

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr2635	sb0518	lr2636	hb0514	Riverdale Welcome Center
3. Senate Bill Sponsors				House Bill Sponsors
Pinsky				Gaines
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Prince George's County			\$400,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$400,000, the proceeds to be used as a grant to the Board of Directors of the CASA de Maryland, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Riverdale Welcome Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Unequal \$250,000		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	
Jennifer Freedman		3012707471	jfreedman@casamd.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>With over 50,000 members, CASA is Maryland's foremost Latino and immigrant organization and a national leader in supporting immigrant families and ensuring that all individuals have the core supports necessary for full participation in society. The organization was founded in 1985, and its mission is to create a more just society by building power and improving the quality of life in low-income immigrant communities. CASA conducts outreach throughout the state and currently has seven offices; two in Prince Georges County, four in Montgomery County, and one in Baltimore City. The organization is known for its comprehensive range of services focused on economic empowerment, financial independence, and social, linguistic and political integration. CASA operates five welcome centers in the state of Maryland focused on addressing the employment needs of contingent and low-income workers, including the largest center of its kind in the nation, located in Langley Park. CASA's programs include: employment and workforce development, English for Speakers of Other Languages classes, legal services, naturalization and citizenship support services, social services, health access programs, and community organizing.</p>				

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

Approximately 50-75 contingent workers gather daily in a commercial area on Central Kenilworth Avenue seeking a safe place to be hired for daily or temporary low-skilled jobs. They are vulnerable to exploitation by unscrupulous employers, lack information about their rights and responsibilities, and there are no facilities such as public restrooms or safe areas in which to interact and negotiate with employers. Prince George's County, Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR), St. Bernard's Parish, the University of Maryland, SEED, Inc., Town of Riverdale Park, and CASA de Maryland have determined that a community workforce & training center / welcome center operated by CASA de Maryland will provide a mutually beneficial solution. This Center will allow workers not only to secure decent job opportunities, but also to develop the skills and tools they need to acquire better paying jobs and improve their quality of life. Once established, the Welcome Center will include employment placement services, worker organizing and leadership development, English classes, vocational training classes, legal services, and other support services. The team has identified a location at 5811 Riverdale Road with 4,200 sq. ft. of space that can be renovated to outfit the new center, and has secured a commitment for a lease of 15 years with an option to renew.

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	\$76,800
Construction	\$472,500
Equipment	\$100,700
Total	\$650,000

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

Source	Amount
Prince George's County Executive	\$250,000
State of Maryland Bond Bill	\$400,000
Total	\$650,000

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
7/1/2014	12/31/2014	1/1/2015	9/30/2015
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
0.00		0	3500
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2010	200000.00	Bond Bill - CASA Multicultural Service Center renovations	
2008	1000000.00	BPW - CASA Multicultural Service Center renovations	
2006	300000.00	Bond Bill - CASA Multicultural Service Center renovations	
2005	100000.00	Bond Bill - CASA Multicultural Service Center renovations	
19. Legal Name and Address of Grantee		Project Address (If Different)	
CASA de Maryland, Inc. 8151 15th Avenue Langley Park, MD 20783		5811 Riverdale Road. Riverdale, MD 20737	
20. Legislative District in Which Project is Located	22 - Central Northern Prince George's 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:	Virginia Kase	Has An Appraisal Been Done?	Yes/No
Phone:	240-491-5782		No
Address:		If Yes, List Appraisal Dates and Value	
8151 15th Avenue Langley Park, MD 20783			

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	7	0.00	530962.00
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
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
St. Bernard's Church	15	Yes - 1	
26. Building Square Footage:			
Current Space GSF	4220		
Space to Be Renovated GSF	4220		
New GSF	none		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1948

28. Comments: (Limit Length to Visible area)

CASA and CKAR seek state funds to pay for renovations needed to establish a Riverdale Welcome Center / workforce training center. The Riverdale Center is the product of a partnership between Prince George's County, Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR), St. Bernards Parish, the University of Maryland, SEED, Inc., Town of Riverdale Park, and CASA de Maryland to provide a solution to the challenges facing the growing number of contingent workers seeking unofficial work on Central Kenilworth Avenue.

The above coalition has determined that the optimal solution to the growing number of workers seeking unofficial employment on Kenilworth Avenue is the creation of a "Welcome Center" - a workforce & training center - operated by CASA de Maryland. This Center will be an extension of the Countys Transforming Neighborhoods Initiative, and a true partnership between the County, CKAR, CASA and the Riverdale community. The Town of Riverdale passed a resolution in favor of the Center in February 2014, and is committed to its creation and success. In addition, CASA has signed an MOU with CKAR to help ensure broad community support for the Welcome Center. The Riverdale Center will be modeled after the successful Langley Park Welcome Center, operated by CASA since 2008. CASA has been recognized nationally for its strong track record of success operating such centers, evident by the data from its Langley Park Center for the last year: over \$900,000 in wages earned by workers, over 1,800 jobs, 291 students completing vocational training courses, 552 legal cases closed, 352 bank accounts opened, and over 3,800 individuals assisted.

The Riverdale Center's programs will include a unique partnership with Prince George's Community College and CASA to provide workers with industry-recognized vocational training courses to improve their skills and employability. The space will include a vocational training classroom where workers will receive training from the college. CASA will also provide job placement services, English classes, citizenship assistance to eligible individuals, financial literacy workshops, assistance in obtaining bank accounts, and legal services, which will be available to the entire community.

After a long search, the coalition has identified an ideal site for the Center at 5811 Riverdale Road, and has a commitment from the owner for a 15 year lease. The 4,200 square-foot space will need to be renovated for code compliance, accessibility, replacement of doors and windows, finishes, upgrades to HVAC, electrical and plumbing systems, exterior/site work, and equipment. Design and permitting is estimated to take 6 months, and construction will take approximately 9 months. CASA can begin as soon as funding is committed. This project will revitalize the community by utilizing space that is now vacant and transforming it to a vibrant community facility in the heart of the neighborhood.