

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1589	sb0304	lr1591	hb0317	University Gardens Senior Apartments
3. Senate Bill Sponsors				House Bill Sponsors
Raskin				Hixson
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$450,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$450,000, the proceeds to be used as a grant to the Board of Directors of the Korean Community Service Center of Greater Washington, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the University Gardens Senior Apartments.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Ji-Young Cho		7033546345	jycho@kcscgw.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Korean Community Service Center is a not-for profit 501(C)(3) social service organization, which has been in operation for more than 39 years, KCSC has an excellent reputation within the Asian community of Maryland as well as the mainstream society. KCSC has an excellent track record to perform programs and services, health clinic operation, senior continuing education and other education for kids and youths. KCSC also has significant experience in building government-subsidized apartments for seniors and people with disabilities through HUD 202 program. In 1988, KCSC received approximately \$4 million from HUD and built the 65 unit apartment in Silver Spring, MD. Also, in 2010, KCSC received additional \$4,143,300 from HUD for 27 unit extension to the existing apartment. The annex has been completed in June 26, 2013. Currently, community fundraising campaign is going on to ensure additional community-based matching funds.</p>				

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

Korean Community Service Center of Greater Washington (KCSC) is requesting \$450,000 for a renovation project at the University Gardens Senior Apartments, located on University Boulevard in Silver Spring, Maryland. University Gardens primarily serve low- and moderate-income Asian immigrants over the age of 65 as well as a smaller number of Asians with disabilities. The proposed project is shovel-ready and the funds will be used to renovate a 1,700 square foot space in the basement of the University Gardens Senior Apartments in order to create a new 500 square foot kitchen with a dining area and 1,200 square foot gymnasium/multi-purpose room.

KCSC has had significant experience in building government-subsidized apartments through the HUD 202 program. In 1988, KCSC received \$4 million in HUD 202 funding, which was used to build the 65-unit University Gardens Senior Apartments. In 2010, KCSC was granted a second \$4,143,300 HUD 202 grant to add another 27 much needed apartments to the existing building. In September 13, 2012, there was a groundbreaking ceremony and the new units have been completed in June 26, 2014. KCSC will be able to use this \$4,143,300 HUD 202 grant as a federal funding match to this Bond Bill Request.

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	0
Construction	\$4,373,300
Equipment	\$250,000
Total	\$4,623,300

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

Source	Amount
2014 State of Maryland Bond Bill (Pending)	\$450,000
Housing and Urban Development	\$4,143,300
Individual Contribution	\$30,000
Total	\$4,623,300

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
		7/1/2014	12/31/2014
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
30000.00		105	105
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Korean Community Service Center of Greater Washington, Inc. 7700 Little River Turnpike Suite #406 Annandale, VA. 22003		University Gardens Senior Apartment 440 University Boulevard E. Silver Spring, MD 20901	
20. Legislative District in Which Project is Located			
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:	Harold Pyon, Chairman of the Board	Has An Appraisal Been Done?	Yes/No
Phone:	703-354-6345		No
Address:		If Yes, List Appraisal Dates and Value	
7700 Little River Turnpike Suite #406 Annandale, VA. 22003			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
4	6	920000.00	1380000.00
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?			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
Not Applicable			
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	40,000 SF		
Space to Be Renovated GSF	23,000 SF		
New GSF	63,000 SF		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			2014

28. Comments: (Limit Length to Visible area)

University Gardens Senior Apartments provides safe and affordable accommodation to elderly and disabled Asian immigrants, however, the residents are in great need for a new communal space for physical fitness and recreational activities, educational programs and opportunities for sharing food with each other.

According to the 2010 Census, 135,451 Asian Americans live in Montgomery County and 10.6% of the population or 14,296 are 65 years of age and older, of which 6,594 are men and 7,702 are women. The poverty rate is at 11.4 %. There are more than three times as many women as men live alone. Interestingly, while the overall Asian population increased by nearly 37,000 since the 2000 Census, the 65 + Asian population has literally doubled. In 2000, there were only 7,171 Asians that were 65+.

Asian seniors face many health and mental health issues, including: depression, dementia types of diseases, anxiety disorder, diabetes, hypertension, osteoporosis, and others. Because of their economic and social vulnerability, lack of language skills, and lack of knowledge of health care options, these immigrants face challenges in sustaining or attaining good health care options and networks.

KCSC is proposing to build a new gymnasium and institute a fitness program that promotes healthy and active living practices, which will help to prevent illness and reduce feelings of isolation. The gym will also serve double duty as a multipurpose room for important socialization activities such as dance classes, health workshops, English classes, and even bingo or movie nights. The gymnasium will be used for many different kinds of exercise programs designed to promote the senior residents healthy mind and body. It will also have an area devoted to cardiovascular exercise and resistance training for seniors. The gymnasium will also be able to be easily converted into a multipurpose recreation room, which will be able to accommodate up to 200 people with theatre style seating and can be used for classroom or meeting space.

KCSC is also proposing to install a built-in amp and surround-sound speakers, a retractable projection screen and a mini pipe organ in the gymnasium. The project screen will be used for educational classes and movie nights. The sound system will be used for aerobics, fitness, and dance classes and will also allow residents to enjoy musical evenings, dancing and sing-alongs. Such activities are vitally important to the senior Asian community.

The gymnasium/multipurpose room will be adjacent to the new fully-equipped commercial grade kitchen and dining area, which can be used everyday and also for holidays and special events. The kitchen area will be fully equipped to enable the large-scale preparation of culturally appropriate food for special events. In addition to standard professional kitchen equipment, we intend to include essentials for the Asian kitchen such as a built-in wok station and commercial rice cookers.