

State Of Maryland 2016 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr1219	sb0391	lr3565	hb0907	Chesapeake Grove Senior Housing and Intergenerational Center
3. Senate Bill Sponsors				House Bill Sponsors
Eckardt				Sample-Hughes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Dorchester County				\$500,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Chesapeake Grove Senior Housing and Intergenerational Center				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of real property.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Santo Grande			4102211900	katie@dcsdct.org
10. Description and Purpose of Organization (Limit length to visible area)				
Delmarva Community Services, Inc. is a 501c3 nonprofit human services organization located in Cambridge Maryland. DCS has as its mission providing support to individuals with developmental individuals, is the local Area Agency on Aging for administrating senior services, home delivered meals, and senior information and assistance.				

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 10 acre multi-phase senior citizen housing and community intergenerational center project, located in the City of Cambridge. The housing proposed for the project includes three large apartment complexes consisting of 28-30 units each, two 14 unit assisted living buildings. There are currently no formal assisted living opportunities in Dorchester County. The project will also benefit the community by providing additional employment and workforce training opportunities.

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	\$12,456,000
Equipment	
Total	\$12,456,000

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

2016 Legislature Bond Bill	\$500,000
Foundation Funds - Committed	\$1,610,000
DCS Cash Contribution	\$240,000
DCS Capital Match Campaign	\$350,000
USDA Rural Development - Community Facilities Loan	\$3,100,000
MDoA Capital Improvement Program	\$800,000
Legislature Bonds	\$645,000
CDBG Funding & SGIF - DHCD	\$950,000
DHMH Capital Program	\$800,000
EDA Capital Funding	\$300,000
Other Capital Funding	\$3,161,000
Total	\$12,456,000

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
		September 2016	October 2018
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
5300000.00		20,500	36,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2011 - 2016	\$645,000	Chesapeake Grove pre-construction design & infrastru	
2014	\$800,000	Construction of Chesapeake Grove Intergenerational	
2014	\$100,000	SGIF for Infrastructure Costs for Intergenerational Ce	
2015/2016	\$850,000	CDBG for infrastructure & construction level design c	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Delmarva Community Services, Inc. 2450 Cambridge Beltway Cambridge, MD 21513		Chesapeake Street Cambridge, MD 21613	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	Mr. Sandy McAllister	Has An Appraisal Been Done?	Yes/No
Phone:	410-221-4545		
Address:		If Yes, List Appraisal Dates and Value	
Miles & Stockbridge 300 Academy Street Cambridge, MD 21613		2015	2150000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
360	420	15000000.00	21000000.00
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?			No
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
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	30,000		
Space to be Renovated GSF	0		
New GSF	47,000		

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

2015 - 2018

28. Comments

Dorchester County, Maryland is a historically economically distressed area on Maryland's Eastern Shore, with a growing number of vulnerable individuals and families not helped by the decline in industry and employment opportunities over the last 50-30 years that has accelerated most recently. An emerging trend over the past 10-15 years includes the growing number of seniors aging in place or retiring in the area some of whom requiring a higher level of support. This project will fill a much-needed gap in facility/services for the current population and also for future residents seeking retirement in the area with more urban expectations in terms of the quality of programming and facilities available to the public. With the addition of adding child care day services, complimentary programming will be developed to help provide mutually beneficial personal interaction that stimulates mental and physical health and well-being. This model is based on an established and proven intergenerational example including the St. Ann's Intergenerational Center in Milwaukee, WI and which as been repeated in several other cities throughout the country. This project will be one of few in our Mid-Atlantic area and a significant addition to the Eastern Shore region. The Intergenerational Center is envisioned to be a community center also open to the broader community for family activities. Skilled employment positions will be added such as nursing, physical rehabilitative and therapeutic opportunities, health / wellness and recreation positions, specialists in childcare and disability services. Other opportunities will be created for workforce training in cooperation with area schools and community programs, employment opportunities for area youth, and additional grounds maintenance support is anticipated in the new employment count. The focus of DCS housing efforts at Chesapeake Grove are to help support individuals with disabilities live independently, support seniors currently living in substandard homes, and attract seniors who may be looking to downsize and be located close to integrated community services which would be accessible on site. DCS currently holds a permit to develop a 10-acre area with site preparation, stormwater management, and installation of infrastructure being completed in the Spring / early Summer 2015. The project has been reviewed by the City of Cambridge Planning and