

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Rayland Acres II		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Dorchester County Senators	Dorchester County Delegation	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Dorchester County	\$1,500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of new parcels of land for the Rayland Acres II expansion		
<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>
Rose Lawson, ALM		(410) 476-6002
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Rayland Acres II LLC is a Maryland limited liability corporation formed to expand access to assisted living services in Dorchester County. The organization is governed by a Member Manager and operates as a non-sectarian provider of residential care for older adults. Its mission is to deliver safe, community-based assisted living in a supportive environment that promotes dignity, independence, and quality of life. The organization focuses on addressing the growing senior population and limited long-term care capacity in rural Eastern Shore communities.</p>		

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

Rayland Acres II LLC will acquire land and construct a new 16-bed assisted living facility in East New Market, Dorchester County. With only five existing assisted living facilities and a rapidly increasing senior population, the county faces limited residential care capacity. This project will expand access to safe, community-based care for older adults, relieve pressure on families and local healthcare systems, and create 11 permanent jobs. The facility will be purpose-built to meet current assisted living standards and serve residents who require supportive services but do not need nursing home care.

*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>	\$200,000
<b>Design</b>	\$150,000
<b>Construction</b>	\$1,050,000
<b>Equipment</b>	\$100,000
<b>Total</b>	<b>\$1,500,000</b>

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

Legislative Bond Request- State of Maryland	\$1,000,000
Rayland Acres II LLC Company Reserves	\$100,000
Hebron Bank - Commercial Loan	\$400,000
<b>Total</b>	<b>\$1,500,000</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>
Complete	Complete	9/1/2026	9/30/2027
<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>	
100000.00	0	16 residents annually	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Rayland Acres II LLC 103 Markley Court Cambridge, Maryland 21613		Lot 3 Cambridge Avenue East New, New Market 21631	
<b>20. Legislative District in Which Project is Located</b>	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
<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>	Rose Lawson	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-476-6002		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
103 Markley Court Cambridge, Maryland 21613			

<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>
0	11	0.00	900000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>
NA			
<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>	
NA			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>			
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>	5800 St. ft.		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
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<b>28. Comments</b>
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The grantee is acquiring the lots for development of the new assisted living facility. Architectural plans are complete and fully approved by local government, and all required approvals are in place. The project is shovel-ready and prepared to begin construction immediately upon funding. This investment will expand assisted living capacity in Dorchester County, create 11 permanent jobs, and address a documented shortage of residential care for the countys growing senior population. Rayland Acres II, LLC is affiliated with Rayland Acres, LLC in Talbot County, which successfully employs 9 staff, serves 9 residents, and generates \$764,000 annually demonstrating proven operational capacity and financial stability to meet Dorchester Countys identified need.