

# State of Maryland

## 2010 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3121	sb0921	lr3174	hb1099	Reece Road Community Health Center
3. Senate Bill Sponsors				House Bill Sponsors
DeGrange				Love
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$400,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$400,000, the proceeds to be used as a grant to the Board of Trustees of the People's Community Health Center, Inc. for the construction and build-out of the Reece Road Community Health Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Patricia Cassatt		410-467-6040 (ext. 2015)	PCassatt@peopleschc.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>People's Community Health Center, Inc. (PCHC), a Federally Qualified Health Center, provides healthcare services to patients at seven clinics in Baltimore City and two sites in Anne Arundel County. Its mission is to provide high quality, comprehensive primary healthcare to all, regardless of ability to pay. PCHC is a pioneer of the prevention-oriented "medical home" model, providing a full range of cost-effective healthcare services. Five years ago, PCHC opened a health center in a small townhouse in Severn, the poorest area in Anne Arundel County, where residents suffer high rates of obesity, infant mortality, teen pregnancy, and HIV prevalence, a situation costing residents their lives and the state of Maryland the extraordinarily high costs associated with chronic disease. This bond requests funds for construction of the ground level, where the Boys &amp; Girls Club of Annapolis &amp; Anne Arundel County will provide afterschool services, improving health and educational outcomes. The project builds on both organizations' existing community investments, including collaborations with the Baltimore Washington Medical Center. PCHC bring federal funding to the county each year through Ryan White, pharmacy, and funding for the uninsured.</p>				

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

The project is located at 1135 Reece Road, Severn, Maryland, 21144, across the street from the Van Bokkelyn school. A two-acre tract of land has been purchased and difficult zoning variance achieved (through 600 community support letters to the board). PCHC will construct a 20,243 sq. ft. "green" building consisting of one level that will provide health care and the ground level that will serve primarily as a community center. An atrium space will have social service utility and will be able to accommodate a community garden and youth area. The scope of work of this project will involve the detailed build-out of the terrace-level community center. This building will enable PCHC to serve 6000 patients and will be particularly important in providing after-hours care -- including mental health services-- to the military community (base clinic at Fort Meade closes at 4:30). Operational sustainability is assured through health center reimbursement mechanisms, and 75 short-term construction jobs and more than 50 permanent jobs will be created, all with local labor, stimulating the economy through increased purchasing power. The Boys & Girls Club provides a career preparation program of proven success, and PCHC will further strengthen the community through serving as a job training site for allied healthcare positions.

*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>	\$93,000
<b>Design</b>	\$86,000
<b>Construction</b>	\$1,266,000
<b>Equipment</b>	\$100,000
<b>Total</b>	\$1,545,000

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

Source	Amount
Maryland State Grant (present request)	\$400,000
People's Community Health Center	\$80,000
Private Donor	\$20,000
New Market Tax Credits	\$450,000
PCHC Land Purchase (completed)	\$93,000
Corporate foundations, major, and individual donors	\$125,000
Anne Arundel County Community Support Grant	\$202,000
Maryland Community Legacy Program	\$175,000
<b>Total</b>	\$1,545,000

<b>14. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
9/2008	11/2010	02/2011	02/2013
<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>
\$193,000		N/A	6000 patients; 200 students/day
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
1990	\$100,000	PCHC Greenmount Flagship Center (general bond)	
2004	\$500,000	FQHC Capital bond process, Greenmount	
2006	\$305,000	FQHC Capital bond process, Washington Boulevard center	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
People's Community Health Center, Inc. 2524 Kirk Avenue, 2nd Floor Baltimore, MD 21218		New Construction 1135 Reece Road Severn, MD 21144	
<b>20. Legislative District in Which Project is Located</b>			32
<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>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Patricia Cassatt	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-467-6040 X2015		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
2524 Kirk Avenue, 2nd Floor Baltimore, MD 21218			

<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>
N/A	30 (permanent)	N/A	\$2,526,185 (PCHC)
<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>			Yes
<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>
Boys & Girls Club of Annapolis & Anne Arundel County	\$10/sq. .ft.	All-inclusive	8000
<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>	N/A		
<b>Space to Be Renovated GSF</b>	N/A		
<b>New GSF</b>	20,000(of which approximately 8000 for B&GC)		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		N/A	

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

People's Community Health Center is able to utilize health-center funding sources for construction of the upper health-center level, including the DHMH grant for Federally Qualified Health Centers and another DHMH grant available for substance abuse, etc. However, these sources do not allow funding of space to be used for the Boys & Girls Club, and it is for this reason that we are requesting the present Bond Bill.

It should be noted that a number of federal programs and much literature produced by the Institute of Medicine under the previous federal administration recognize that preventive health care for the major chronic diseases funded by tax payers is impossible without healthy community components, such as exercise programs, sources of fresh food, and centers such as the one we here propose. People's Community Health Center is aware of a number of emerging health-education reimbursement mechanisms that will likely be available to the Boys & Girls Club, which will further strengthen their operating budget. The collaboration between the organizations should allow for the future capture of new HUD funds for healthy communities that leverage anchor institutions (the so-called "meds and eds" cited in the planning document "Retooling HUD"). The project will become a replicable model nationwide, and will be visited by other communities seeking an integrated, fully leveraged model of development for the 21st century.

This community has a rapidly rising crime rate, and the Boys & Girls Club has ample evidence that their programs reduce gang activity, further contributing to cost savings for Maryland through investment in this project.

The school across from this site has a high rate of truancy and an unacceptable rate of graduation, and the Boys & Girls Club programs have been proven to have positive effects on both these statistics, further contributing to cost savings for Maryland taxpayers.

This project can accurately be viewed as a career ladder system, since the Boys & Girls Club features STEM programs in science and technology that will not only avoid delinquency but will allow Anne Arundel County employers to access talent that is needed for the jobs of the future.

People's Community Health Center will be able to offer jobs to disabled veterans and veterans seeking to convert their military medical training to civilian certifications and is developing partnerships to realize this plan.