

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2027	sb0454	lr2026	hb0546	Friends House
3. Senate Bill Sponsors				House Bill Sponsors
Zucker				Kaiser
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Friends House				
7. Matching Fund				
Requirements:  Equal			Type: The matching fund may consist of 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 Ph#	Email Address
Patty Reed			301-924-7510	preed@friendshouse.com
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Friends House is a continuing care retirement community serving low-to-moderate income seniors, providing housing, health care and other services, and offering an affordable and fulfilling lifestyle to persons of diverse backgrounds, economic means, and abilities. Its goal is to connect residents in a caring community that encourages physical, mental and emotional well-being. The project will support them by replacing worn-out housing and commons areas with new apartment homes built to modern codes for accessibility, efficiency and safe, healthy aging.</p>				

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

127 units of affordable (80) and market rate (47) senior homes will be constructed to replace worn-out buildings and systems and enhance the economic diversity of the community. Existing apartments, built 50 years ago, are at the end of their lifecycle and will be demolished. Common areas, including dining room, medical clinic, auditorium, library and meeting rooms will undergo a complete rehab. The project will provide 80 low-to moderate-income residents with homes and a community designed for safe aging in place.

*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>	
<b>Design</b>	\$1,193,000
<b>Construction</b>	\$42,316,000
<b>Equipment</b>	
<b>Total</b>	\$43,509,000

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

Maryland Bond Bill	\$200,000
Montgomery County Grant	\$200,000
Cash Reserves	\$1,624,000
Long Term Debt	\$27,749,000
Low-Income Housing Tax Credits	\$3,936,000
Tax-Exempt Bonds	\$7,300,000
Rental Housing Works	\$2,500,000
<b>Total</b>	\$43,509,000

<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>
6/1/2016	8/31/2017	12/31/2017	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>
96461000.00	129 residential households		176 residential households
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
none			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Friends House 17340 Quaker Lane Sandy Spring, MD 20860			
<b>20. Legislative District in Which Project is Located</b>	14 - 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>	Kevin Harrington	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	301-924-7528		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
179	209	12645105.00	15774177.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 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>
Partnership between Friends House and Homes	99 years	\$1	69,696
<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>	
Friends House	99 years	no	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	131608		
<b>Space to be Renovated GSF</b>	21,601		
<b>New GSF</b>	174,536		

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

1967

**28. Comments**

Friends House was founded by area Quakers in 1967 as an affordable community for seniors. The original building was financed through the HUD 202 Program. It has sixty studios and forty 1 bedroom apartments in 4 residential wings, and a fifth wing for common areas and administrative offices. Some residents built free-standing cottages on the campus and later deeded them to the community. The apartments and cottages make up the Residential Living section. Assisted Living and Skilled Nursing units were added in 1979 and 2005 to ensure a full continuum of care. The campus redevelopment will take place in several incremental projects, or phases, based on the vision outlined in the Master Plan.

Later phases will update the Assisted Living and Skilled Nursing sections and may add more market rate Residential homes as demand requires, but the first project, the project for which we are requesting support, will address the area with the most critical need, Residential Living.

This project will:

- 1.) replace one of the original wings with an 80-unit affordable apartment building
  - 2.) construct 33 new market rate apartments in three small apartment buildings and 14 duplexes
  - 3.) conduct a complete renovation of the wing housing the common areas and offices
- The 80-unit apartment building and renovation will take place concurrently and should take 18 months. The length of time for construction of the market rate housing will depend upon market demand.

The original apartments are small (384/576 square feet) and they were built long before modern codes for accessibility and safety were adopted. All of the systemsheating, air conditioning, plumbing, electricalare outdated and inefficient. The apartments were not designed for residents with mobility devices or chronic conditions that are increasingly common among long-living seniors. There is no sprinkler or intercom system. In order to meet the needs of current Friends House residents and future, the old apartments need to be demolished and replaced with new homes designed for safe and healthy aging in community. This project blends income-certified, affordable homes with market rate homes for a range of income levels in order to preserve our tradition of economic inclusiveness and long-term sustainability.