

State Of Maryland

2020 Bond Initiative Fact Sheet

| | | |
|---|---|---|
| 1. Name Of Project | | |
| Homecrest House | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| Kramer | Cullison | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Montgomery County | \$175,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Edwards Building | | |
| 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 |
| Carol Cohen Wolfe | 301-244-3560 | ccohenwolfe@homecresthouse.org |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Homecrest House, Edwards Building is a Congregate Housing site, providing apartments with supportive services to extremely low income seniors residing in Montgomery County. Edwards has 42 accessible, 1 bedroom units, a dining room and social hall, library, computer lab, fitness center, art room, salon, and TV room, as well as outdoor walking paths. This homelike environment provides supportive services such as 24 hour staffing, an emergency call system, 3 nutritional meals daily, weekly housekeeping and laundry services, a wide range of activity programs, van service, and an optional medication administration program. Our programs and services have allowed tenants to age-in-place, maintaining their physical and emotional well-being beyond what would be available in a senior apartment building.</p> | | |

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

Edwards Building was built in 1990. The property has been able to support routine maintenance and operations, and has reserve funds for low/moderate cost capital replacement items, however, we are now facing the need for a rehab of our two elevators, an expense that is beyond our existing reserves. The two elevators in our building provide residents, a majority of which have mobility impairments, access to all areas of our two story community, including their apartments and dining room. The elevators are original equipment and after 30 years of operation are experiencing increasingly frequent mechanical problems. These malfunctions place the residents at risk and have required us to place the elevators out of service while performing costly repairs that exhaust the building's operating funds. Our elevator contractor has informed us that a full rehab of the equipment is recommended to fix the ongoing issues.

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 | |
| Equipment | \$325,000 |
| Total | \$325,000 |

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

| | |
|---|-----------|
| State Bond | \$175,000 |
| Maryland Affordable Housing Trust grant | \$75,000 |
| Montgomery County Capital Grant | \$75,000 |
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| Total | \$325,000 |

| 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 |
| NA | NA | 7/1/2020 | 12/31/2020 |
| 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 |
| | | 60 | 60 |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| 2011-DGS-G064 | \$119,000 | 2011- G064 - Replacement of rooftop chiller; install c | |
| 2012-DGS-G069 | \$40,000 | 2012 - G069 - install security cameras and pull cord s | |
| 2014-DGS-G161 | \$60,000 | 2014 - G161 - Renovation of Edwards Building Dinin | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| National Capital B'nai B'rith Assisted Housing Corporation 14514 Homecrest Rd Silver Spring, MD 20906 | | | |
| 20. Legislative District in Which Project is Located | 19 - Montgomery County | | |
| 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: | Carol Cohen Wolfe | Has An Appraisal Been Done? | Yes/No |
| Phone: | 301-244-3560 | | |
| Address: | | If Yes, List Appraisal Dates and Value | |
| 14514 Homecrest Rd Silver Spring, MD 2006 | | | |
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| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| | | | |
| 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 |
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| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | | | |
| Space to be Renovated GSF | | | |
| New GSF | | | |

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

1990

28. Comments