

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2564	sb0638	lr2557	hb0841	St. Luke's House and Threshold Services United Renovations
3. Senate Bill Sponsors				House Bill Sponsors
Manno				Gutierrez
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$100,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$100,000, the proceeds to be used as a grant to the Board of Directors of St. Luke's House and Threshold Services United, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of St. Luke's House, including upgrading all residential units.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		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 Phone	Email Address	
Mark Foraker		301-896-4270	mark.foraker@slh-tsi.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>St. Luke's House and Threshold Services United provides comprehensive, recovery focused, community based supports for adults and youth who are living with serious mental illness or co-occurring mental health and substance use disorders in Montgomery County, Maryland. When the two organizations merged in July of 2012, we became the largest and most comprehensive mental health provider in Montgomery County. United currently helps more than 1,700 adults and youth who are living with serious mental illness recover and live a meaningful, productive life. We own 40 group residential homes and site offices and lease an additional 32 properties in Montgomery County; these 72 properties have 212 psychiatric residential rehabilitation beds. United operates four outpatient mental health centers, an extensive vocational rehabilitation program, supported living and community outreach services, comprehensive psychiatric rehabilitation supports and the only alternative to in-patient psychiatric crisis hospitalization in Montgomery County. United has attained Evidenced Based co-occurring disorders treatment capability and is an Evidence Based Practice Supported Employment Program verified by expert external evaluators.</p>				

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

United owns and/or operates 72 properties in Montgomery County, Maryland that are used to house and provide essential services for individuals living with severe mental illness. This project will focus on fifteen properties located throughout Montgomery County that require immediate attention. Five of these properties have been prioritized for bathroom renovations; one residence will have two bathrooms renovated. Nine properties have been prioritized for external renovations, enhancements and landscaping as part of project FIND; F.I.N.D. is an acronym for Fitting In Next Door. It is a statement of principle that our clients strive to integrate into the community, not live on the fringe of society. Project FIND focuses on external renovations, enhancements and landscaping to help group homes blend with the surrounding community thus enhancing self esteem for our clients and reducing stigma in the surrounding community. These funds will also support renovations to the Lamberton Drive office building for re-engineering of space and building modernization. The Lamberton Drive renovations will consolidate two mental health clinics in Silver Spring, allow for the co-location of physical and behavioral health services and will consolidate staff offices in the Silver Spring area through a more efficient use of resources.

*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>	0
<b>Design</b>	0
<b>Construction</b>	\$200,000
<b>Equipment</b>	0
<b>Total</b>	<b>\$200,000</b>

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

Source	Amount
State of Maryland Bond Bill	\$100,000
Montgomery County Executive Grants	\$50,000
Organizational Fundraising	\$50,000
<b>Total</b>	<b>\$200,000</b>

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
N A	N A	July 1, 2013	June 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
\$100,000		305	915
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.	
2010	\$50,000	Group home renovations for Threshold Services properties.	
19. Legal Name and Address of Grantee		Project Address (If Different)	
St. Luke's House and Threshold Services United, Inc., 6040 Southport Drive, N. Bethesda, Maryland 20814		1398 Lambertson Drive, Silver Spring 20902; other properties to be renovated are listed in the comments section. This project impacts all legislative districts in Montgomery County.	
20. Legislative District in Which Project is Located		18 - Southeastern Central Montgomery County	
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:	Cari Guthrie Cho	Has An Appraisal Been Done?	Yes/No
Phone:	301.896.4238		No
Address:		If Yes, List Appraisal Dates and Value	
St. Luke's House and Threshold Services United, Inc., 6040 Southport Drive, N. Bethesda, MD 20814		N A	N A

<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>
49	102	\$775,060	\$575,060
<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>
Housing Unlimited (1398 Lamberton Drive, Silver Spring, MD 20902)	expires 3/5/13 (renegotiable)	\$1,488/monthly	1,300 sqf
<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>	(external renovations include lot size) 68,614		
<b>Space to Be Renovated GSF</b>	38,210		
<b>New GSF</b>	0		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		Lamberton Drive 1986. Other properties listed in comments.	

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

Properties that will be renovated under this project in addition to 1398 Lamberton Drive, Silver Spring 20902 (built 1986) listed in section 19 are: 13505 Niagara Falls Ct., Germantown 20874 (built 1996); 8205 Houston Court, Takoma Park 20912 (built 1956); 10615 Parkwood Drive\*, Kensington 20895 (built 2009); 2204 McAuliffe Drive\*, Rockville 20851 (built 1957); 6032, 6034 & 6036 Southport Drive\*, N. Bethesda 20814 (built 1992); 9639 Horizon Run Road, Gaithersburg 20886 (built 1972); 20256 Shipley Terrace, Germantown 20874 (built 1983); 5704 Denfield Road\*, Rockville 20851 (built 1957); 11901 Rumsfeld Terrace, Silver Spring, 20904 (built 1989); 12916 Georgia Avenue\*, Silver Spring 20906 (built 1950); 12902 Valleywood Drive\*, Silver Spring 20906 (built 1949); and 14221 Chadwick Lane\*, Rockville 20853 (built 1960). Properties marked with the \* will undergo external renovations. Bathrooms will be renovated in all other properties with the exception of Lamberton Drive that will undergo more extensive re-engineering of internal layout and space. This project will renovate properties in all legislative districts in Montgomery County as shown by the previously listed addresses. United has received a commitment from the Montgomery County Executive to provide \$50,000 in matching funds for this Bond Bill over two years. United has a fundraising plan for securing the additional \$50,000 required for the "hard match". This plan will be comprised of individual donations and foundation grants. United has a history of securing an average of \$300,000 in annual support through grants and donations and has two experienced fundraising professionals on staff with expertise in grant writing, special events and individual donor cultivation. These renovations are necessary to ensure that individuals living with mental illness can recover in a safe and healthy environment and integrate into the community with pride and dignity while preserving this important community resource for many years to come.