

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3924	sb1129	lr3522	hb1054	UpCounty Nonprofit Hub
3. Senate Bill Sponsors				House Bill Sponsors
King				Reznik
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$1,000,000	
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a nonprofit shared office space				
7. Matching Fund				
Requirements:  Unequal \$500,000			Type: The grantee shall provide and expend a matching fund.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title		Contact Ph#	Email Address	
Kylie McCleaf		301-840-3267	mccleafk@fs-inc.org	
Crystal Townsend				
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Originating in 1908 Family Services, Inc. is a regional nonprofit organization serving Prince Georges and Montgomery Counties. Our mission is to promote the resilience, recovery and independence of individuals and families across the life span through integrated mental and physical health, social service, and education programs, thereby strengthening communities. An affiliate of the Sheppard Pratt Health System, our 38 programs serve 18,000 individuals annually. We employ 388 staff from 50 birth-origin countries who speak 43 languages. We offer integrated behavioral healthcare; services to at-risk children and families; victim and domestic violence intervention; and community support services. Our nonprofit services campus in Gaithersburg provides office space for a number of other nonprofit agencies in addition to being the home for many of our own services.</p>				

**11. Description and Purpose of Project** (Limit length to visible area)

This project is for the development of non-profit shared space in Northern Montgomery County to support the integrated delivery of health, social and workforce services to Upcounty residents. This project will add service system efficiency and build the non-profit capacity and presence in a part of the county with some of the highest population growth and support service needs. The non-profit shared office space would houses offices for an array of non-profits across the service continuum to provide a vital safety net, health and wellness and workforce resources. The location will be in close proximity to the distressed communities and schools where there is a need, accessible public transportation and where families feel safe and trust visiting. The project would offer share resources such as storage, office, training, conference, meeting rooms space and shared infrastructure services.

*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>	\$1,000,000
<b>Design</b>	\$100,000
<b>Construction</b>	\$350,000
<b>Equipment</b>	\$100,000
<b>Total</b>	<b>\$1,550,000</b>

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

State of Maryland	\$1,000,000
Montgomery County Council	\$500,000
Weinberg Foundation	\$50,000
<b>Total</b>	<b>\$1,550,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
TBD	Within 12 mos of	TBD	TBD
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>		<b>17. Number of People to be Served Annually After the Project is Complete</b>
	N/A		2,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2017	\$870,217	To acquire and renovate, as needed, four 3-person tow	
2016	\$850,000	To acquire and renovate, as needed, four 3-person tow	
2007	\$276,000	To acquire and renovate two 6-person homes to provi	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Family Services, Inc. 610 E. Diamond Avenue Suite 100 Gaithersburg, MD 20877		Germantown, MD Undetermined site	
<b>20. Legislative District in Which Project is Located</b>	19 - Montgomery County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	David Daneker	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-592-3583		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
13500 Fork Road Balwin, MD 21013			

<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>
0	10	600000.00	700000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>			Yes
<b>D. If property is owned by grantee 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>
Aspire Counseling	10 years	Yes	150
Crittenton Services of Greater Washington	10 years	Yes	150
Every Mind, Inc.	10 years	Yes	450
Manna Foods, Inc.	10 years	Yes	750
YMCA of Greater Washington	10 years	Yes	1500
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	5,000		
<b>Space to be Renovated GSF</b>	5,000		
<b>New GSF</b>			

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

TBD

**28. Comments**

The Germantown community is extremely diverse (65% minority) and has the fastest rate of increased poverty and population in Montgomery County, leaving the population at very high risk for negative health, educational, and social outcomes. Current estimates predict that the population is close to 100,000 residents and that 16% of the Germantown residents have an income less than 200% of the federal poverty level. We are seeing growing disparities within the community regarding health outcomes, safety, and academic achievement. We know that there is an interconnectedness to these social inequities and the school and social service systems are struggling to meet the needs of our community's children and families.

Upcounty leaders and organizations recognized the need for a greater local presence and a more unified voice for the community to address these emerging needs. Community organizations, health and social service agencies, the public school system, state and local government, and private philanthropy have been working together over the last two years to develop and design the Thriving Germantown collective impact model. This multi-sector collaborative approach aims to provide an integrated response to the increasing economic, health, educational and social disparities in Germantown in order to meet the following goals:

1. Assure safe, stable, nurturing relationships, environments, and place for all children and families;
2. Improve academic achievement;
3. Improve health outcomes for children and families.

The types of services that would be delivered by the non-profit organizations in this HUB location would include:

Integrated Care Coordination and Management;

Youth Services (e.g. behavioral health services, support groups, mentoring, academic support, etc.)

Vocational and Job Training;

Drop-in Community Meeting space for workshops, training, and events;

Emergency Assistance (food, clothing, household goods, holiday giving, etc.);

Adult and family behavioral health services.

Based upon the community discussions, visits with residents and research, we determined that the first step was to create a mechanism that can overcome the traditional social service and educational system silos and address the community from the context of a multi-sector, culturally competent collaboration simultaneously focusing on Education, Healthcare, Behavioral Health, Legal& Immigration, Workforce, Housing, Safety, Crime, & Healthy Food Access. We envision the acquisition of this space to be the perfect model, location, and structure to support the community with these strong non-profit partners.