

## State Of Maryland 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Veterans House of Hope		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Cecil County Senators	Hornberger	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Cecil County	\$750,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Veterans House of Hope		
<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>
Jack Berkeridge		410-979-6225
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Founded in 1990, Chesapeake Health Education Program, Inc. (CHEP) is a Maryland-based 501(c)(3) nonprofit dedicated to empowering Veterans through safe housing, workforce development, and supportive services that promote long-term independence. CHEP operates transitional housing programs in Cecil County and partners with agencies throughout Maryland to connect Veterans to comprehensive case management, employment assistance, and community resources. In just the last five years, CHEP has assisted hundreds of Veterans in securing stable housing, with the majority exiting programs to permanent housing with income from employment or earned benefits. CHEP maintains strong partnerships with the U.S. Department of Veterans Affairs and local Continuums of Care, demonstrating proven capacity to manage housing programs, capital improvements, and compliance requirements.</p>		

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

The project will fully renovate and bring into code compliance a residential property in Elkton, MD to establish a transitional housing facility for Veterans experiencing homelessness. Renovations include plumbing, electrical, and HVAC upgrades; life-safety improvements; ADA accessibility enhancements; roof and window replacement; and interior rehabilitation necessary to meet current residential and occupancy code standards. Upon completion, the renovated facility will provide structured transitional housing for up to 9 Veterans daily and approximately 13 to 15 annually, supporting employment, income stabilization, and permanent housing placement. This project activates a critical housing asset in Cecil County and ensures the property is safe, compliant, and sustainable for long-term Veteran service. The project builds upon CHEPs established and successful housing model and is designed to allow construction to begin promptly upon funding authorization.

*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>	\$415,000
<b>Design</b>	\$28,600
<b>Construction</b>	\$882,850
<b>Equipment</b>	\$45,100
<b>Total</b>	<b>\$1,371,550</b>

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

VA GPD Capital Grant (completed)	\$415,000
CHEP Funding (completed)	\$41,550
Maryland Affordable Housing Trust Grant (awarded)	\$150,000
Cecil County Video Lottery Terminal Grant (awarded)	\$15,000
State Bond Bill (requested)	\$750,000
<b>Total</b>	<b>\$1,371,550</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>
Completed	Completed	06/06/2025	TBD
<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>	
41550.00	0 - Not operational at this time.	Approximately 13-15 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>	
MAHT Round 51 SF	\$150,000	Funding to help with essential electrical and plumbing	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Chesapeake Health Education Program, Inc. (CHEP) PO Box 229 Perryville, MD 21903		202 E. Main Street Elkton, MD 21921	
<b>20. Legislative District in Which Project is Located</b>	35B - Cecil County		
<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>	Jack Berkeridge	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-979-6225		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
PO Box 229 Perryville, MD 21903		12/13/2024	425000.00

<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>
5	0	21285	45718
<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>			Yes
<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>
Private residential tenants.	Monthly	\$850.00	565
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	4,437		
<b>Space to be Renovated GSF</b>	3,872		
<b>New GSF</b>	0		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	Built in 1890, effective age is 25.
<b>28. Comments</b>	
<p>The property is owned outright by Chesapeake Health Education Program, Inc. (CHEP), ensuring clear site control and long-term public benefit. This project addresses critical life-safety, code compliance, and environmental improvements necessary to transform the facility into safe, dignified transitional housing for Veterans experiencing homelessness. The scope of work will ensure the property meets modern residential and occupancy standards while preserving its long-term viability as a community housing asset.</p>	
<p>Upon completion, the facility will operate under CHEPs VA Grant and Per Diem (GPD) funding model, providing stable operating support and ensuring long-term sustainability. All resident rooms will comply with VA GPD standards for safety, structure, and accountability. Two resident rooms will be fully ADA compliant, ensuring accessibility for Veterans with mobility challenges and reinforcing CHEPs commitment to inclusive housing.</p>	
<p>Residents will be supported by professional case managers and a Peer Support Specialist who provide individualized service planning, employment assistance, connection to VA benefits, and mentorship grounded in shared experience. This structured model integrates housing stability with workforce readiness and long-term financial independence.</p>	
<p>CHEPs housing model has demonstrated lasting outcomes for Veterans experiencing homelessness. One former participant entered CHEPs transitional housing program after years of instability and addiction. With structured housing, case management, and peer support, he transitioned to permanent housing, secured employment, achieved financial independence, and ultimately purchased his own home. Today, he serves as a Peer Support Specialist, mentoring other Veterans on their path to stability and strengthening the continuum of care for others.</p>	
<p>While the home will serve approximately 13 to 15 Veterans annually, its lifetime impact will extend far beyond those numbers. Each Veteran who regains stability, secures employment, and transitions to permanent housing strengthens not only their own future, but their family and community as well. Over time, this investment will support dozens of Veterans and generate measurable economic and social return for Cecil County. This project represents more than a renovation. It is a durable commitment to restoring dignity, stability, and opportunity for those who have served our nation.</p>	