

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

|   |   |                                |
|---|---|--------------------------------|
| <b>1. Name Of Project</b>   |   |                                |
| Comfort at Home Care  |   |                                |
| <b>2. Senate Sponsor</b>  | <b>3. House Sponsor</b>                           |                                |
|   | Boyce   |                                |
| <b>4. Jurisdiction</b> (County or Baltimore City)   | <b>5. Requested Amount</b>                        |                                |
| Baltimore City  | \$650,000   |                                |
| <b>6. Purpose of Bond Initiative</b>  |   |                                |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Comfort at Home Care facility   |   |                                |
| <b>7. Matching Fund</b>   |   |                                |
| Requirements:   | Type:   |                                |
| Grant   |   |                                |
| <b>8. Special Provisions</b>  |   |                                |
| <input type="checkbox"/> Historical Easement  | <input checked="" type="checkbox"/> Non-Sectarian |                                |
| <b>9. Contact Name and Title</b>  | <b>Contact Ph#</b>                                | <b>Email Address</b>           |
| Delegate Regina T. Boyce  |   | Regina.Boyce@house.state.md.us |
| Paulita Robinson  |   | 410-925-1262                   |
|   |   |                                |
| <b>10. Description and Purpose of Organization</b> (Limit length to visible area)   |   |                                |
| <p>Comfort at Home Care Assisted Living Facility is a for profit Assisted Living Facility licensed by the state of Maryland. Our mission is to educate the community and families of individuals with dementia and/or psychiatric disabilities, by creating a create a nurturing residential environment that provides empowerment to all residents, and their families to choose the services and supports that meet their needs, commitment to our residents and their families helping residents live life on their terms, and quality support, based on consumer satisfaction, which maximizes quality of life and development.</p> |   |                                |

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

The project will consist of extensive renovation and upgrades to the current residential assisted living home for individuals with dementia and/or psychiatric disabilities. Upgrades will include a fire sprinkler system, new windows, central air conditioner, new gutters and roof, home generator purchase and installation, ADA accessibility modifications to include front and back outdoor wheelchair ramp, security entry doors replacement and full gut out of the kitchen, remove walls to offer an open full plan, outdoor gazebo area for dining and demolish and rebuild the garage for storage of resident supply. Purchase a 12-bedroom single family home that will house 12 residents, the new facility will also offer the functionality for specific needs such as a changing room, a quiet room for residents that are sensitive to sounds & light, a sensory room, and private bedroom for each resident.

*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>       | \$58,000         |
| <b>Construction</b> | \$442,000        |
| <b>Equipment</b>    | \$150,000        |
| <b>Total</b>        | <b>\$650,000</b> |

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

|   |                  |
|---|------------------|
| Bank Financing                                | \$400,000        |
| Comfort at Home Operating Funds and Other TBD | \$200,000        |
| Individuals                                   | \$50,000         |
|   |                  |
|   |                  |
|   |                  |
|   |                  |
|   |                  |
|   |                  |
|   |                  |
|   |                  |
| <b>Total</b>                                  | <b>\$650,000</b> |

| <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> |
| 4/1/2024   | 6/30/2024   | 8/1/2024  | 2/28/2025                    |
| <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> |                              |
|  |   |   |                              |
| <b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>                             |   |   |                              |
| <b>Legislative Session</b>   | <b>Amount</b>   | <b>Purpose</b>  |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
| <b>19. Legal Name and Address of Grantee</b>   |   | <b>Project Address (If Different)</b>   |                              |
| Comfort at Home Care, LLC<br>4628 Marble Hall Road<br>Baltimore, MD 21239                            |   | 4628 Marble Hall Road   |                              |
| <b>20. Legislative District in Which Project is Located</b>  | 43A - Baltimore City  |   |                              |
| <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>   | Paulita Robinson  | <b>Has An Appraisal Been Done?</b>  | Yes/No                       |
| <b>Phone:</b>  | 410-925-1262  |   | No                           |
| <b>Address:</b>  |   | <b>If Yes, List Appraisal Dates and Value</b>                                   |                              |
| 4628 Marble Hall Road<br>Baltimore, MD 21239   |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |

| <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> |
| 4   | 8                               | 120000.00                       | 215000.00                         |
| <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>           |                                 |                                 | No                                |
| <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>      |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
| <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>  | 1400                            |                                 |                                   |
| <b>Space to be Renovated GSF</b>  | 1400                            |                                 |                                   |
| <b>New GSF</b>  |                                 |                                 |                                   |

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

2024

**28. Comments**