

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Friends House Healthcare		
2. Senate Sponsor	3. House Sponsor	
Zucker	Kaiser	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Friends House Assisted Living, Nursing and Rehabilitation Center		
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
Anne Derby		301-924-7510
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Friends House is open to seniors of all backgrounds and abilities; our mission is to build a community through caring. By connecting residents with other seniors, volunteers and staff, we nurture the physical, mental emotional and spiritual well-being of all individuals. Our campus hosts independent living, assisted living, nursing care, and rehabilitation services.</p>		

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

This project will take on repairs and renovations to our Healthcare neighborhoods. The funding will support several areas of improvement throughout Assisted Living, Nursing care and Rehabilitation care. Plans will be drawn redesigning the basic footprints. H Vac units, plumbing and electrical will all need to be upgraded and improved with the renovations.

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	\$20,000
Construction	\$1,000,000
Equipment	\$200,000
Total	\$1,220,000

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

Foundations/Grants	\$1,100,000
Individuals	\$100,000
Organizations	\$20,000
Total	\$1,220,000

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
3/15/26	5/5/256	6-15-26	1/15/2027
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	
100000.00	353	515	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2022	\$50,000	campus renovation	
2024	\$200,000	Repair and renovations	
2025	\$150,000	Renovations in campus projects, Art Studio	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Friends House Retirement Community, Inc.		same	
20. Legislative District in Which Project is Located		14 - 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:	Friends House Retirement Community	Has An Appraisal Been Done?	Yes/No
Phone:	3019247510		
Address:		If Yes, List Appraisal Dates and Value	
17340 Quaker Lane, Sandy Spring, MD 20860			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
182	200	17312416.00	19585492.00
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	52,888		
Space to be Renovated GSF	25,888		
New GSF	0		

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

2026-2027

28. Comments