to work, break the cycle of homelessness and live a meaningful productive life where they are less dependant on public supports. The following properties are the focus of this project: 8205 Houston Court, Takoma Park, MD 20912, District 20; 615 University Blvd E., Silver Spring, MD 20903, District 20; 6032 Southport Drive, Bethesda, MD 20814, District 16; 6034 Southport Drive, Bethesda, MD 20814, District 16; 6036 Southport Drive, Bethesda, MD 20814, District 16; 6040 Southport Drive, Bethesda, MD 20814, District 16; 24 Dunsinane Court, Silver Spring, MD 20906; District 19; 3914 Dunsinane Drive, Silver Spring, MD 20906, District 19; 3613 Dunsinane Drive, Silver Spring, MD 20906, District 19; 2320 Sun Valley Circle, Silver Spring, MD 20906, District 19; 1221 Arcola Avenue, Wheaton, MD 20902, District 19; 2204 McAuliffe Drive, Rockville, MD 20851, District 17; 20256 Shipley Terrace, #202, Germantown, MD 20874, District 15; 14655 Tynewick Terrace, Silver Spring, MD 20906, District 19; 3914 Tynewick Terrace, Silver Spring, MD 20906, District 19; 14528 Banquo Terrace, Silver Spring, MD 20906, District 19; 13514 Hamlet Square Court, Germantown, MD 20874, District 39; 13505 Niagara Falls Court, Germantown, MD 20874, District 39; 13436 Fountain Club Drive, Germantown, MD 20874, District 39; 1221 Arcola Avenue, Wheaton, MD 20902, District 19; 12012 Swallow Falls Court, Silver Spring, MD 20904, District 14.