

State of Maryland

2010 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr3530	sb1062	lr3327	hb1448	Threshold Services Group Home Renovations
3. Senate Bill Sponsors				House Bill Sponsors
Madaleno				Heller
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$50,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$50,000, the proceeds to be used as a grant to the Board of Directors of the Threshold Services, Inc. for the repair, renovation, reconstruction, and capital equipping of various group homes.</p>				
7. Matching Fund				
Requirements: Equal		Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Craig Knoll		(301) 754-1102	CKnoll@thresholdservices.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Threshold Services helps people with mental illness or co-occurring mental illness and substance use disorder to recover, by providing treatment, rehabilitation and housing. Recovery is not just the amelioration of symptoms. It is the recovery of a person's life, with a home, meaningful endeavor, and meaningful relationships, a life of one's own choosing. Threshold Services operates two Outpatient Mental Health Centers, residential rehabilitation (which includes housing), off-site psychiatric rehabilitation, and on-site psychiatric rehabilitation. It currently serves 875 people, all adults. It is the only mental health service provider in Maryland in which all programs have attained evidence-based co-occurring disorders treatment capability, as verified by expert external evaluation.</p>				

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

Four group homes for people with major mental illness or co-occurring mental illness and substance use disorder need major repair and renovation.

One house has a bathroom that is in terrible shape. It needs a new tub, toilet, cabinets, tile floor and tile walls. It also needs to have a Kerdi drain, because there have been water overflows that are damaging the house. That house also needs painting throughout, repair of damaged drywall, and a second bathroom that is accessible to a person in a wheelchair. It needs new carpeting, and the wood floors need to be refinished.

The second house needs the same renovation of the bathroom. The basement has damaged drywall and damaged wood, that must be replaced. The basement needs to be painted.

The third house also needs the same bathroom renovation. It also has a utility closet that needs to be reinsulated, and it needs a new exterior door.

The fourth house has a screened in porch. We would like to turn the porch into another room, where we could have recovery meetings, so we can be sure of getting people to attend.

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	\$100,000
Equipment	
Total	\$100,000

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

Source	Amount
State of Maryland bond	\$50,000
Loan from county to Threshold Services. Interest rate zero	\$50,000
Total	\$100,000

14. Project Schedule			
Begin Design	Complete Design	Begin Construction	Complete Construction
NA	NA	July 1, 2010	September 30, 2010
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
\$50,000 loan available		12	12
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2005	\$250,000	Down payment on purchase of primary program facility	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Threshold Services, Inc. 1398 Lambertson Drive Silver Spring, MD 20902		12902 Valleywood Dr.20906; 12916 Georgia Ave., 20902; 9901 Braddock Rd.20903; (1st 3 Silver Spring); 5704 Denfield Rd. Rockville MD20851	
20. Legislative District in Which Project is Located			19
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Craig S. Knoll	Has An Appraisal Been Done?	Yes/No
Phone:	301.754.1102 ext. 10		No
Address:		If Yes, List Appraisal Dates and Value	
Threshold Services 1398 Lambertson Drive Silver Spring, MD 20902			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
8	8	\$280,000	\$280,000
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
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	7,200		
Space to Be Renovated GSF	2,400		
New GSF			
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1950's

28. Comments: (Limit Length to Visible area)

We definitely can borrow the other half of the money for the renovations. We have received loans for renovation of group homes in the past, and the person in charge of the loans is aware that renovations are needed in these four homes. He has indicated receptivity to the project. The renovations are essential in order to preserve the houses, so that they can be part of our residential rehabilitation program for many years to come.