

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Drink at the Well Residential Program		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Lewis	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Drink at the Well Residential Program facilities		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Mandy Memmel		410-589-6670
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Drink at the Well (the Well) is a community of women being transformed through long-term relationships, practical programs, and the healing power of love. The Well serves low income women trauma survivors' healing in the midst of safe, supportive community. Our programming offers life/job skill building workshops, mentorship, free childcare, case mgmt, scholarships and deep wrap-around support. Our Hons Honey social enterprise offers paid workforce training to women, as they create honey based products. Our worker bees are involved in every step. Our women heal and grow, learn real job skills, gain confidence, and have the satisfaction of making something of which they can be proud. Our Hons Honey Marketplace, a storefront and coffee shop trains women in retail and barista skills. We are actively growing our supported residential program in 2026</p>		

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

Our goal with this project is to grow our Residential Program to house more vulnerable women and children in need. We were given a rowhome with an attached vacant lot at 1628-1630 Ceddox St in 2024 in our neighborhood, after running a supported residential program there since 2019. We are ready to develop/build-out the vacant lot to add a 2 unit rowhome to house at-risk women and children while they recover from trauma. This will add to our existing 2 unit rowhouse housing women and their children, and a 3rd unit above our community clothing boutique we will acquire in 2026. Once completed, it will expand our residential program to 5 independent, two bedroom units, providing over 16000 nights per year of safe supported housing for women trauma survivors and their children and \$81000 in rent saved annually for at-risk mothers and children. The positive impact of safe, predictable housing in a vulnerable family's life cannot be overstated.

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	\$0
Design	\$15,000
Construction	\$525,000
Equipment	\$15,000
Total	\$555,000

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

LBI/Bond Bill grant	\$200,000
FY27 BRNI funds (to be requested 03/26)	\$100,000
Balto City Community Catalyst grant (pending)	\$150,000
FY27 Federal CDS (to be requested 03/26)	\$90,000
Pro bono design services (committed)	\$15,000
Total	\$555,000

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
9/1/26	8/31/27	9/15/27	9/1/28
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	
0.00	8	20	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2025	\$100,000	Renovation of current residential rowhouse on Ceddo	
2024	\$450,000	Acquisition of our organization's Pennington Avenue	
2023	\$150,000	repairs and replacement of our HQ building 40 year ol	
2020	\$50,000	Renovate and build out of our Marketplace and coffee	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Drink at the Well, Inc. 4710 Pennington Avenue Baltimore MD 21226		1628-1630 Ceddox Street Baltimore MD 21226	
20. Legislative District in Which Project is Located	46 - Baltimore City		
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:	Mandy Memmel	Has An Appraisal Been Done?	Yes/No
Phone:	4105896670		Yes
Address:		If Yes, List Appraisal Dates and Value	
1628-1630 Ceddox Street Baltimore MD 21226 Appraisal of property did not divide out attached vacant lot on which we will build. \$195000 value includes existing 2151 sf rowhouse and attached vacant lot we will develop.		6/7/24	195000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	4	64010.00	128280.00
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	2151		
Space to be Renovated GSF	0		
New GSF	4302		

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

2028 (vacant lot--new construction)

28. Comments

While we know the number of people in need served looks small, the impact to each of these women and their children is deep and wide. The families we work with and house are some of Maryland's most vulnerable. Women and children who have survived trauma, abuse, trafficking, homelessness and exploitation. Giving these women safe, predictable housing, supported by case management, free childcare and employment at Hons Honey changes the forever trajectory of their families.

Stable housing, having a predictable address, is foundational to all healing, to sobriety, to becoming physically and mentally healthy, to personal and financial stability and for children, the chance to become connected safe and known in their school setting.

We know and have seen that safe, affordable and supportive housing allows women a place to create stability for themselves and their children. It is where women can heal from their trauma, and create a stable home that allows them to stop worrying about where they will sleep. They can focus on addressing needed physical and mental health care, for example. They are more likely to work reliably if they have a consistent, predictable place to live. Providing housing for families removes the chaos of being unhoused, or of having unpredictable living situations, couch surfing etc. For children, residential stability reduces school absenteeism, reduces the number of times children need to transition to a new school setting and start all over.

Being housed increases social and emotional well-being, reduces stress (leading to better physical and mental health) and provides a stable foundation for managing daily life and fostering community involvement.

For the State, having consistently housed residents helps boost local economies by increasing consumer spending and it helps attract and retain a stable workforce by allowing essential workers to live in the communities where they work, supporting local businesses and industries.

It reduces homelessness and the demands on municipal support systems, leading to a better quality of life and a more cohesive community.

Having residents housed creates community stability-when families are able to stay in their homes, it reduces the disruptive impacts of frequent moves and evictions, fostering a stronger sense of community and belonging.