

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Korean Community Service Center of Greater Washington - Silver Spring Office		
2. Senate Sponsor	3. House Sponsor	
Smith	Moon	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$100,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Silver Spring Office renovation. Notwithstanding any other provision of law, the Grantee may be reimbursed for expenses		
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
Ji-Young Cho, Ph.D.		571-232-5462
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Korean Community Service Center of Greater Washington (KCSC) is a nonprofit 501(C)(3) social service organization, which has been in operation for 52 years. KCSC has an excellent track record with managing and operating programs and services related to social services, health and mental health services, and victim services within the Asian community of Maryland. KCSC also has significant experience in building government-subsidized apartments for seniors and people with disabilities through the HUD Section 202 program. In 1988, KCSC received approximately \$4 million from HUD and built a 65-unit apartment building in Silver Spring, MD. In 2010, KCSC received an additional \$4 million from HUD for a 27-unit extension to the existing apartments.</p>		

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

KCSC is requesting \$100,000 to reimburse expenses incurred on a renovation project of KCSC's Silver Spring branch office building at 700 Buckingham Drive, Silver Spring, MD 20901. The offices are located immediately adjacent to University Gardens Senior Apartments. University Gardens includes a total of 92 apartments primarily occupied by low-income and limited English proficient Asian and other immigrants, 65 and over, as well as a smaller number of disabled Asians and other individuals. The building renovation will allow KCSC's branch office to provide comprehensive social services at the location and to offer a Senior Academy Program offering a range of on-site continuing education programs and services for senior residents of University Gardens as well as other residents of Montgomery County.

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	\$100,000
Equipment	
Total	\$100,000

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

MD Capital Grant	\$100,000
Total	\$100,000

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
		9/1/2025	11/15/2025
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	
50000.00	1172 (duplicated)	1200 (duplicated)	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
14-G098	\$40,000	building acquisition	
14-G171	\$100,000	building acquisition	
17-G072	\$100,000	Intended for the renovation of Silver Spring branch of	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Korean Community Service Center of Greater Washington, Incorporated 847-J Quince Orchard Blvd. Gaithersburg, MD 20878		700 Buckingham Drive Silver Spring, MD 20901	
20. Legislative District in Which Project is Located	18 - 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:	Ji-Young Cho, Ph.D., Executive Director	Has An Appraisal Been Done?	Yes/No
Phone:	571-232-5462		
Address:		If Yes, List Appraisal Dates and Value	
847-J Quince Orchard Boulevard Gaithersburg, MD 20878			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
5 (1.6 FTE)	5 (1.6 FTE)	246400.00	253792.00
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	2,670 SF		
Space to be Renovated GSF	2,670 SF		
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1988
28. Comments	
<p>KCSC received a State Capital Grant in 2017 (17-G072) and followed all the terms of the agreement as required. Because of the pandemic, KCSC was obliged to close the Silver Spring offices for a period of time. As a result, KCSC anticipated there would be a delay in completing the renovation by June 1, 2024 and communicated this to the contract administrator at the Department of General Services in January, 2024. Based on the contact administrator's recommendation, KCSC submitted a formal request for a one-year extension to the Board of Public Works in January 2024. The BPW met on March 13th, 2024, reviewed KCSC's request at that meeting, and "approved without discussion" a temporary exception to the automatic termination of 17-G072, permitting an extension to June 1, 2025. KCSC moved forward with the renovation, all related contracts were approved by DGS, and all funds were properly encumbered by June 1, 2025 as per the terms of the temporary exception. The renovation began in September, 2025 and was completed in November, 2025. KCSC paid the contractor directly and submitted the contractor's invoices to the comptroller's office for reimbursement from the State of MD. Soon after, KCSC was informed that our grant had been automatically terminated despite the formal temporary exception from BPW. As such DGS could no longer reimburse KCSC. This replacement legislation is intended to reimburse the expenditures incurred on the approved renovation of the SS branch office.</p>	
<p>The target beneficiaries for this project are residents at the University Gardens Senior Apartments, Silver Spring MD, who are primarily low-income and limited English proficient Asian American and other immigrants who are 65 and over, a smaller number of disabled individuals, and other Asian community members, especially seniors, who do not live at University Gardens but reside in Montgomery County. According to the 2020 Census, 195,869 Asian Americans live in Montgomery County and 17.3% of the population or 33,885 are 65 years of age and older, of which 15,147 are men and 18,738 are women. The poverty rate is at 8.2 %. Moreover, the 65 + Asian population has more than doubled since 2010 and continues to expand. In 2010, there were 14,296 Asians who were 65+ and by 2020, there were 33,885 Asians who were 65+. Immigrant elders are truly a vulnerable and frail population. Up to 40% of elderly Asians in Montgomery County live alone. There are more than three times as many women as men who live alone. As recent immigrants, they have not had the opportunity to develop an adequate support networks, nor do they have the English skills to interact with members outside their own ethnic community. Even with help from family, friends, and the community, the elderly still have many unmet needs. Seniors who live alone and separate from their adult children (and their grandchildren) often experience loneliness and limited interaction with others due to language and cultural barriers, limited transportation, and limited financial means. Based on KCSC's experience serving seniors and our internal analysis of needs, we have found that Asian seniors who have immigrated to Montgomery County face health and mental health issues but lack resources for adequate treatment and support. Many are at a high risk of being depressed and suffering from low self-esteem and adjustment problems. KCSC's Silver Spring office offers a real lifeline to these individuals, providing around 1200 units of service to around 500 MD residents annually through following services: a) Social Services; b) Health Services; c) Emergency Safety Net Services, and d) Senior Academy and other Education Workshops.</p>	