

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Hong Lok Adult Medical Day Care Center Senior Apartments Project for Essex		
2. Senate Sponsor	3. House Sponsor	
Salling	Metzgar	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$2,875,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hong Lok Adult Medical Day Care Center Senior Apartments Project for Essex		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Ric Metzgar		ric.metzgar@house.state.md.us
Peter Ng		443-687-9147
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Hong Lok (Happy and Healthy) is a community-based organization for underserved medically needy seniors, adults and minorities with unique health and social needs in Baltimore County. For forty years, our family provided health and social resources to underserved populations and low-income families in Baltimore County to help overcome educational, income, language, and health barriers. We help with obtaining health insurance, social work, educational and work pathways for youth and adults, health education and training, translation and language services, and senior housing programs. For 14 years we have been operating as a Maryland Department of Health licensed adult day services provider. Through a holistic and compassionate approach and home cooked meals made fresh daily, our center is dedicated to improving the lives of the most vulnerable members of our community.</p>		

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

This project will develop senior apartments, a right-sized grocery store providing affordable, diverse fresh foods, and provide additional kitchen and space for programs and services. By addressing the urgent needs of underserved adults, seniors, and minorities, this project will help keep these vulnerable individuals in the community and prevent the need for institutionalization and isolation in nursing homes and other facilities. The increased access to housing, healthy food, and essential resources, along with the expanded space for our programs, will improve the quality of life for participants and enable us to serve more individuals. By providing a holistic approach to addressing the needs of the community, this project will positively impact the health, social well-being, and overall quality of life for underserved adults and seniors in Baltimore County, promoting independence, dignity and aging in place.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$888,507
Design	
Construction	\$3,105,000
Equipment	
Total	\$3,993,507

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

Owners and Hong Lok Contribution properties	\$888,507
BGE Energizing Small Business Grant	\$20,000
Hong Lok Dedicated Reserves	\$210,000
State Capital Grant 2024	\$2,875,000
Total	\$3,993,507

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
3/1/2024	5/1/2024	7/1/2024	2/1/2025
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
	360	15500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Hong Lok Adult Medical Day Care Center Corporation 814-816 Eastern Blvd. Essex MD 21221		812, 814-816 Eastern Blvd. Essex MD 21221	
20. Legislative District in Which Project is Located	6 - Baltimore County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[X]	[]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Peter Ng	Has An Appraisal Been Done?	Yes/No
Phone:	4436879147		No
Address:		If Yes, List Appraisal Dates and Value	
814-816 Eastern Blvd. Essex MD 21221			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
9	18	885800.00	1738000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	3960		
Space to be Renovated GSF	N/A		
New GSF	17920		

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

2024

28. Comments

Families we serve include first-generation immigrants who have dedicated their lives to physically demanding and customer service jobs as citizens, those with limited incomes, and those who face barriers to life due to educational and unique health challenges. Through our programs, they receive individualized care that helps them thrive, maintain independence, and age within the community, despite the obstacles they encounter. This project constructing senior apartments, a right-sized grocery store, an expanded kitchen, and additional programming space, will provide a holistic center for aging in place with dignity for citizens in Essex. Our center provides essential services and will bring fresh, affordable, diverse foods to the Essex area. Waitlists for state Waiver services are years long. Without this project we will not be able to provide these services to those in need within their lifetimes. This project has garnered strong support from our representatives and communities in Baltimore County.

Governors Leadership Award in Aging Trailblazer Award
Recipient of BGE Energizing Small Business Grant