

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Chesapeake Grove Senior Housing and Intergenerational Center		
2. Senate Sponsor	3. House Sponsor	
Eckardt	Sample-Hughes	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Dorchester County	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Chesapeake Grove Senior Housing and Intergenerational Center		
7. Matching Fund		
Requirements: Equal	Type: 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 Ph#	Email Address
Santo Grande	410-221-1913/410-221-1914	santo@dcsdct.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Delmarva Community Services, Inc. is a 501c3 nonprofit human services organization located in Cambridge Maryland. DCS has served the community for over 43 years and is currently one of the 5 largest employers in Dorchester County. DCS has as its mission providing the supports individuals need to remain independent in the community. DCS provides day and residential services to individuals with developmental disabilities; administers senior services, home delivered meals, and senior information and assistance through MAC, Inc.; serves as the Community Action Agency for Dorchester County providing a community food pantry, homeownership counseling, and interim housing assistance; and is the public transit provider for four counties including Kent, Caroline, Talbot and Dorchester under the auspices of the Maryland Transit Administration.</p>		

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

Funds for the project will be used for infrastructure and pre-construction costs of a 10 acre multi-phase senior housing and community intergenerational center project, located in Cambridge, MD. The Intergenerational Center will be the first phase of the build out and the centerpiece around which housing focused towards seniors will be constructed. This Center will be the only one of its kind in the Delmarva region and a great asset to the community. The housing for the project includes three large apartment complexes consisting of 28-30 units each and two 14 unit assisted living buildings. There are currently no formal assisted living opportunities in Dorchester County. Additional employment and workforce training opportunities will be provided to the community by adding approximately 150 construction jobs and 60 new jobs. The project will add approximately 50,000 sf of program space

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	\$12,058,000
Equipment	
Total	\$12,058,000

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

2018 Legislature Bond Bill	\$200,000
Foundation Funds - Committed	\$1,885,000
DCS Cash Contribution	\$265,000
DCS Capital Match Campaign	\$350,000
USDARuralDevelopment-CommunityFacilities Loan	\$3,100,000
DHCD/CDBG/Economic Development Funds	\$1,650,000
MDoA Capital Improvement Program	\$800,000
Previous Legislature Bond	\$795,000
DHMH Capital Bond Program	\$550,000
Strategic Growth Impact Funds (SGIF)	\$200,000
Other Capital Funding, State of Maryland	\$2,263,000
Total	\$12,058,000

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
01/01/2014	12/31/2017	06/01/2019	10/30/2020
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	
5425000.00	20,500	36,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2011/2012/2013/2014	\$795,000	Chesapeake Grove pre-construction design and work.	
2014 2014	\$900,000	MD Department of Aging: design & construction of C	
2015	\$850,000	DHCD/CDBG/Economic Development Funds	
2017 2018	\$200,000		
19. Legal Name and Address of Grantee		Project Address (If Different)	
Delmarva Community Services, Inc 2450 Cambridge Beltway Cambridge, MD 21613		Chesapeake Street Cambridge, MD 21613	
20. Legislative District in Which Project is Located	37A - Dorchester and Wicomico Counties		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Mr.Sandy McAllister&Mr.Ryan Showalter	Has An Appraisal Been Done?	Yes/No
Phone:	410-228-4546		Yes
Address:		If Yes, List Appraisal Dates and Value	
McAllister, DeTar, Showalter & Walker, LLC 300 Academy Street Cambridge, MD 21613		March 29, 2013	1530000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
330	390	17000000.00	18000000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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 any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
NA			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
NA			
26. Building Square Footage:			
Current Space GSF	30,000		
Space to be Renovated GSF	0		
New GSF	47,000		

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

2019-2021

28. Comments

Dorchester County, Maryland is a historically economically distressed area on Maryland's Eastern Shore, with a growing number of vulnerable individuals and families not helped by the decline in industry and employment opportunities over the last 5-30 years that has accelerated most recently. An emerging trend over the past 10-15 years includes the growing number of seniors aging in place or retiring in the area some of whom requiring a higher level of support. This project will fill a much needed gap in facility/services for the current population and also for future residents seeking retirement in the area with more urban expectations in terms of the quality of programming and facilities available to the public. With the addition of adding child care day services, complimentary programming will be developed to help provide mutually beneficial personal interaction that stimulates mental and physical health and well being. This model is based on an established and proven intergenerational example including the St. Ann's Intergenerational Center in Milwaukee, WI and which as been repeated in several other cities throughout the country. This project will be one of few in our Mid-Atlantic area and a significant addition to the Eastern Shore region. The Intergenerational Center is envisioned to be a community center also open to the broader community for family activities. Skilled employment positions will be added such as nursing, physical rehabilitative and therapeutic opportunities, health / wellness and recreation positions, specialists in childcare and disability services. Other opportunities will be created for workforce training in cooperation with area schools and community programs, employment opportunities for area youth, and additional grounds maintenance support is anticipated in the new employment count. The focus of DCS housing efforts at Chesapeake Grove are to help support individuals with disabilities live independently, support seniors currently living in substandard homes, and attract seniors who may be looking to downsize and be located close to integrated community services which would be accessible on site. DCS currently holds a permit to develop a 10 acre area with site preparation, stormwater management, and installation of infrastructure being completed in the Spring / early Summer 2017. The project has been reviewed by the City of Cambridge Planning and Zoning Dept / Commission and we anticipate final permit review, bidding and construction to begin Spring 2017. We anticipate that once complete with all its features, the Chesapeake Grove campus will be a place dedicated to Dorchester County, but also one that serves the needs of many of our regional residents. It will feature a unique and innovative service area that meets the needs of many, and not duplicated anywhere else, which the State of Maryland can be proud of for many years to come.