

HHS COMMITTEE # 1
April 20, 2009

Worksession

MEMORANDUM

April 16, 2009

TO: Health and Human Services Committee
FROM: Peggy Fitzgerald-Bare, ^{PJB} Council Grants Manager
SUBJECT: **CIP Amendment: Cost Sharing: Montgomery County Government**

Those expected to attend this worksession include:

Office of Management and Budget Staff: Beryl Feinberg and Mary Beck

In addition, representatives of the organizations' requesting funds are expected to attend.

Overview

Today's Committee worksession will review three of the four projects the County Executive has recommended to add to the CIP: Cost-Sharing project for FY2010. The Cost-Sharing CIP project is for the development of nongovernmental projects where County funding leverages private and other funds for the project. While these projects are contained in the CIP, they are recommended to be funded with Current Revenue which, as the Committee is aware, directly competes with resources for the Operating Budget. The PDF is attached on ©1-2. The three projects are:

Aunt Hattie's Place, Inc.	To provide matching funds to complete the construction of a group home for boys in foster care in Sandy Spring	\$100,000
CASA de Maryland, Inc.	To provide renovation of Multicultural Center (former McCormick-Goodhart Mansion)	\$100,000
Jewish Council for the Aging of Greater Washington, Inc.	To provide for capital renovations of a new elevator shaft and the purchase and installation of an ADA approved elevator cab.	\$50,000

The fourth project recommended for inclusion in the Cost-Sharing project, to the Warren Historical Site Committee for the Loving Charity Hall restoration, will be reviewed by the Committee on April 17.

One of the Cost-Sharing projects, Aunt Hattie's Place, also submitted their request through the Council Grants process. The other two requests from CASA de Maryland and the Jewish Council for the Aging were not previously submitted through the Council's grants process. All three projects requested funds last year, for FY09, and were approved for some level of funding by the Council. Last year, the Co-Chairs of the Council's Grants Advisory Group reviewed the requests from these organizations. Staff has included their comments since this year's requests are for the same overall projects. Because of scheduling constraints the Co-Chairs were not able to have a separate review of these projects this year but they have informed staff that they believe their overall comments from last year are applicable this year as well. **They did raise the issue for the Committee's consideration of the relative priority of additional funding for the capital projects funded last year given the very severe fiscal choices facing the Council.** The Co-Chairs' comments are attached on ©3-5.

Because of this year's very difficult fiscal climate, especially given the recent cuts from the State, and because each of these projects received funding last year (as well as in previous years for two of the projects) staff does not recommend approval of the Executive's recommendations, for a total reduction of \$250,000.

This memorandum briefly describes each project, Executive recommendation, the organization's funding request where applicable, and Staff recommendation.

CASA OF MARYLAND

CE Recommendation: \$100,000

Project Description: CASA of Maryland requests funds to assist with the **renovation of the historic McCormick-Goodhart Home in Langley Park**, in Prince Georges County, just across the Montgomery County line. In the renovated building CASA will create a Multicultural Center, a 21,000 square foot community center, which will also house several nonprofits, provide ESOL, educational, workforce and economic development programs to low income and immigrant residents, as well as serve as CASA's headquarters. CASA anticipates serving 6000 individuals through the new Center, 3000 of whom will be new clients to CASA. CASA anticipates obtaining LEED gold certification for this project. The organization has also succeeded in having the McCormick-Goodhart home included in the National Register of Historic Places.

CASA states that the Center will open in February 2010, a somewhat later opening date than was projected last spring. Renovations began in December 2008. **The organization states that it has raised \$12.8 million of the projected total cost of \$13.8 million, in staff's view, a considerable achievement. The estimated total cost of the project is \$1 million higher than estimated last year. Last year, for FY09, the Council approved \$150,000 for this project; the Council also approved \$100,000 for the project in FY07.** Additional information about the project and a more detailed list of the budget for the project and committed funding is provided beginning on ©6-15. This request was not previously submitted through the Council's grants process.

Staff recommendation: For fiscal reasons, do not approve County Executive's recommendation of \$100,000. This is a very worthwhile project and the organization has raised almost all of the needed funds from a very diverse array of funding sources. The County has already provided \$250,000 towards this project, and staff believes the organization can raise the remaining \$1,000,000 needed from other sources.

Jewish Council for the Aging

CE Recommendation: \$50,000

Project Description: The Jewish Council for the Aging (JCA) requests County funds to **assist with the build-out of a new elevator shaft and purchase and installation of an ADA-approved elevator cab in its newly purchased building in Rockville.** JCA indicates that its building does have elevator access to the entry level and upper floor but not to the terrace level of the building. They also note that the elevator cab is not ADA compliant, having been installed more than 25 years ago. Their proposal indicates that the funds available to JCA initially allowed for the purchase of the building and renovations to the entry level and upper level but not the terrace level. The proposal also states that ADA compliant elevator access to the terrace level is needed to "maximize the potential for the expansion of key JCA programs critical to the needs of County Seniors." They specifically mention four programs: a second site for a senior day center, a new employment training program for seniors, expansion of a senior tech computer training center, and a new publication center. None of the four programs are currently funded in the organization's budget; two have been submitted as Council grant requests.

The Committee will recall that **last year the Council approved \$250,000 (\$150,000 more than recommended by the Executive) to assist JCA with the purchase of a building.** JCA has purchased the building, undertaken certain renovations, and has already consolidated several of its services at the facility. The building will become a Center for Productive Aging, the headquarters of the organization and a permanent home for many of its programs, including extensive transportation services and a secured location for its ElderBus fleet. In the building JCA has also provided the Nonprofit Village with 12,000 square feet of below-market space. The Nonprofit Village in turn is developing this space as a multi-tenant nonprofit center similar to a business incubator and it will provide office space for 14-16 nonprofits.

Last year, JCA estimated the total cost for the project as \$10 million, with approximately \$6 million for purchase, \$3 million for renovations, and \$1 million for equipment. However, they also indicated that since they had not acquired a specific property at the time of their request, purchase price and renovation needs could only be general estimates at that time. They also stated that they were in the 'silent stage' of a capital campaign to raise the funds necessary for the building purchase, renovation, and equipment. The organization also planned to seek a short term mortgage/loan for a portion of the project. While the elevator project was included in the renovation plans, the cost of building the shaft, in particular to handle an ADA-approved

elevator, turned out to be much more complicated than originally anticipated, as often happens in renovations of older buildings.

JCA indicates that the FY10 approved State Capital budget provides an additional \$275,000 for the renovation of the terrace level but that these funds are not sufficient to cover the costs of the elevator project. The organization proposes to provide \$70,000 toward the total cost of the elevator project of \$120,000. Additional information about the Agency's programs and the project is provided beginning on ©16-23. JCA's request was not submitted through the Council's grants process.

Staff recommendation: For fiscal reasons, do not approve County Executive's recommendation of \$50,000. While there will clearly be programmatic benefits to greater access to the terrace level, it is not clear when those program expansions will occur given the current state of the economy. The Council has already provided \$250,000 towards the overall facility project, and staff believes the organization can raise the remaining funds needed from other sources.

Aunt Hattie's Place

CE Recommendation: \$100,000

Aunt Hattie's Place, Inc. requests \$200,000 in County funds to assist with the construction of a group home for 8 boys in foster care. The organization also submitted a separate Council grant request for \$250,000 for start-up staff expenses for operation of the group home as State reimbursements lag needed start-up expenses. The home is in Sandy Spring and would serve youth ages 9-18. The organization notes that there are more foster children in need of placements in Montgomery County than there is bed capacity in the County. Some of these children have been placed out of County, making visits and relationships with family members and other supports very difficult. The proposal also states that it intends to incorporate 'green' building features and will seek LEED certification. This project was initiated in 2005, received County funding in FY 06 & 07, and has been delayed with lengthy land use approvals. As a result of delays construction costs have increased significantly.

Last spring, the Committee and Council discussed this project at length. Ultimately, the Council approved \$250,000 for FY09 for this project but with the following language included in the Project Description Form:

“For FY09 this project includes \$250,000 for Aunt Hattie's Place, Inc. FY09 funds for this item must only be spent on construction. Also, the organization must demonstrate to the County's satisfaction that it has commitments for the entire funding needed to construct the project before the \$250,000 in County funds can be spent. Disbursement of FY09 County funds is conditioned on the owner of the property giving the County an appropriate covenant restricting the use of the leased property to a foster home for boys for a period of ten years from the time the facility commences to operate as a foster home.” (this FY09 language was

omitted from the amended PDF submitted in March and should be added back to clarify the conditions for use of FY09 funds, which have not yet been drawn upon)

For FY10 a State Bond bill was submitted for the organization for \$450,000 but the General Assembly did not approve the funding.

Recent information provided by the organization on ©35-38 states that it is undertaking an aggressive private building campaign with a goal of raising \$600,000. The organization reports having received substantial in-kind donations of \$680,000 applied toward design and regulatory approval costs. They believe that they may be able to reduce their construction costs to \$1,890,000 through competitive bidding, scope changes and additional in-kind donations.

However, it appears that the organization still has a significant shortfall in needed funding for the construction of the home, currently estimated at \$1.89 million. Design and regulatory approval expenses are estimated at \$300,000 and appear to have been covered through in-kind donations; equipment, furniture, and computers expenses are estimated at \$400,000 for a revised total project cost of \$2,590,000 million.

Additional information about the organization’s programs and the project is provided beginning on ©24-38. Aunt Hattie’s request was submitted through the Council’s grants process.

Project Budget (Construction only):

Prior State Bond Bill funding	\$550,000
Prior County funding (unrestricted)	550,000
FY09 County Funds (restricted)	250,000
Funds to be raised (est.)	540,000
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Total Construction Project Budget	\$1,890,000

Staff Recommendation: Staff does not recommend funding this request. There is a significant shortfall in needed funding for the project, as the State Bond Bill was not approved. Use of last year’s Council-approved funding for this project was contingent upon the organization obtaining commitments for the entire amount needed for construction. That has not occurred so it does not seem consistent to approve additional funding at this time. Also, while staff understands the critical need for services and placements to foster care youth, the project is a significant expenditure to serve eight youth.

Attachments:

- ©1-2 CIP Amendment Cost-Sharing Project Description Form
- ©3-5 Memorandum Co-Chairs, Grants Advisory Group
- ©6-15 CASA de Maryland Grant Application
- ©16-23 Jewish Council for the Aging Application
- ©24-38 Aunt Hattie's Place Grant Application

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Cost Sharing: MCG -- No. 720601

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
Recreation
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 18, 2009
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,022	1,022	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	4	4	0	0	0	0	0	0	0	0	0
Construction	950	950	0	0	0	0	0	0	0	0	0
Other	7,729	0	454	7,275	5,475	400	1,400	0	0	0	0
Total	9,705	1,976	454	7,275	5,475	400	1,400	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	4,315	1,976	14	2,325	1,925	400	0	0	0	0	0
Economic Development Fund	1,400	0	0	1,400	0	0	1,400	0	0	0	0
G.O. Bonds	140	0	140	0	0	0	0	0	0	0	0
Long-Term Financing	3,850	0	300	3,550	3,550	0	0	0	0	0	0
Total	9,705	1,976	454	7,275	5,475	400	1,400	0	0	0	0

DESCRIPTION

This project provides funds for the development of non-government projects in conjunction with public agencies or the private sector. County participation leverages private and other public funds for these facilities. Prior to disbursing funds, the relevant County department or agency and the private organization will develop a Memorandum of Understanding which specifies the requirements and responsibilities of each.

COST CHANGE

Increase represents the County's contribution to Aunt Hattie's Place, CASA de Maryland, Inc., Jewish Council for the Aging of Greater Washington, Inc., and the Warren Historical Site Committee, Inc.

JUSTIFICATION

The County has entered into or considered many public-private partnerships, which contribute to the excellence and diversity of facilities serving County residents.

OTHER

\$3,550,000 was programmed in FY09 for the music venue in Silver Spring. \$150,000 was expended out of the Economic Development Fund in FY07 for a feasibility study for a music venue, and \$300,000 was programmed in FY08, bringing the total County match to the State to \$4,000,000. The remaining funds will not be expended until an agreement is reached between the development partners and the County, which includes Council review and approval of the general business terms. The County will own the facility and will fund its contribution with short-term financing proceeds consistent with the terms of the lease agreement with the operator of the music venue.

For FY10, County participation is anticipated for the following projects in these amounts:

Aunt Hattie's Place: \$100,000

CASA de Maryland, Inc: \$100,000

Jewish Council for the Aging of Greater Washington, Inc: \$50,000, and

Warren Historical Site Committee, Inc: \$150,000.

For FY11, County participation is anticipated for the following projects in these amounts:

Adventist HealthCare: \$1,400,000

The Adventist HealthCare Project provides incentive funding to assist with the rehabilitation and reuse of Columbia Union College's defunct sport facility building, in close proximity to the Washington Adventist Hospital, into a primary care clinic that will be approximately 5,180 square feet. The original project entailed construction of a medical office building at 8702 Flower Avenue in the Long Branch community, for which the County initially committed to fund the project with \$700,000 for each of the three years from FY07-FY09 for a total of \$2,100,000. During FY08, the project was substantially delayed due to legal proceedings. The previously programmed \$1,400,000 had been deferred to FY10 and the additional \$700,000 was to be programmed in later years. With no definite timeline on when the legal proceedings will conclude, and the concern of delivering the necessary bank financing to construct the original project in the current market conditions, the Washington Adventist Hospital has identified an alternative option of rehabilitating an existing facility to expedite the delivery of the clinic. Continued support of this clinic project underscores the County's commitment to place much needed health care facility in the Long Branch area. Based on the current project scope and time line, Adventist HealthCare Project will require a total of \$1.4 million from the County in FY11 to complete the clinic.

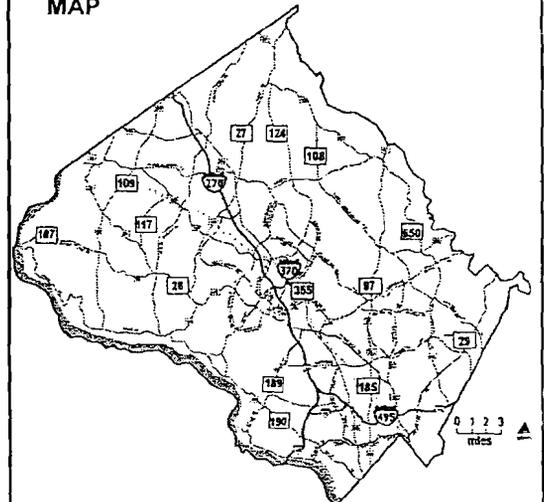
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY06	(\$000)
First Cost Estimate		
Current Scope	FY10	9,705
Last FY's Cost Estimate		9,305
Appropriation Request	FY10	400
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,765
Expenditures / Encumbrances		3,907
Unencumbered Balance		3,858
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION

Private organizations
State of Maryland
Municipalities
Montgomery County Public Schools
Community Use of Public Facilities
Department of General Services
Department of Economic Development

MAP



Cost Sharing: MCG -- No. 720601 (continued)

EDF funds will not be expended until there is an agreement between Adventist HealthCare, the Columbia Union College, and the County specifying the project scope, timeline, cost, and the specific performance requirements including fiscal analysis and job generation.

The Old Blair Auditorium Project (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School Auditorium. The County is providing \$190,000 as a partial match for the State funds with \$50,000 in current revenue in FY06-FY07 for DPWT to develop a Program of Requirements and cost estimate for the project, and a programmed FY06-FY07 bond funded expenditure of \$140,000 to pay for part of the construction. The Council will consider appropriating the \$140,000 after: a) facility planning is complete and the full cost of the renovation is known; b) the County, MCPS, and the Old Blair Auditorium Project resolve issues about management of the renovation project, operation of the facility, and parking for the facility; and c) the Old Blair High School Auditorium project raises the remaining \$410,000 required to match the State funding. MCPS has included funds for a feasibility study for the auditorium in its Facility Planning project (No. 966553). During the study, MCPS will work with the community to develop a new program of requirements for the auditorium.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

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Montgomery County Council
Capital Grant Applications Reviews

FY 2009

Lee Mason and Steve Hornberger

Co-Chairs, Council Grants Advisory Group

CASA of Maryland, Inc.

CASA is requesting \$150,000 to support the renovation of historic McCormick-Goodhart House in Langley Park to a Multicultural Center. This new multicultural center, on the border of Montgomery and Prince George Counties, would allow CASA to double the number of individuals served annually from 3000 to 6000 from low-income, immigrant and minority populations.

CASA, the largest Latino service organization in Maryland, has a history of successful programs and has assembled a regionally recognized project team. Besides renovating a currently unused and deteriorating building into a community center to serve the surrounding community, housing CASA administrative and programming spaces, the design calls for many green building features and anticipates LEED gold certification from the US Green building council.

The total budget for this project is \$12,562,594 with approximately \$8.2 million already committed from local, state and federal dollars combined with foundation and private funds. The proposal states cost per person served for one year is \$2,060, but does not describe how this figure was calculated. The County Executive has already recommended \$150,000 funding for FY 09.

CHI Centers

CHI Centers, Inc is requesting \$50,000 to renovate the Montgomery County owned Lone Oak Center to increase the program space available, make the facility more accessible and less of a health hazard. In addition to CHI, the Lone Oaks Center currently houses three other programs the Support Center, CASA of Maryland and the Joseph P. Kennedy Institute. The renovated space will allow for additional service provision to approximately 50 additional individuals.

During the renovation process asbestos was discovered in the building. Construction cost overruns resulting from change orders and the asbestos removal are estimated to be \$100,000. The organization has only \$50,000 to complete the project.

The asbestos is an obvious health risk. However a more detailed budget for the construction change orders and the asbestos removal costs would have been useful. The grant application did not state how many of CHI's "over 1,000 individuals with developmental disabilities served annually" were provided services at Lone Oak Center, nor what was the estimated number of individuals served by the other collaborating agencies on-site. The County Executive recommended \$50,000 in his FY 09 budget. This would be a high public need request given the need for the asbestos removal.

Jewish Council for the Aging of Greater Washington

JCA is requesting \$250,000 to purchase and renovate a centrally located space to consolidate its administrative and some programs as well as house its fleet of buses. Such a Center for Productive Aging

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would increase the efficiency and effectiveness of program operations as well as bus fleet security, maintenance and schedule of daily routes to transport County seniors to programs and appointments. JCA would continue decentralize outreach and services throughout the county to meet the needs of seniors of all faiths and walks of life. In FY 07, JCA programs served more than 30,000 older adults and family caregivers. Potential sites (three are under consideration) have additional space than required by current JCA programs and JCA leadership intends to develop a collaborative non-profit consortium on-site with a number of smaller non-profits at beneficial rental rates. The proposal did not identify what criteria would be used to select potential organizations; JCA has begun meetings with the Nonprofit Village to discuss collaboration.

JCA currently in the silent stage of a \$10 million dollar capital campaign with private donors, has secured a \$1 million State Capital grant and the County Executive recommended funding of \$100,000. JCA will seek a short term mortgage of approximately \$2,500,000 to meet the financial demands of the project.

Montgomery General Hospital (MGH)

MGH is requesting \$500,000 to support the planned expansion and renovation of the current emergency room (ER). The expansion would increase the ER space from 30,000 to 60,000 square feet and increase the ER capacity to serve an additional 30,000 patients per year. Such an increase would prepare MGH to address the growing County population, the projected increase in un/under-insured residents and insure County disaster readiness. The design incorporates industry best practices for ER utilization and patient care.

The project's cost per patient is estimated to be \$16.67. MGH requested \$900,000 in state funds and was approved for that amount while the County Executive did not recommend any funds in this FY.

YMCA of Metropolitan Washington, Youth & Family Services (YFS)

YFS is requesting \$250,000 to purchase and repair the facility it currently rents from the Christ Congregational Church. The full project cost of \$1 million would be a combination of county, state and private funds. The purchase of the building would allow YFS to consolidate some administrative spaces and re-direct approximately \$27,600 per year into direct services rather than rent. YFS has delineated how such monies would be spent to address youth and family needs. In FY 07 YFS served over 6000 low income, immigrant youth and adults at an average per unit cost of \$41.66. YFS leadership also intends to facilitate incubation of local small and emerging non-profits in the community through sharing some office space and meeting rooms at below market cost. This project appears to have the potential for significant public benefit in allowing YFS to redirect resources to additional services and provide space for other nonprofits, and it is not clear whether the project could move forward without County funds.

The State approved \$200,000 for the bond Bill and the County Executive did not recommend any funding for this FY.

Aunt Hattie's Place

Aunt Hattie's Place is requesting \$1,000,000 to construct a Group Home in Sandy Spring, MD. The plans for the facility were begun in 2005, and this request is intended to offset the costs due to the three year delay to secure community approval, the rising costs of construction and to incorporate green building features into the design. Currently, the County has a shortage of congregate care beds for foster care youth, often placing the youth in out-of-county and out-of-state placements which exacerbate reunification efforts with family members. The proposed Sandy Spring site would serve 8 males from Montgomery County ages 9 to 18 and would include innovative educational, athletic/recreational and green building features.

Previously, Aunt Hattie's Place has received County funds for this project, (\$550,000). It also received a State Bond Bill approved for \$550,000 in a prior year. In this FY, Hattie's Place requested a \$1.5 million State Bond bill that was not approved and a \$1,000,000 request to the County Executive that was also not recommended. Realizing the need for serving foster care youth, the proposal nevertheless is a significant expenditure to serve 8 youth.

Boys & Girls Clubs of Greater Washington (BGCGW)

BGCGW is requesting \$250,000 to fund construction and equipment costs for a 11,000 square foot gymnasium/multi-purpose room at its Germantown branch. This would allow BGCGW to expand fitness and wellness programming, athletic and sport options, improve the health, fitness and prevent weight issues for the youth served. It is estimated this construction will increase the number of youth served daily by 150 – 200. Currently, the youth attending BGCGW activities in Germantown 30% live with a single-parent, 45% qualify for FARM and 15% are children of military personnel.

BGCGW has internal mechanisms to evaluate the process and outcomes of the services offered as well as an experienced leadership team. The project received \$250,000 in County funds in FY 05 and has an additional \$480,000 from private fund raising activities. This grant application states the funds would pay for construction and equipment costs. The proposal does not offer a cost per service unit. Additional information provided states that it will obtain the difference between the estimated total project costs and the funds secured to date, with additional capital campaign, special events, and private funders. Proposal indicates construction would be completed by June 2009. Given the project's timetable to begin construction in the fall, there may be a question whether the organization can reach its target for additional funding needed within that time frame.

MONTGOMERY COUNTY COUNCIL
FY 2010 Council Grant Application

APPLICANT/AGENCY INFORMATION:

A. Organization/Agency Name: CASA of Maryland, Inc.
Street Address: 310 Tulip Avenue
City, State, Zip: Takoma Park, MD 20912
Telephone Number(s): (301) 270-7471
Fax Number(s): (301) 270-8659
Executive Director/CEO: Gustavo Torres
Contact person if different from Executive Director: Jennifer Freedman
Email address for Director and/or Contact: jfreedman@casamd.org
Website address (URL) for organization: www.casademaryland.org

B. Amount Requested: \$100,000

C. Please check one of the following in each of the 3 categories below: Your response to these questions is for information and categorization purposes only.

Non-Profit agency:

- Non-profit agency incorporated year 2000 or later
 Non-profit agency incorporated prior to year 2000

Purpose of funding request:

- Requesting operating funds
 Requesting capital funds

Type of activity to be funded:

- Community Development
 Economic Development
 Health, Behavioral Health
 Services to Older Adults, People with Disabilities
 Services to Children, Families
 Basic Needs, Emergency Services, Housing-related Services
 Youth Development Services
 Other: Please specify _____

D. Give a brief summary of your application in the space below:

CASA respectfully requests \$100,000 in funding to support the renovations to CASA's future Multicultural Center in Langley Park. Located on the border of Prince George's and Montgomery Counties, Langley Park is one of the most ethnically, racially, and culturally diverse regions in Maryland and in the nation. It is also plagued by poverty, crime, and lack of access to services. CASA de Maryland, the state's largest Latino and immigrant organization, is renovating the historic McCormick-Goodhart home to serve as a multi-tenant nonprofit community service center to respond to the needs of the Long Branch and Langley Park's low-income immigrant and minority communities. The Multicultural Center, which will open in February 2010, will offer ESOL instruction, computer classes, legal services, health services, and financial literacy programs to help move local families out of poverty and towards economic self-sufficiency.


Signature

4/9/09
Date

(6)

CASA DE MARYLAND, INC., - MULTICULTURAL CENTER CAPITAL PROJECT REQUEST TO MONTGOMERY COUNTY COUNCIL – APPLICATION NARRATIVE

Agency Information

1. Mission, Programs, and Relation to Montgomery County Priorities

CASA's primary mission is to work with the community to improve the quality of life and promote equal treatment and full access to resources and opportunities for low-income Latinos and their families. CASA also works with other low-income immigrant communities and organizations, makes its programs and activities available to them, and advocates for social, political, and economic justice for all low-income communities. CASA's vision is for strong, economically and ethnically diverse communities in which all people – *especially women, low-income people, and workers* – can participate and benefit fully. Once a small social service organization, CASA has now established itself as the largest Latino and immigrant service organization in the state, a trilingual (English, Spanish, and French) organization, and a national leader for economic justice for low-wage immigrant communities.

CASA's work includes the following departments and programs:

- Services Department includes employment placement, which assists workers in obtaining meaningful and safe jobs that pay dignified salaries leading to economic self-sufficiency; legal services which provides employment rights education, counseling and representation; social services which provides general information and referrals to walk-in and call-in clients on a daily basis, as well as providing ID cards to community members; and health services which includes health education and health care access information through a bilingual hotline.
- Education and Leadership Department includes programs such as English for Speakers of Other Languages (ESOL), financial, Spanish and computer literacy, and citizenship.
- Community Organizing and Political Action Department engages low-income community members in forming committees of women, workers, and tenants who lead campaigns aimed at improving their life conditions.

The current economic crisis has greatly impacted the low-income Latino and immigrant families CASA serves, creating greater demand for CASA's services. CASA has seen a 40% increase in the number of calls received daily, and a 67% increase in walk-in requests for assistance. Families face increasingly difficult situations and look to CASA to provide assistance with basic needs such as food, clothing, and shelter in addition to the employment, educational, and legal services already offered. CASA's programs are unique in that they both address participants' urgent needs, and facilitate clients' ability to achieve their long-term goals of self-sufficiency. CASA's programs serve an important need in the provision of direct services and community development activities to an ever-growing Latino and immigrant community in Montgomery County, and fits with the County's goals of achieving healthy and sustainable communities.

2. Collaboration with Other Agencies

Through these difficult times, CASA has strengthened its partnerships with other community-based organizations in order to avoid duplication of services and allow each organization to maximize their strengths and expertise. As the central point of contact for thousands of low-income Latino and immigrant families, CASA often is the key intermediary connecting individuals to programs and services—whether internally at CASA or externally through a county or other nonprofit program—that respond to its constituents needs. As such, CASA provides referrals to dozens of agencies, including the Interfaith Clothing Center,

Tess Center, Gilchrist Center, and House of Ruth. CASA also partners with other providers—such as Capital Area Food Bank, La Clínica del Pueblo, CentroNía, and the African Immigrant & Refugee Foundation—to provide services on-site at CASA. These partnerships are critical to CASA’s capacity to respond to client needs during this period of economic recession.

Project Description

3. Project Design

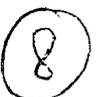
This project entails the conversion of the historic McCormick-Goodhart Home in Langley Park, located on the border of Montgomery and Prince George’s Counties, to a Multicultural Center. The community landmark is the centerpiece of a 24-acre garden apartment complex home to 587 low-income units, and is within walking distance of an additional 1,500 low-income households. In May 2005, CASA signed a 99-year lease with the owners, Sawyer Realty, for \$1 a year, and in September 2008, CASA officially purchased the property for \$1. CASA will renovate the structure to create a historic and green building to be used as a Multicultural Center. The Center will expand CASA’s capacity to serve some of the most urgent needs of the low-income community by providing educational, workforce development, economic development, and services programming to the underserved and economically disadvantaged immigrant and minority communities of the region. It will also provide space for other non-profit partners to provide culturally and linguistically appropriate services to the highly diverse communities of Langley Park and Long Branch. CASA anticipates serving 6,000 individuals per year through this facility. A timeline for this project is provided in the requested attachment “Additional Information”.

4. Creating Access and Overcoming Barriers

The creation of the Multicultural Center will locate CASA’s headquarters in the center of one of the neediest and diverse areas in the state of Maryland and the DC metro area – Langley Park. According to U.S. Census 2000 data, 64.5% of the population in Langley Park is foreign-born. While the majority of residents are Latino, over 100 languages and countries are represented in the local elementary schools. These residents also face significant challenges. Over 88% of students at Langley Park/McCormick Elementary School qualify for FARMS (Free And Reduced Meals), which is considered to be a federal indicator of poverty. Ninety-six percent of Langley Park residents live in rental units, compared to 35.2% in Prince George’s County and 29.8% in Montgomery County. Furthermore, 55.3% of residents in Langley Park age 25 or older lack a high school diploma, compared to 14.2% in Prince George’s County, 8.8% in Montgomery County, and 16.2% in the state of Maryland.

The University of Maryland Gemstone’s program released a report in March 2009, which includes the results of over 500 surveys of Langley Park residents, regarding their satisfaction level of services available to them. The report revealed the need for more accessible legal services, affordable health care based on preventative efforts, and increased security and police presence. It also found that the primary obstacle residents faced was barriers to language access. Indeed according to US Census 2000 data, English is not the primary language spoken in 72.3% of residences in Langley Park, and 55.9% of respondents in the 2000 census stated that they “do not speak English well.”

The CASA de Maryland Multicultural Center will directly respond to these needs. The Multicultural Center will provide English language instruction, financial literacy programs, legal services, social services, case management and referrals, computer training courses, minority health outreach programs, and bilingual health services on-site. It will serve as an anchor for the low-income Latino and immigrant community, and will be a hub of services and programs designed to meet the needs of this community and move them out of poverty.



5. Proposed Staff and Volunteers

Proposed staff members who will directly contribute to the success of this project are:

Gustavo Torres (Executive Director): Mr. Torres is widely recognized as a national leader for economic justice and immigrants' issues. He was one of the first recipients of the Ford Foundation's prestigious "Leadership for a Changing World" award, and he was named one of 15 "Washingtonians of the Year" by Washingtonian Magazine.

Jennifer Freedman (Director of Development): Ms. Freedman has served as CASA's Development Director since January 2004, and is responsible for all fundraising activities including oversight of CASA's \$32.9M "Building for the Future" Campaign. Under her leadership, CASA's annual operating budget has grown from \$2.6M to over \$6M in 5 years.

Wilma Linares, MBA (Chief of Finances and Administration): Ms. Linares has more than 10 years of experience in budgeting, financial analysis, financial reporting, as well as project and accounting oversight in an international arena for commercial and non-profit organizations. As CASA's CFA, Ms. Linares supervises the entire financial and administrative division of the organization.

Mark Stevens (Project Manager): Mr. Stevens is the Vice President and Co-founder of Stevens Builder, Inc. Prior to this position, he served as the Division Production Manager of Winchester Homes. Mr. Stevens has more than 20 years of experience in managing and developing customized home and commercial constructions.

As has been the case with other renovation projects CASA has undertaken, workers who use CASA's centers will donate labor to this project, including tasks such as painting, moving furniture, and cleaning.

6. Innovative Features of Request

CASA's Board and executive leadership have committed to making the new Multicultural Center both historic and green. CASA's architects, Bucher/Borges Group, are known for their expertise in historic and green projects. Last year, CASA was successful in having the McCormick-Goodhart home included in the National Register of Historic Places. The designation will ensure that CASA receives state and federal historic tax credits, and will enable CASA to seek additional private funding from national endowments. Construction of the Center has begun, and plans include an eye-level green roof on the basement addition, a geothermal HVAC system, controllable lighting and heating systems, use of low-emitting materials and water-efficient landscaping. Work to obtain LEED gold certification from the U.S. Green Building Council for this project is also underway. In addition, this project represents a unique opportunity for Montgomery County to not only support CASA, but also several nonprofit partner organizations serving the area's low-income minority communities who will be housed at the Center.

Outcome Measurement

7. Outcomes Resulting from this Request

CASA anticipates achieving the following outcomes as part of this project:

- Low-income immigrant community members, especially residents of Langley Park, have increased access to high-quality support services that enable them to live healthy, fulfilling lives.
- CASA's ability to achieve its mission is enhanced by increasing CASA's physical capacity to serve the low-income immigrant community.
- CASA creates and strengthens partnerships which enable it to achieve its mission, better serve its community members, and strengthen its political and financial position.

- CASA strengthens the capacity of nonprofit partner organizations who are housed at the Center.

CASA anticipates serving 6,000 individuals annually through its Multicultural Center, 3,000 of whom will be new clients to CASA. Service recipients will include Latino immigrants, African immigrants, African-Americans, Asian immigrants, and other minority families living in Langley Park and the surrounding areas. While CASA's target population includes low-income Latino and immigrant women, workers, and tenants – adults – CASA's programs aim to improve the well-being of entire immigrant and minority families.

8. Internal Mechanisms for Measuring Outcomes

CASA's annual workplan—divided by programs—is designed according to outcomes with measurable indicators which feed into CASA's five-year strategic plan. Outcomes are then broken down into outputs, activities, inputs, and connected to funding sources. Programs provide quarterly-based reports based on this workplan model, documenting progress in achieving outputs, and measuring indicators that reveal progress towards achieving outcomes. CASA conducts a mid-year evaluation, and community members participate in annual planning for the following year. CASA also uses Efforts to Outcomes (ETO) software to track participants' progress towards user-defined outcomes, such as the number of members who show an increase in positive financial behaviors or the number of low-wage immigrants completing citizenship courses. CASA will measure its success on this project by the status of the renovations, the final product of the renovations, its ability to complete the project, and the move-in date.

9. Achievements of existing program

On October 27, 2008, elected officials (including Montgomery County Executive Isiah Leggett), private partners, workers, community members, and supporters gathered in front of the historic McCormick-Goodhart Mansion to celebrate the groundbreaking for CASA de Maryland's Multicultural Center. Renovations to the building began on December 8, 2008. Prior to entering building, visitors must notify supervisor, wear hard hats, and be aware of construction activity. A few of the significant achievements regarding the renovation of the building include: underpinning of the footing to strengthen and stabilize the foundation has begun, and the first round of testing on February 24th showed that there were no strength issues; shoring of the basement to allow for excavation and lowering of the basement floor is underway; and work to meet requirements of LEED certification is in progress. A timeline of the project as requested is attached.

10. If Requesting Funds for New Program, Evidence of Best Practices

CASA is the largest Latino and immigrant service organization in the state, a tri-lingual (English, Spanish, and French) organization committed to multiculturalism, and a leader in addressing the complex issues facing the low-wage immigrant community. In the past several years, CASA has received several national and international awards recognizing its leadership and programmatic excellence, including: the Letelier-Moffit Domestic Human Rights Award from the Institute for Policy Studies (2003); the Annie E. Casey Foundation Families Strengthening Award (2003); the Annie E. Casey Foundation/NCLR Families Count! Award (2005); and the National Council of La Raza Affiliate of the Year Award (2004). CASA also has experience administering capital projects of this nature. CASA managed the renovations and real estate issues associated with its Pine Ridge Community Center in Long Branch (opened in February 2006), the Baltimore Workers' Center in Baltimore City (opened in December 2007), and the Prince George's Workers' Center in Langley Park (opened in

December 2008). With the experience and knowledge gained over its 24 year history, CASA is both highly-qualified and capable of achieving a higher level of program quality, impact, and outreach through the proposed Multicultural Center.

Project Budget

11. CASA's Budget/Facing the Economic Climate/Effect of Decreased Funding

CASA is in its final months of its \$32.9M combined fundraising campaign, of which \$13.8M is dedicated to Multicultural Center renovations, \$17.5M for programs, and approximately \$1.6M to a much-needed reserve fund. The 3-year campaign began July 2006, and has received commitments from business, private foundations, government, and the community. Funds will increase CASA's programmatic effectiveness, centralize its administrative functions, create a modest reserve fund, and create a Multicultural Center as CASA's permanent headquarters in Maryland. To date, CASA has raised 89% of its campaign goal, and is aggressively closing the gap on the last \$3.5M dollars needed through direct appeals to corporations and major individual donors, solicitations to foundations, and a grassroots "Buy a Brick" campaign featured in its most recent newsletter. CASA is selling bricks and patio blocks that will be placed in the Multicultural Center's front walkway and back patio, respectively. With a contribution of \$100 or \$500 one can dedicate a brick or paver with a personalized message, and leave a legacy at CASA's new home. Contributions are 100% tax-deductible, and CASA will be accepting brick contributions through the end of the campaign on June 30, 2009.

As of April 2009, CASA has raised \$12.8M of the \$13.8M needed to establish its Multicultural Center. CASA respectfully requests \$100,000 from Montgomery County to help CASA meet its goal, and complete construction of the Center by the end of 2009. If CASA receives reduced funding from Montgomery County, it may delay its timeline for completion. CASA is counting on the support of a wide range of public and private supporters – including Montgomery County, Prince George's County, the State of Maryland, the Federal Government, the Eugene and Agnes E. Meyer Foundation, the Morris and Gwendolyn Cafritz Foundation, the Kresge Foundation, and private businesses to make this project a reality.

Once operational, the center will provide the additional capacity needed to serve the increasing number of residents seeking assistance at its centers. In recent months, workers requesting assistance at CASA centers have increased by 67%. The Silver Spring Workers' Center alone receives over 6,000 inquiries requesting aid a month. CASA's workers' centers are operating at capacity, and needs additional resources to respond effectively to the increase in demand for its services. CASA anticipates the Multicultural Center will serve 6,000 individuals per year. The anticipated cost of the renovation project per person for one year would be \$2,300.

12. Prior County Funding for this Project (Does not count toward 5 page limit)

CASA received \$100,000 from Montgomery County in FY07 for this project, and \$150,000 in Montgomery County in FY09 for this project

13. Prior County Funding Awarded to CASA (Does not count toward 5 page limit)

1. Employment and Training Center / Silver Spring Workers' Center (DHHS) - \$40,000 FY95 – FY00; \$140,000 FY01 – FY05 (with adjustments for inflation); \$282,096 in FY06 and FY07 and FY08 (with adjustments for inflation). Current contract is \$290,601.
2. Long Branch Community Development Block Grant Funding (DHCA) - \$150,000 FY01-05

3. Tenant Organizing and Outreach (DHCA) - \$150,000 in FY02 and FY04; \$300,000 in FY05 and FY06; \$350,000 in FY07 and FY08
4. Pine Ridge Community Center (DHCA) - \$80,000 in FY05, FY06; \$150,000 in FY07 and FY08
5. Long Branch Economic Workforce Development (DHCA) - \$115,000 in FY07 and FY08
6. Rent for ESOL Classes (DHHS) - \$40,000 in FY04; \$50,000 FY05 – FY08 (with adjustments for inflation)
7. Administration Improvements Contract (DHHS) - \$200,000 in FY06, FY07, and FY08
8. French-Speaking Interpreters (DHHS) - \$30,000 in FY06, FY07
9. Wheaton Workers' Center (Mid-County Service Center) - \$114,780 in FY06, \$178,145 in FY07, \$156,260 in FY08
10. Capital Grant for Multicultural Center - \$100,000 in FY07
11. ESOL Classes at Wheaton Workers' Center (Public Library) - \$17,040 in FY08
12. Services for Victims of Human Trafficking (DHHS) - \$49,550 in FY08
13. Center for Employment and Training at Shady Grove (Upcounty Regional Services Center) - \$114,780 in FY07, \$206,260 in FY08

(This list does not include competitively awarded contracts, such as CDBG, CSG, Empowerment, or competitively-bid health-related contracts.)

14. Sustainability / Future Plans for Project

CASA is pleased to report that it has raised \$12.8 million of the \$13.8 million needed to complete the Multicultural Center, which is a one-time capital project. CASA's current strong financial position is owed in large part to the success of its "Build for the Future" campaign. During this campaign, CASA was able to build relationships with strong donors that have been vital in drawing interest and funding from other prospective donors. Thanks to the relationships CASA established through that fundraising campaign, CASA is in a relatively strong position financially. However, CASA's donor base is not immune to the economic crisis, and CASA will have to remain strategic in its FY10 planning to be sure to maximize resources, prioritize those programs that are most needed, and stay true to its mission.

CASA recognizes this is a difficult year for the non-profit community, and has taken proactive measures to be more effective. First, CASA is taking advantage of its strategic partnerships and alliances to better meet the increasing needs of community as described in section 2. Second, CASA has introduced cost-saving measures that will help it stretch current resources to their limit to meet the challenges of the economic climate. CASA is doing this by: encouraging beneficiaries of CASA's services to give back (for example workers help to clean and maintain the centers); implementing aggressive yet cost-effective marketing plan that makes better use of the internet; sharing resources among CASA's facilities; and eliminating superfluous processes and resources. Recently, CASA carefully evaluated its organization to remove excess spending. One bold measure that resulted from the evaluation is that CASA has closed its administrative office in Takoma Park. The administrative staff now shares facilities with one of its other centers.

Ongoing funding for the Center's programs will come in part from CASA's regular fundraising. CASA does not anticipate a significant increase in the organization's budget upon the Center's opening, because the majority of the staff to be housed in the Center are existing staff positions supported by CASA's current funding sources. However, CASA will continue to work diligently to expand and diversify its network of donors. In addition owning the Multicultural Center will result in a financial asset for the organization, improving its financial position.

CASA MULTICULTURAL CENTER RENOVATION BUDGET

	Total
Acquisition	
Building Acquisition	-
Closing and Carrying Costs	-
Other: Costs associated with subdividing property	35,000
Sub-Total: Acquisition	35,000
Construction Hard Costs	
Site Improvements	341,857
Environmental Remediation	275,000
Building Rehabilitation and Renovation	5,120,674
Gen. Conditions, Liability Insurance, Overhead & Profit	820,738
Hard Cost Contingency	907,301
Utility connections	100,000
Contractor performance bonds	44,430
Sub-Total Hard Costs	7,610,000
Direct Project Costs	
Architecture Feasibility/Programming Phase Services	79,622
Architecture & Engineering Design Phase Services	600,000
Soil Borings and Geotechnical Report	17,000
Accounting/Cost Certification	25,000
Property Insurance During Construction	100,000
Title/Insurance	25,000
Environmental Assessment	13,447
Utilities During Construction	15,000
Energy Audit	25,930
Private 3rd party inspectors	60,000
Historic Consultant & NPS Fees	18,000
Furniture Fixtures and Equipment Allowance	350,000
Legal and Administrative	90,000
Soft Cost Contingency	155,240
Permits	40,000
Project Reserves	136,911
Sub-Total: Soft Costs	1,751,150

CASA MULTICULTURAL CENTER RENOVATION BUDGET

Financing Costs	
Origination Fees	45,000
Construction Financing: Interest	151,791
Enterprise - Placement Fee	320,000
Enterprise legal and closing	80,000
Economic Impact Study	15,000
Legal and Consulting	500,000
Sub-Total Financing Costs:	1,111,791
Financing Reserves	
Enterprise - Res. for Ongoing Fees (50k/year)	350,000
Reserve for Annual CDE Audit Fees	105,000
Res. for UT Fund Mgmt (Enterprise)	140,000
Reserve for Annual UT Fund Audit Fees	105,000
NMTC Priority Return and Put	778,000
Sub-Total Financing Reserves	1,478,000
Developer Fee	1,852,206
TOTAL ALL USES	13,838,147

CASA MULTICULTURAL CENTER RENOVATION BUDGET

Committed Funding - Multicultural Center Renovations	
MD DHCD Community Legacy Fund	150,000
MD DHCD Neighborhood BusinessWorks 2006	38,000
MD DHCD Neighborhood BusinessWorks 2007	40,000
Maryland State Bond Bill 2005	100,000
Maryland State Bond Bill 2006	300,000
Prince George's County FY08 Grant	500,000
Montgomery County FY07 Grant	100,000
Federal EDI Grant	250,000
Meyer Foundation	250,000
Cafritz Foundation	250,000
Kresge Foundation - Green Building Grant	65,000
Private Business Donations via MD CITC Program 2006	50,000
Private Business Donations via MD CITC Program 2007	30,000
Private Business Donations via MD CITC Program 2008	7,500
Federal Historic Tax Credits Enhanced Equity	3,031,885
State Historic Tax Credits	1,176,624
New Markets Tax Credit Equity	2,466,262
MD DHCD Community Legacy 2008	200,000
Maryland Governor's Allocation 2008	1,000,000
Additional Private Contributions	2,500
Montgomery County FY09 Grant	150,000
Harry & Jeannette Weinberg Foundation	2,000,000
Kresge Foundation - Challenge Grant	600,000
TOTAL COMMITTED - MULTICULTURAL CENTER	12,757,771
GAP FOR MULTICULTURAL CENTER RENOVATIONS	1,080,376

MONTGOMERY COUNTY COUNCIL
FY 2010 Council Grant Application

APPLICANT/AGENCY INFORMATION:

A. Organization/Agency Name: Jewish Council For the Aging (JCA)
Street Address: 12320 Parklawn Drive, Suite 200
City, State, Zip: Rockville, MD 20852
Telephone Number(s): 301-255-4200
Fax Number(s): 301-231-9360
Executive Director/CEO: David Gamse
Contact person if different from Executive Director: Susan Rolnick
Email address for Director and/or Contact: dgamse @AccessJCA.org or srolnick@AccessJCA.org
Website address (URL) for organization: www.AccessJCA.org

B. Amount Requested: \$50,000

C. Please check one of the following in each of the 3 categories below: Your response to these questions is for information and categorization purposes only.

Non-Profit agency:

Non-profit agency incorporated year 2000 or later
 Non-profit agency incorporated prior to year 2000

Purpose of funding request:

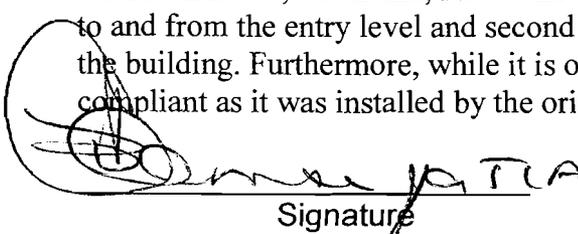
Requesting operating funds
 Requesting capital funds

Type of activity to be funded:

Community Development
 Economic Development
 Health, Behavioral Health
 Services to Older Adults, People with Disabilities
 Services to Children, Families (includes early childhood programs)
 Basic Needs, Emergency Services, Housing-related Services
 Youth Development Services (includes out-of-school time programs such as tutoring, mentoring, academic enrichment, recreation, and gang prevention programs)
 Other: Please specify _____

D. Give a brief summary of your application in the space below:

The Jewish Council for the Aging (JCA) requests a grant of \$50,000 to complete the build-out of a new elevator shaft and the purchase and installation of an ADA-approved elevator cab that will provide seamless access to all three floors of its newly acquired building located at 12320 Parklawn Drive, Rockville, MD. The building does have an elevator that provides secure access to and from the entry level and second floor but it does not provide access to the terrace level of the building. Furthermore, while it is operable the cab of the existing elevator is not ADA compliant as it was installed by the original owners of the property more than 25 years ago.


Signature

4/7/09
Date

(16)

Agency Information

Since our founding in 1973, the *Jewish Council For the Aging (JCA)*, of Greater Washington, a dynamic, non-sectarian agency, has had a single and enduring mission: to help older people remain in the homes of their choice and in life's mainstream for as long and as independently as possible. Now, as then, JCA develops and runs programs that ensure dignity, self-determination, and independent lifestyles for Jewish elders and others in the Greater Washington community. To fulfill this mission, JCA's 31 full-time and 35 part-time employees and more than 200 volunteers offer a diverse array of programs and services, reflective of the vast differences in mental, physical, and emotional well-being in a target population that ranges from active 55 year olds to a 98 year old participating at the Adult Day Center.

Among the agency's programs are a mosaic of transportation services, including maintaining a fleet of buses that serve DC, Montgomery County and Northern Virginia. In Montgomery County JCA runs an Adult Day Center, a Career Center featuring Employment Services, a Technology Center, "Active for Life" focused on healthy life styles for seniors, and an information and referral service (I&R), Senior HelpLine, specific to the needs and interests of seniors staffed by certified consultants, considered to be one of the most authoritative resources for local/regional senior services (4000) in the Washington metro region.

More than 181,418 seniors utilize JCA's transportation services, particularly the elderly, allowing them to: attend Adult Day Care, programs and activities sponsored by community centers, congregations and other providers, make trips to supermarkets and drug stores in their neighborhoods and to doctor's appointments and other individual trips. Educational outreach programs offered by the Technology Center, "Active for Life," and the Career and Job Counseling Center, attract approximately 800 participants annually. Senior HelpLine responds to more than 8,000 inquires each year.

Towson University's Center for Productive Aging in its final report to Montgomery County, *Imaging An Aging Future*, estimated that with the dramatic growth in the next 10-15 years, of the 65+ population there will be an increasing interest among seniors to "age in place" even as this segment of the population also becomes increasingly frail. This explosion of the senior population will increase the community's need for senior services including transportation, programs for those with memory-loss, access to social and religious activities, wellness programs and employment services. JCA responds to all these needs currently and is poised to continue and expand its services on behalf of Montgomery County seniors.

JCA is the Montgomery County contractor for the federally funded Department of Labor's Senior Community Service Employment Program (SCSEP). It runs this program at the Bethesda Vital Living Center located in a county facility at the Bethesda Metro Stop. Montgomery County residents with family incomes of no more than 25% over the federal poverty level are eligible. It includes the full range of employment training and has a distinctive element in that it places participants in non-profit agencies around the county for an 'apprentice-type' experience that often results in permanent job. Several of the county's social service agencies refer seniors to JCA's SCSEP program. In addition to the many non-profits that accept the SCSEP participants, JCA's program director is Montgomery Works advisor for seniors.

In requesting funds for employment training JCA will build on its experience as the SCSEP provider for Montgomery County but will expand its efforts to assist Montgomery seniors who have experienced job loss or retirement income loss and are seeking employment in a very challenging environment. It will continue to work with the region's non-profits as is appropriate.

Project Description

In securing a home, a headquarters for the Jewish Council For the Aging, the agency seeks to improve and expand its support of seniors living in Montgomery County. The new facility at 12320 Parklawn Drive, in Rockville has already allowed JCA to consolidate several of its services, provide a secure location for its ElderBuses, and also provide the Non-Profit Village with below market-level space to advance its mission of helping emerging non-profits. Two-thirds of the building has been renovated transforming it from the offices and warehouse of a large heating and air-conditioning company to a warm and inviting facility that will not only serve the headquarters function of the agency but will provide an appropriate environment for additional services to seniors.

The funds available to JCA initially allowed for the purchase of the property and the renovation of the entry level and upper floor. The terrace level is still to be renovated, although in a small portion of the space the management and drivers of the JCA's ElderBuses are currently operating. However, to fully maximize the potential for the expansion of key JCA programs critical to the needs of County Seniors, it is essential to enhance access to the terrace level by elevator. The building does have an elevator that provides secure access to and from the entry level and second floor but it does not provide access to the terrace level of the building. Furthermore, while it is operable the cab of the existing elevator is not ADA compliant as it was installed by the original owners of the property more than 25 years ago.

JCA has already made plans for several programs it hopes to initiate or expand with the addition of an ADA-approved elevator cab. Among the programs JCA expects to site on the terrace level are:

- A second site for the **Samuel Gorlitz Social Day Center, a program expansion** targeted to seniors learning to cope with early memory loss. It is generally accepted that seniors diagnosed with early memory loss can continue to participate in a wide range of activities if early on they exercise their brains and stay engaged in life.
- An **employment training program for seniors, a new program**, that will provide needed assistance with honing their resumes, their interviewing skills, their job searches but are not eligible for JCA's widely respected Senior Community Service Employment Program operating at the Bethesda Vital Living Center for Seniors.
- A **Senior Tech Computer Training Center, a program expansion**, that offers computer courses, an expansion of the program running successfully at two Montgomery County sites (Bethesda and Gaithersburg) that will serve County seniors wishing to learn or improve their computer skills and that will provide special training opportunities for participants in JCA's employment programs.
- A **publication center, a new program**, operated by seniors, both paid or volunteer that will provide publication services to the County's non-profit organizations at reasonable cost.

Serving the senior population of Montgomery County is JCA's core mission. With the potential to expand its programs in this new facility JCA hopes to not only reach more seniors across the County but also to provide the essential services that will assist them in continuing to live full and productive lives. The services outlined above will build on JCA's valuable experience and expertise in the field of adult day care, employment and computer training. They will provide the base for the further development of a senior service training center that will, in the future, add additional courses that will help seniors and those who serve them improve the well-being of

not only the most fragile members of our community but active seniors who can continue to contribute to this community thereby enhancing their lives and the lives of those around them.

Outcome Measurement

Each of the programs described in the Project Description above has different potential outcomes. The existing models are responses to increasing demand for services and their outcomes are more predictable. For example:

- 1) One additional site for the **Samuel Gorlitz Social Day Center** whose program will operate four days a week, will provide approximately 24-45 County seniors suffering from the on-set of early memory loss, an opportunity to participate in a program geared to their capacity to socialize and enjoy the benefits of engagement in their community. Additionally at least 12- 20 County families, caregivers and extended family members, will benefit as a result of some personal time, time when their family member is safely and happily engaged in the social day program. This later benefit is very important to the health and well-being of the caregiver and/or family.

Measurements of success will be:

- a) The number of participants served. This number should exceed the 12 that can be appropriately engaged on any single day, as most participants will not attend the social day program all four days of each week. Some will participate on only one day.
- b) The length of stay for each participant. It is generally believed that early memory loss patients greatly benefit from this sort of activity and potentially their participation slows the disease's progression modestly. Evidence of this benefit is still inconclusive but should be measured.
- c) The benefit to the caregiver in terms of employment, other family responsibilities, personal mental and physical health, and their ability to remain actively engaged in their community.

The internal mechanisms for measuring these outcomes will be an outgrowth of existing practices already employed by the Mislser Adult Day Center that administers and operates the Samuel Gorlitz Social Day Center. Assisted by CADCare, the preeminent software program designed specifically for adult day health centers, recently acquired by JCA and Mislser, and the on-going communications between the social workers and the families of the social day program, data will be collected to progress on a regular basis.

- 2) An additional site for the **Senior Tech Computer Training Center**, is a response to demand. JCA has been offering computer training for many years. Just this current fiscal year another site was added in Northern Virginia, with support from the State of Virginia in response to demand in that jurisdiction. The current economic environment has increased demand at our current program sites in Montgomery County, as seniors who do not have sufficient computer skills are recognizing the importance of acquiring them to better position themselves for employment particularly as age makes it more difficult for them to handle the more physical jobs they either currently or formally held.

Additionally seniors are becoming increasingly aware of the necessity to become computer literate. They are learning that they can access services ranging

health-care information to the Social Security questions if they are able to use on-line resources. The internet offers them the opportunity to stay connected to children, grandchildren and friends in cost effective ways. They can monitor emergency situations, plan vacations and find driving directions as they sit at their computers. Many who have never had to use a computer at work, and/or have never worked are seeking reasonably priced instructions. JCA training is geared to the pace and needs of seniors and is widely sought.

Measurements of success will be:

- a) Enrollment numbers
- b) Repeat participants seeking my advanced and/or different training.
- c) Satisfaction of participants with the training
- d) Success in using the skills learned

The internal mechanisms for measuring these outcomes will be: collection of enrollment and re-enrollment data; evaluations conducted at the conclusion of each course and randomly conducted phone surveys to determine continued use of acquired skills.

- 3) The **employment training program for seniors, a new program** designed to assist seniors seeking work in this difficult economic climate hopes to provide seniors with the specific knowledge necessary for them to be successful in finding new employment. Seniors, particularly those whose career path has been no higher than middle management have unique challenges in this workplace environment.

Measurements of success will be:

- a) Enrollment numbers
- b) Satisfaction of participants with the training
- c) Employment success/ job secured, length of time needed to secure job

The internal mechanisms for measuring these outcomes will be: collection of enrollment numbers, evaluations conducted at the conclusion of each course cycle, participation in networking activities, interaction with volunteer mentors, and randomly conducted phone surveys to determine success in securing employment and retaining employment.

- 4) A **publication center, a new program**, operated by seniors, both paid or volunteer that will provide publication services to the County's non-profit organizations at reasonable cost.

Measurements of success will be:

- a) Effectiveness of establishing a client base
- b) Quality of the products produced
- c) Successful cost-recovery benefit
- d) Successful engagement of senior employees and volunteers

The internal mechanisms for measuring these outcomes will be: data collection of the Number of clients served, the number of senior employees and volunteers engaged, and An analysis of the cost-recovery benefits to JCA. The quality of the products produced Will be measured by return business from existing clients, on-going client evaluations of the service and randomly conducted phone surveys to determine the success of this operation.

This grant request is for capital funds and therefore is not reflected in our operating budget. The outcomes on the four programs JCA expects to operate in the physical space made accessible by the acquisition of an ADA-approved elevator cab identified above are not currently reflected in our operating budget but grant requests, including two under consideration by the Council and other grantmaking organizations will be incorporated in our operating budget at such a time as awards are made.

JCA is very cautious in expanding its reach without the necessary financial support to launch and ultimately provide a model for sustainability. JCA's expertise in the three of the four program areas that will benefit from this capital improvement is widely recognized. However, prudent decisions as to when and how to expand and launch new initiatives are uppermost in JCA's thinking.

As the cost of the cab itself is fixed a decrease in the amount of the grant will delay the purchase of the cab until additional funds were raised from other sources. The State of Maryland has tentatively approved an allocation to cover another part of this renovation project but these funds, if awarded would not be sufficient to cover the purchase of the cab. The request of \$50,000 is the minimum amount of funding necessary to complete the purchase of an ADA-approved elevator cab.

Providing sufficient resources are awarded, this capital project will be completed by the end or FY10 or at the latest at the end of calendar year 2010.

PROJECT BUDGET

The following budget information pertains to only the project for which you are requesting funds. This should not be your organization's total operational budget. Please separately identify each staff position for which you are requesting funding along with a per hour cost for each. Identify major categories of any operating expenses for which you are requesting funding, for example, rent, utilities, insurance, printing, supplies, etc. Operating and capital items should be listed by the number, type and unit cost. Renovation plans should be separately attached. Identify any non county funding sources specifically received for the project, if applicable.

<u>Items</u>	<u>Requested Grant Funds for this Item</u>	<u>Organization's Funds for this Item (If Applicable)</u>	<u>Total</u>
1. Elevator Cab & Equipment	\$50,000	\$35,000	\$85,000
2. Surrounding Area Build-out		15,000	15,000
3. Access Control		20,000	20,000
4.			
5.			
6.			
7.			
8.			
9.			
10.			

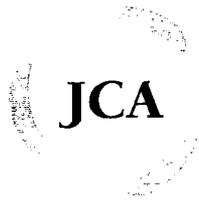
Total Amount Requested: \$50,000

JEWISH COUNCIL FOR THE AGING (JCA)™

www.AccessJCA.org

Linda Kaplan
President

David N. Gamse
Executive Director



Helping All Seniors Thrive™

Headquarters/Center on Aging

12320 Parklawn Drive
Rockville, MD 20852-1726

MD & D.C.: 301.255.4200

VA: 703.425.0999

TDD: 301.881.5263

Fax: 301.231.9360

MEMO TO: Montgomery County Council
Cc Peggy Fitzgerald-Bare

FROM: Jewish Council For the Aging (JCA)
David Gamse, Executive Director

RE: Installation of an ADA-approved elevator at the new headquarters of JCA

DATE: April 13, 2009

In response to the specific questions requested in the communication of March 26, 2009

- | | |
|---|-----------|
| 1. Total cost of the project: | \$120,000 |
| 2. Council's prior year funding for the purchase of the building and renovation of the entry level: | 250,000 |
| 3. State's prior year funding for the purchase of the building and renovation of the entry level: | 1,000,000 |
| 4. Status of FY10 State Funding: Approved as of April 12, 2009
Governor's Capital Budget for completion of Terrace level renovation | 275,000 |
| 6. Not applicable | |
| 5. Purchase and installation of elevator cab can proceed immediately in Fiscal Year 2010 | |

Bethesda Vital Living Center
4805 Edgemoor Lane, 2nd Floor
Bethesda, MD 20814-5336
240.395.0915 • Fax 240.395.0908



Misler Center

1801 E. Jefferson Street
Rockville, MD 20852-4045
301.468.1740 • Fax: 301.468.9207

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MONTGOMERY COUNTY COUNCIL
FY 2009 Council Grant Application

APPLICANT/AGENCY INFORMATION:

- A. **Organization/Agency Name:** Aunt Hattie's Place, Inc.
Street Address: 17734 Norwood Road
City, State, Zip: Sandy Spring, Maryland 20860
Telephone Numbers: 301-774-3656 or (410) 367-2472
Fax Number (s): 301-774-3103 or 410-578-0019
Executive Director/CEO: Dr. Kevin S. Naiker
Contact person if different from Executive Director: Dr. Hattie N. Washington
Email address for Director and/or contact: aunthattie0001@aol.com or
Kevin@ahpkids.org
Website address (URL) for organization: www.aunthattie.org
- B. **Amount Requested:** \$200,000
- C. **Please check one of the following in each of the 3 categories below: Your response to these questions is for information and categorization purposes only.**

Non-Profit agency:

- Non-profit agency in existence 5 or more years**
 Non-profit agency in existence fewer than 5 years

Purpose of funding request:

- Requesting operating funds**
 Requesting capital funds

Type of activity to be funded:

- Community Development**
 Economic Development
 Education
 Health, Behavioral Health
 Services to Older Adults, People with Disabilities
 Services to Children, Families (includes early childhood programs)
 Basic Needs, Emergency Services, Housing-related Services
 Youth Development Services (includes out-of-school time programs such as tutoring, mentoring, academic enrichment, recreation, and gang prevention programs)
 Other: Please specify: Building a "green" group home for fragile children with eco-friendly materials to reduce global warming.

Give a Brief Summary of your Application in the space below:

This funding request is for three fold: 1) To serve as **partial matching funds** for a **FY 10 Bond Bill**; 2) To **supplement** the costs needed to construct a **"green" home** for the **neediest foster boys and their families with wraparound community-based services**; and 3) To help purchase **energy-efficient capital fixtures, appliances, furnishing and other eco-friendly "green elements** for the purpose of providing a **healthier environment** and meet the county's priority and emergency need to provide more quality homes for our most vulnerable foster children.

Although this **"green" emphasis** will **increase initial costs** for building, ie., plumbing, electrical, mechanical, insulation, and building materials, it is an important **investment for the future** in reducing utility costs while **reducing global warming**.

Hattie N. Washington
Signature

1/30/09
Date

24

APPLICATION NARRATIVE

AGENCY INFORMATION:

1. What is the mission of your agency?

Mission Statement: Aunt Hattie's Place, Inc. (AHP) is a 501c (3) non-profit organization dedicated to providing a long-term home for young boys in foster care between the ages of 12 to 19 years. To this end, the mission of AHP is to provide a stable nurturing emergency environment for these foster boys, who have been abused, abandoned, and neglected, where they can live, and learn while their families are receiving assistance for future reunification, if appropriate.

Programs and Services to Support the Mission: AHP's staff teaches the young men, who come to AHP with a myriad of emotional and academic problems and deficiencies, important life skills and sustaining character values necessary for their proper development into adolescence and adulthood. AHP is committed to "Raising Leaders".

How AHP and Services fit into the Overall Priorities for Montgomery County: AHP will provide a home and wraparound services to foster children in conjunction with the expressed priority and emergency needs of the Department of Health and Human Services (DHHS). There are more foster children in need of placements than the County has bed capacity. To meet that need and the County emergency priority, AHP, in collaboration with DHHS, has signed a contract to give first priority to the foster boys in Montgomery County for residency in the Sandy Spring home. AHP, therefore, will not only deliver wraparound family human services to Montgomery County by rearing positive and productive foster youth, but will also reinforce the "green" priority initiative of the County Council as well as the priority of the State and President Obama.

2. How Grant Funds Will Be Used in Collaboration With Other Agencies:

AHP collaborates with and operates under the guidelines and policies of the Montgomery County Department of Health and Human Services, Montgomery County of General Services, and the Department of Human Resources under the auspices of the State of Maryland. These grant funds will also adhere to all local zoning, State COMAR guidelines for a group home, and the Assurances.

PROJECT DESCRIPTION:

3. Specifically Describe the Project for Which These Grant Funds Will Be Used: AHP will use the previously approved County funds and these requested County FY 10 funds to supplement the partial construction (Phase II & III) of the home in Sandy Spring, Montgomery County. The State will provide additional funds to help complete the construction (completion of Phases III & IV). These county funds will assist with the energy efficient "green" appliances, equipment, furniture and furnishings (Phase IV) for the new home. This new site will that will sits on 1.4 acres and will provide adequate space for living quarters, counseling, education, library & computer center, physical/recreational, and administrative offices for over 100 foster Boys in a ten-year period.

Clearly List All Proposed Items/Services To Be Purchased—Explain Nature & Purpose of Items/Services: Because the County funds will be used in conjunction with the State funds, it is difficult to completely separate out which funds will be used for which specific items/services and when. However, since local matching funds are to be spent first before drawing down State funds, and since FY 09 Council funds cannot be disbursed until AHP documents funding commitments for the entire project cost, it is necessary to request additional capital funds to be able to use immediately.

Aunt Hattie's Place FY 2010 Council Grant—Capital Funds

Please find below broad categories of the proposed List of Items/Services and the Nature and Purpose thereof for the **entire** project (County & State Funds) in the specified **four Phases** and categories (See Budget Notes for more details):

I. County Matching Funds (\$550,000—Approved in FY 06 & FY 07)	
A. Phase I: Construction Readiness	\$350,000
B. Phase II: Demolition/Escavation, Etc.	\$200,000
Total for FY 06 and FY 07 County Funds (Phase I & Partial Phase II)	\$550,000
II. State Bond Bill (\$550,000—Approved in FY 05)	
D. Phase III: Construction (Starts in 2009 with FY05 State Funds)	\$550,000
Subtotal:	\$1,100,000
III. County FY10 Matching Funds Requested (\$200,000)	(\$200,000)
E. Phase III: Construction Cont. (Request from Co. Council) (\$100,000)	
** F. Phase IV: “Going Green” Materials, Equipment, Appliances (\$100,000)	
Subtotal	\$1,300,000
IV. State Bond Bill FY 10 Funds (\$450,000) (Requested)	(\$450,000)
** H. Phase III: Construction (Continued) (including Multi-Purpose Court/Pool) (\$200,000)	
** I. Phase IV: Appliances/Equipment (partial “green” cost) (\$100,000)	
** --Furniture & Furnishings (partial “green” cost) (\$100,000)	
** --Administrative/Clerical/Supplies & Other (\$50,000)	
Related Construction Cost (Partial)	
IV. *** Use of Council FY 09 Funds (\$250,000) ***	(\$250,000)
L. Phase IV. Construction Continued (\$250,000)	
GRAND TOTAL FOR ALL PHASES (County & State Funds)-----	\$2,000,000

**** These items will be partially funded with Local, State & Other Funds in Phase IV**

***** These funds cannot be used for construction until all other needed funds have been committed**

Provide a Timeline for When Services will be Provided:

- Phase I: Planning & Design: February 2005 to August 2008**
- Phase II: Pre-Construction: December 2007 to February 2009**
- Phases III & IV: Construction: February 2009 to September 2009**
- Phase IV: Appliances/Equipment/Furnishing & Landscaping: July 2009 to Dec. 2009**

4. Describe how proposal improves or creates access to population served: Funds will assist AHP to give priority to Montgomery County neediest foster children first before placing children from outside the county. **Barrier:** Restricted from using FY 09 County funds before obtaining all other needed funds when the State funds cannot be used until all local funds have been expended—a real dilemma and a challenge. Hopefully, the FY 10 funds will be available.

5. Provide information about the number of proposed staff/volunteers & qualifications:

There will be eight (8) proposed full-time equivalent staff required for the operation of the facility 24/7 throughout the week. AHP will plan for four (4) Child Care/Youth Counselors to provide adequate coverage for weekdays, evenings, and nights and another four (4) part-time weekend Child Care Worker/Youth Counselors. Additionally, an administrative assistant to assist with the clerical duties and a part-time maintenance tech are also proposed. The qualifications of all staff will satisfy the COMAR requirements for each respective position. AHP also has a 13 member volunteer board and numerous committed supporters in the Sandy Spring community who have expressed their interest in volunteering.

6. What Innovative Features are Associated with the Use of these Funds?

AHP is innovative in that it is known as a **Leadership Training Program**—not just a group Home; thereby committed to **“Raising Leaders” and “Creating Winners;” not just “Picking Winners”**. Additionally, the innovative initiative of AHP **“Going Green”** will be the **first Group Home** in Maryland—maybe the country—that is starting from scratch when building a new group home from the ground up that is **“going green”** and is environmentally conscious. This initiative is also aware of the emphasis of, and the research on, the **impact of a healthy environment** on the well being of the occupants—the children, staff, Board, and volunteers. **Another innovative feature is to educate the community and the public about the importance of being “eco-friendly”, using sustainable renewable materials, and reducing global warming.**

OUTCOME MEASUREMENT:

7. Specifically describe the outcomes that will result from these grant funds:

- The first and foremost **outcome** of grant funding will result in **the actual building of a nurturing, furnished and environmentally friendly “green” home** for 8 foster Boys from Montgomery County from 12 to 19 years of age. Over a ten (10) period of time, AHP would have served way over **100 foster children** who either reunited with their families, adopted, went to live with kin, aged out, and/or in college. These foster boys most likely have been abused, abandoned and neglected and are in foster care long-term. Also, they are usually in special education and/or on various medications for attention deficit disorders (ADD), hyperactivity (ADHD), allergies, and other health problems when they first arrive at AHP. Health related studies have proven that **“green” housing** creates an environment that does not contribute to or stimulate these disorders. Thus, the **children are less likely to experience an acceleration of these conditions with a best-case scenario that the condition is halted completely**. Most of them would have ended up in the criminal justice system without a positive and meaningful intervention; thus draining tax dollars--costing much more dollars exponentially in the long run. These 100 youth and their children will be positively affected.
- Another **outcome** is to provide these most needy foster children not only a loving home with intensive educational and clinical programs, but also recreational, physical education, and fitness programs. In summary, **these outcomes** will result in thriving and well adjusted young men who are academically and socially successful in school, who are physically fit and accomplished in various school sports and community recreational endeavors, and who demonstrate leadership skills and a spirit of community involvement and giving back.

8. Describe the Internal Mechanism for Measuring Outcomes:

Measuring Outcomes: The outcome will be overtly measured in four ways: First, by the obvious sight of the constructed ‘green’ house; secondly, the house passing all necessary permits for occupancy; thirdly, the Ribbon-Cutting Ceremony and Tour with the necessary furniture, furnishings, equipment, appliances, etc. where expenditures are overtly evident; and finally, by the Boys’ significantly better grades achievement, socially acceptable attitudes, healthier state of mind and body, and community-service minded positive young men.

9. If You are Requesting Funds for an Existing Program, Indicate How Long It has been in Operation & Describe Results/Outcomes Achieved To Date:

This will be a new home in Montgomery County; however, AHP has two other home for foster boys in Baltimore City and Baltimore County, respectively. AHP officially opened in February 1997; thus has been in operation going into its 12th year. During those years AHP has serviced over 100 boys—some reunited with family members, some adopted, and others either aged out of the system, and attended (or are presently attending) college or community college and/or working.

Has the Program achieved the Goals You Established for It? AHP has evolved over the 12 years it has been in operation. Because of its great success beyond my wildest imaginary, AHP

has been requested by the State and the county to replicate the successful award-winning home for foster boys that presently exist in Baltimore & Baltimore County.

10. Information on Success of Program in Other Jurisdictions. Evidence of Best Practices:

AHP's has two other homes in other jurisdictions--Baltimore City and Baltimore County—and have numerous "Best Practices" as evidence of success. A few are as follows:

- A. Intense Education Focus: Brothers' Book Club:** After-School Program where the boys sit in a circle and read aloud a chapter in a selected book with a Manhood theme for the month. The young men have shown at least a 75 % increase in grades;
- B. TILE (Total Individual Living Educational):** A Wrap-Around Approach involving Educational, cultural, Recreational, and Medical/Clinical components;
- C. Family Style Environment:** Each staff, board member and regular volunteers are called "Aunts" & "Uncles";
- D. MINE (Making Individual Nurturing Effective):** Each boys has an assigned staff and a board member as his own special advocate who makes sure their birthday, clothing purchase, Christmas, etc. are handled for that assigned boy.
- E. Summer Reading Program: "Ten-Books-In-Ten-Weeks"** Summer Reading Program (Kick-off in June: "Sundae on Sunday" Reading Kick-off);
- F. Manhood Series:** 52 Weeks of Speakers on various topics (**Responsibility, Honesty, Effort, Initiative, Leadership, Community Service, Character, Moral, Value, Dignity, Etc.**)

PROJECT BUDGET:

- 11. How does this grant request fit into your overall agency budget (See Notes on Budget page for greater Budget Information to Justify Overall Fit:** This particular council grant (\$200,000) is a **partial matching grant** to a State FY 10 Bond Bill (\$450,000) that required equal local matching funds to construct a third AHP home in Montgomery County. There is **no actual budget yet** for the Montgomery County home, other than pre-constuction grant funds approved by the **County in FY 06 & FY 07 (\$550,000)** as well as the State approved Bond Bill funds of \$550,000 being expended presently for the pre-construction phases (Phase I and II). However, the anticipated annual budget, once opened in 2009, will be about \$800,000 plus other grants, donations and fundraising.

Additionally, the previously approved capital funds by the State and the County as well as the requested capital FY10 funds (\$250,000) are insufficient to totally create an eco-friendly "green" environment when the new home is being built. However, since the home is scheduled to be completed in August or September 2009, this capital grant will be a last-time capital supplement grant to the present capital funds to complete the boys home.

In particular, please briefly describe any new actions your organization is taking as a result of funding challenges from the current economic climate: In this economical difficult climate, AHP has pooled resources, staff and acquired more volunteers and community-service students from local schools and churches to assist with pre-construction task. Additionally, the Leadership Montgomery has assisted AHP with networking and creating program efficiencies through a long-term commitment of acquiring more in-donations.

If your grant request is decreased how will you accommodate this decrease:

Since all **local matching funds** must be documented as spent **before** AHP can draw down any of the Bond Bill State approved FY 06 (and FY 10 state funds), a decrease in funding hopefully is a moot issue. However, if there is a decrease, AHP would need to seek additional grants, corporate and private contributions as well as in-kind donations in order to meet the required total matching local amount of \$450,000. In addition to this request, AHP is **already seeking another \$250,000** from other sources to satisfy the remaining \$250,000 needed to meet its **total \$450,000 requirement of local matching**

Aunt Hattie's Place FY 2010 Council Grant—Capital Funds

funds. A decrease would not only delay the entire project, but AHP would also run the risk of not meeting the County's and State's deadline of funds usage previously approved.

Moreover, AHP will be unable to build a group home for vulnerable foster children that is as "green" as these fragile children deserve and that will **enhance their health** as well as their overall wellbeing—not to mention not be able to **affect the environment** and **reduce global warming**.

Is there a minimum County funding amount needed in order to accomplish your proposal?

As stated earlier, the State **requires** AHP to match the \$450,000 in the FY 10 Bond Bill with an **equal amount of local matching funds of \$450,000**. Therefore, AHP is seeking only \$200,000 of that amount (not even ½ of \$450,000) in the county FY 10 Budget. Also, AHP is aggressively seeking the remainder \$250,000 still needed for the local match. Therefore, the **minimum** amount needed this fiscal year is **\$200,000 (Phase III), especially since the previously approved Council FY 09 funds (\$250,000) won't be disbursed to AHP until the rest of the needed funds are obtained.**

What is the per unit cost of the service or activity?

According to *The Baltimore Sun* Newspaper (1.30.2008—Page 9A), "*...a non-profit group called Prevent Child Abuse America released a study pegging the economic costs of child abuse and neglect nationally in 2007 at \$103.8 billion.*" Over the next 10 years, AHP will serve over 100 children. Therefore, the true "one-time only" capital cost per unit of this grant request over the next 10 years is much less exponentially (**\$10,3100.33 each child**). It is most difficult to put a true cost of service per unit when it comes to raising at-risk abused, neglected and abandoned children; saving them from a life of crime for some 35 to 40 years—draining society—turning them into leaders and taxpaying citizens.

This **one-time** cost of providing care on the front end is far less (**\$125,000 per child**--based on \$200,000 divided by 100 boys) than the end result on the backend—jail (\$100,000 per yr. for a prisoner times 30 yrs = **\$3 Million per prisoner**). Therefore, the **true per unit cost** for this project is a **one-time \$125,000 per child Vs. \$3 Million per prisoner** hindsight. AHP youth will become taxpayers for many years; and society would call this a greater investment of funds.

12. If this not a new project, list any County funding previously received for this project. (Indicate the funding amt. in each prior year—Does not count toward 5 page limit):

This is a **new project**; however, AHP is presently drawing down County funds of \$550,000 allocated in the County's FY 06 & FY 07 budget for the Pre-Construction Readiness (Phase I) of this same project. Those funds are being administrated through a contract with The Department of Health and Human Services that will be completely expended in FY 10. The project has been held up for over three years trying to get approved through Park and Planning and acquiring the myriad of permits and other zoning clearances.

13. List all County funding awarded to your agency within the past five years. Please indicate the amount of funding in each prior year:

AHP has been approved for County funding of \$550,000 as matching county capital project funding to build the Sandy Spring, Montgomery County AHP. In 2005, \$200,000 (of the \$550,000) was approved by the County and awarded in 2006. In FY 07, the remainder \$350,000 was approved and **is being expended currently** for planning, design, pre-development, preconstruction and other related costs. Last year (FY 09), the County Council approved another \$250,000 to be used for construction only after the remainder funds have been acquired which makes it difficult to tap into those fund until others have been obtained. Thusly, this grant is needed. AHP also will be applying for an operating grant in this FY 10 year for Start-Up funds.

14. Will this project be completed by the end of FY 10 or is it expected to continue? This project is scheduled to be completed before the end of FY 10; contingent upon any delays in building the "green"

Aunt Hattie's Place FY 2010 Council Grant—Capital Funds

group home due to inclement weather and other conditions beyond the control of the contractors and AHP. Thereafter, a state and local fee-for-service contract with DHR will sustain the program.

If the project is expected to continue, what is the plan to sustain the effort with other fund? If a delay is anticipated, AHP will apply to the County for other funds as well as an extension of the use of the local funds. Also, Donohoe Construction Companies has committed to providing in-kind support with construction development consultancy and acquiring other “Going Green” materials that are not covered by this grant nor the other capital budgets. Other supplemental funds will be sought from other grants and foundations, corporations/businesses, and private contributions for additional “eco-friendly” materials, for furnishings, ENERGY STAR appliances, and other sustainable renewable design elements. These elements will be based on “LEED (Leadership in Energy and Environmental Design) Requirement Standards for building a “Green” home.

PROJECT BUDGET: \$ 200,000

Name	Requested Grant Funds for this Item	Organizational Funds for This Item	Total
1. Phase III: “Going Green” Materials (Bamboo Flooring, VOC Paints, Recycled Carpet, CFL Bulbs, Ceiling Fans Low Flow Plumbing, Solar Hot Water Heater, Rain Collector’s Downspouts, High Efficiency HVAC Units, Upgrades Insulation, Siding, Stormwater Management, Etc.)	\$100,000 **	0	\$100,000
2. Phase IV: Capital Fixtures, Energy Efficient Appliances, Equipment, Furniture, Landscaping & Other Related Costs	\$100,000 **	0	\$100,000
Total Amount Requested:			\$200,000

**** NOTE:** The other needed funds for the matching total costs will be from a combination of other local funds already approved in the FY 09 budget year as well from other grants and in-kind donations—satisfying the remaining \$250,000 requirement for the Bond Bill of \$450,000 for FY 10.

OTHER BUDGET COMMENTS:

1. This requested grant award of \$200,000 will provide supplemental capital funding to the present capital funds that were acquired through previous county matching funds and a State Bond Bill (2005) and that is not entirely covered by the previous state capital allocations nor by the matching local county funds.
2. According to the new pre-bid cost estimates recently obtained by AHP’s architects (GTM Architects), the construction, building, materials, and other delay costs have increased the building cost from 3 years ago when the first State Bond Bill was approved for \$550,000 (sponsored by Delegate Herman Taylor and Senator Rona Kramer) and matched by then County Executive, Doug Duncan, and the County Council. AHP is presently in the pre-development and pre-construction phases (Phases I & II) of spending the previously local committed matching funds to get us to this point of construction starting in Feb., 2009.
3. Although this AHP “Going Green” initiative is more expensive up front initially than using materials that are not as “environ-friendly”, however, this “going green” concept is not only cost effective in the long run, but it is also humane to already vulnerable at-risk foster children, many of whom are on various medications for asthma and other illnesses related to poor air quality.
4. The total estimated budget for this completed project (pre-construction, construction, and furnishing & landscaping, etc.) is \$3 Million: County funds of a total of \$1 Million (including these FY 10 requested funds of \$200,000); State funds of \$1 Million (\$550,000 in 2005--plus requested \$450,000 in FY10); and \$1 Million in foundation grants, in-kind donations, private contributions, and volunteerism of labor.



Aunt Hattie's Place, Inc.
 17734 Norwood Road
 Sandy Spring, MD 20860
 (301) 774-3656 or (443) 829-9978
aunthattie0001@aol.com
www.aunthattie.org

Peggy,

Please find the following requested information after our grants interview:

1. Project Budget;
 2. In-Kind Donations;
 3. Estimated Percentages of AHP Success & Other Boys Placements; and
 4. Updated Project Completion Approvals (in red)
-

1. Project Budget *

Design & Regulatory Approvals	\$300,000
Construction	\$ 2,300,000
Equipment, Furniture, Computer Software and Hardware	\$ 400,000
SUBTOTAL	\$ 3,000,000

2. In-Kind Donations

Linowes & Blocher Law Firm	\$ 175,000.00
Donohoe Companies	\$ 100,000.00
Loiederman Soltesz Associates	\$ 100,000.00
GTM Architects	\$ 220,000.00
Dillon Development Partners, LLC	\$ 85,000.00
SUBTOTAL	\$ 680,000.00

* This Budget amounts include the In-Kind Donations

3. Estimated Percentages of AHP Success & Other Boys Placements

In the 12 years of existence, AHP has served over 100 foster boys. These are the estimated categories of placement successes:

- 25% Return to biological parent/s (An AHP Priority)
 - 15% Go to other relatives or were adopted
 - 35% Go to more therapeutic environments more appropriate to meet their intense needs
 - 25% Age out at AHP, with @90% of those either finishing college, in college, community college, vocational training (and working), or military.
-

4. Progress: Outcomes/Results Achieved (January 2008 -- March 2009)

Approvals Received

Certified Preliminary Subdivision Plan	Signed by MNCPPC 11/21/08
Final Forest Conservation Plan	Signed by MNCPPC 12/02/08
Certified Site Plan	Signed by MNCPPC 12/02/08
Easements and Covenants	Approved 12/03/08
Easements and Covenants	Recorded 12/05/08
Stormwater Management Concept	Signed 7/20/08
Fire and Rescue	Signed 11/14/08
Preliminary Plan	Signed by MNPPC 11/19/08
Stormwater Management/Soil Conservation	Signed 12/15/08
Traffic Control Plan	Signed 12/22/08

Approvals Pending

Record Plat Application to MNCPPC Received

Submitted 12/09/08 Comments

On 1/07/09 "In Process of Resubmittal"

Final Stormwater Management and Sediment Control Plan
Public Works Permit

Approval Pending General Contractor Posting of Bond
Comments being addressed after 1/14/09 meeting with reviewer

On Site Water and Sewer (WSSC)

Comments being addressed

WSSC Special Exception for Separate Metering
Driveway/Right of Way Permit
Permitted Construction Entrance
Boy's Home Building Permit

Exception Approved 2/26/09
Submitted 12/16/08 **Complete**
Submitted 12/16/08
Submitted 01/13/09—**Approval Pending Signature of Recordation Plat**

Addition to Existing Home/Demo

Permit Submitted 01/13/09--- (Approval)

Pending Signature of Recordation Plat

Use and Occupancy Permit

Submitted 01/22/09

Bid Awarded to General Contractor after AHP Board Ratification on February 9th, 2009

General Contractor Mobilization

Started February 24th, 2009

Aunt Hattie's Place--Project Progress January 2008--March 2009 (Cont.)

Site Inspections Prior to Demolition

Environmental Review	Performed December 30 th , 2008
Pest Inspection Review	Performed January 9 th , 2009
Remediation work	Completed – February 25, 2009

Solicitation of Bids from General Contractors and Subcontractors-December 4th, 2008 through January 15th, 2009--**Complete**

Building Permits

Submission for Building Permits Submitted January 12th, 2009

Design Development/Construction Drawings and Specifications

Architectural Drawings **Completed and Submitted for Permit 1/12/09**

Demolition Plans
Basement Plans
Exterior Elevations
Building Sections
Detail Drawings
Reflected Ceiling Plans
Interior Elevations
Door Schedule
Window Schedule
Floor Plans

Civil

Status of Submittals

Preliminary Forest Conservation Plan	Approved
Preliminary Site Plan	Approved
Certified Site Plan	Approved
Certified Site Plan Resolution	Approved
Stormwater Management Concept Plan	Approved
Final Forest Conservation Plan	Approved
Landscape and Lighting Plan	Approved
Traffic Control Plan	Submitted
Drainage Area Map	Approved
Stormwater Management Profiles	Approved
Stormwater Management & Soil Conservation Plan	Approved

Structural

Completed and Submitted for Permit 1/12/09

Foundation Plan
Framing Plans
Garage Plans
Roofing Plan
Wall Bracing Diagram/Underpinning
Simpson Strong Wall Details

Mechanical

Completed and Submitted for Permit 1/12/09

Notes and Symbols
Basement Plan
Floor Plans

Aunt Hattie's Place--Project Progress January 2008--March 2009 (Cont.)

Electrical **Completed and Submitted for Permit 1/12/09**
Symbols
Basement Plan Lighting
Floor Plans for Lighting
Basement Plan Power
Floor Plans Power
Panel Schedule
Riser Diagram
Fire Alarm Riser Diagram

Plumbing **Completed and Submitted for Permit 1/12/09**
Plumbing Symbols
Basement Plan
Floor Plans
Roof Plan and Vents
Water and Sanitary Diagrams



April 16, 2009

Mrs. Peggy Fitzgerald-Bare
Montgomery County Government
100 Maryland Avenue
Rockville, MD 20850

Re: Aunt Hattie's Place, Inc.
County Grant Requests

Dear Peggy:

Thank you for your email of Monday, April 13th. We apologize for our delayed response, but Hattie was traveling home from being out of town for Easter and did not get home until late.

As you know, we have been busy for the past few months getting our approvals from MNCPPC and Montgomery County Department of Permitting Services. We have very good news on both fronts.

Aunt Hattie's Place, Inc. is about one week away from having all our permits approved and ready to be issued. We are planning a contact signing event with our general contractor, GRC Construction Company, to take place no later than April 29th. This will be a grand day for the Sandy Spring home location as we will finally be able to start construction. We will be extending invitations to all County Council members and hope they can attend. Subsequently, after posting the sediment and erosion control bond, GRC expects to begin site work two weeks after the contract is signed.

We also have very good news to report on our construction costs. Our costs may be reduced by as much as \$410,000 due to competitive bidding and the softness of the construction market, in-kind donations being provided through reduced profit margins and possible design changes.

Specifically, to address your questions, we provide the following responses:

- 1. Am I correct that the General Assembly did not approve the Bond Bill request of \$450,000 for Aunt Hattie's Place?**

Yes, you are correct. Unfortunately, due to the limited budget funds available for grants our application was not approved along with numerous other non-profits.

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This has not deterred our motivation nor our mission to provide a nurturing home to foster children, especially those in Montgomery County—many of whom are still out-of-county (and some out of state). This home will allow DHHS to bring foster children back home and be placed in a community-based program closer to their families.

Since this boys' home will give first priority placement to Montgomery County foster children, we are hoping that the County (regardless of the lack of additional state funds) will be the one to step up and provide additional funding to get this foster boys' home built this year. It has taken almost 4 years to get all of the approvals from Park & Planning and Permitting Services and everyone is anxious to move forward.

2. Have you received any additional funding for the capital costs of the project beyond the information you've already provided to us?

We have started an aggressive building campaign to raise funds for our construction. Through a relationship between Dr. Washington and a member of her church, Wayne Burriss, an executive with BET (Black Entertainment Television), we have submitted information to BET television executives about Aunt Hattie's Place and our successful track record of raising foster boys by providing a nurturing and loving environment that allows them to grow and mature into responsible hard working citizens. Our model is a success for the State and has been supported both financially as well as operationally through allowing Aunt Hattie's Place to expand with a future license to operate in Sandy Spring. We will continue to reach out to caring philanthropists and organizations who want to be a part of our exciting project.

*In addition, we have established an Aunt Hattie's Place Community Village Support Team Volunteer group. Currently, we have 40 people offering to help with this project. This group is working on the details and logistics for four fundraising events to be held from June through September. We are in the process of updating our website to allow for online contributions by accepting credit cards, pledges, and monthly automatic deposits. Our goal is to raise **\$100,000** from these efforts.*

*We are also in the process of searching for a grant writer who will research private and public foundations that provide funding for bricks and mortar construction of foster homes and prepare grant applications. We believe we can raise **\$500,000** through foundation grants. Finally, we are exploring the use of volunteers, trade organizations, and students from schools/colleges that need Service Learning Credits to provide some of the labor toward the construction of the home and landscaping.*

3. With respect to the In-Kind Donations you listed, are those donations for the Design and Regulatory Approval budget items or will some of the In-Kind donations go toward the estimated \$2.3 million in construction costs?

None of the previous amounts provided were included in the \$2.3 million in construction costs. They were all soft costs that either have been incurred during the 3+ year special exception and permit approvals processes or will be management and inspection costs incurred during the construction period. Changing the project from a special exception to a site plan and preliminary plan model based on community input

caused much delay as well as additional costs that have added to the overall bottom line—not to mention the extra cost of "Going Green".

If any of the In-Kind donations are for the construction budget, could you give us a rough estimate of the amount?

*As referenced earlier, due to competitive bidding and in-kind donations, we expect to **reduce** our cash needs by more than **\$280,000** or greater than **10%**. In addition, we will be attempting to reduce our overall construction costs by another **\$130,000** by making materials substitutions and some design changes. If all these items are implemented we will have reduced the cost of the project to approximately **\$1.89 million**. Attached is a schedule showing the reductions from our original budget.*

We want to thank you for your consideration of our grant requests. Further, be assured that we are committed to build this boys home this year. We hope this information helps in making a favorable decision of funding for AHP, and we look forward to our meeting with you and members of the County Council on Monday, April 20th at 2:00 pm.

Best regards,



Gregory R. Dillon
President
Dillon Development Partners, LLC

Cc: Dr. Hattie N. Washington, President & Founder
Emily Vaias, Linowes and Blocher, LLP
Theodore Coates, AHP Board Member

Schedule showing cost savings

Original Budget	\$2,300,000
Less:	
Potential Savings as a result of additional competitive bidding and In-Kind Donation of Services	(280,000)
Potential Savings as a result of minor scope changes and substitution of materials	(88,000)
Potential Savings as a result of major scope modifications	<u>(42,000)</u>
Total projected cost	\$1,890,000