

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2696	sb0729	lr2633	hb0814	Korean Community Service Center Branch Office
3. Senate Bill Sponsors				House Bill Sponsors
Smith				Hixson
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$265,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a branch office for the Korean Community Service Center				
7. Matching Fund				
Requirements: Unequal \$50,000			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
Ji-Young Cho			703-354-6345	jycho@kcscgw.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Korean Community Service Center is a not-for profit 501(C)(3) social service organization, which has been in operation for 43 years. KCSC has an excellent track record with managing and operating programs and services related to social services, family enrichment, and health promotion within the Asian community of Maryland. KCSC also has significant experience in building government-subsidized apartments for seniors and people with disabilities through the HUD Section 202 program. In 1988, KCSC received approximately \$4 million from HUD and built a 65-unit apartment building in Silver Spring, MD. In 2010, KCSC received an additional \$4 million from HUD for a 27-unit extension to the existing apartments. Currently, KCSC is planning a community capital campaign to ensure additional community-based matching funds.</p>				

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

Korean Community Service Center of Greater Washington (KCSC) is requesting \$265,000 for a renovation project of KCSC's Silver Spring branch office building at 700 Buckingham Drive, Silver Spring, MD 20901, which is located immediately adjacent to University Gardens Senior Apartments. University Gardens includes a total of 92 apartments primarily serving low-income Asian and other immigrants, 65 and over, as well as a smaller number of disabled Asians and other individuals, who have with limited English skills and social networks. The building renovation will allow KCSC's branch office to provide comprehensive social services at the location and to offer a Senior Academy Program offering a range of on-site continuing education programs and services for senior residents of University Gardens as well as other residents of Montgomery County.

*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>	\$45,000
<b>Construction</b>	\$220,000
<b>Equipment</b>	\$50,000
<b>Total</b>	\$315,000

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

2017 State of Maryland Bond Bill (Pending)	\$265,000
KCSC Matching (Individual Contribution)	\$50,000
<b>Total</b>	\$315,000

<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>
12/1/2017	4/30/2018	9/1/2018	12/31/2018
<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>
50000.00	90		220
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
14-G098	\$40,000	building acquisition	
14-G171	\$100,000	building acquisition	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Korean Community Service Center of Greater Washington, Inc.  847 J Quince Orchard Blvd. Gaithersburg, MD 20878		700 Buckingham Drive Silver Spring, MD. 20901	
<b>20. Legislative District in Which Project is Located</b>	18 - 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>	Phillip Cho	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	443-928-3471		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
847-J Quince Orchard Blvd. Gaithersburg, MD 20878			

<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>
1 (.25 FTE)	3 (1.5 FTEs)	25000.00	100000.00
<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>
Ana Quintana	6 Months	\$9,000	890 sf
Nelson Ramirez	7 Months	\$8,400	890 sf
<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>	2,670 SF		
<b>Space to be Renovated GSF</b>	2,670 SF		
<b>New GSF</b>	2,670 SF		

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

2018

**28. Comments**

The primary beneficiaries for this project will be residents at the University Gardens Senior Apartments, who are primarily low-income Asian and other immigrants, 65 and over, as well as a smaller number of disabled Asians and other individuals, who have with limited English skills and social networks and reside in Maryland.

According to the 2010 Census, 135,451 Asian Americans live in Montgomery County and 10.6% of the population or 14,296 are 65 years of age and older, of which 6,594 are men and 7,702 are women. The poverty rate is at 11.4 %. There are more than three times as many women as men who live alone. Interestingly, while the overall Asian population increased by nearly 37,000 since the 2000 Census, the 65 + Asian population has literally doubled. In 2000, there were only 7,171 Asians that were 65+.

Immigrant elders are truly a vulnerable and frail population. Up to 40% of elderly Asians in Montgomery County live alone and are isolated and lonely. As recent immigrants, they have not had the opportunity to develop an adequate support network, nor do they have the English skills to interact with members outside their own ethnic community. They generally cannot drive and/or do not own cars and therefore may be isolated from regular contacts even with the friends they have made. Churches and temples are the predominant structures for socializing with other Asians and is usually a formal setting for informal socializing. Despite help from family, friends, and the community, the elderly still have many unmet needs.

Seniors who live alone and separate from their adult children (and their grandchildren) often experience loneliness and limited interaction with others due to language and cultural barriers, limited transportation, and limited financial means. Many elderly and disabled Asian immigrants also tend to be isolated from the larger society and they are at a high risk of being depressed and suffering from low self-esteem and adjustment problems.

Based on KCSCs experience serving seniors and our internal analysis of needs, we have found that Asian seniors who have immigrated to Montgomery County face health and mental health issues but lack resources for adequate treatment and support.

Once renovation construction has been done, KCSC plans to serve total 220 MD residents annually through following services: a) Social Services; b) Health Services; c) Education Workshops, and d) Senior Academy.