

For All Seasons
Talbot Co. - FY25 CDBG

CDBG – Community Development and Special Projects
Application Checklist

Attachment	Required Submission	Included ?
Anti-Displacement Plan	Only if new plan	Previously provided
Citizen Participation Plan	Only if new plan	Previously provided
Copy of Applicant's audit	Only if new applicant	FAS
Clearinghouse Submission	Yes	✓
Copy - Commitment letters from other funding sources	Yes	✓
Copy - Rejection letters from other funding sources	Yes	✓
Copy – Relevant sections of plans as required for Part D	Yes	✓
Copy - Survey Approval Letter	If applicable	N/A
Cost Estimates	Yes	✓
Debarment Check	Only if issues	No Issues
Form - Status of RLF Program and/or Program Income accounts.	If applicable	N/A
Information on Previous Awards – Exhibit L	If applicable	N/A
Limited English Proficiency Determination – Exhibit K	Yes	✓
Local Resolution	Yes	✓
Map	Yes	✓
Map of the area showing areas of minority concentration, LMI concentration and other assisted housing in the area	Only if application for new housing	N/A
National Objective Worksheet(s)	Yes	✓
Photographs and CD/File of Photographs	Yes	✓
Program Income Re-Use Plan	If applicable	N/A
Public Hearing Minutes	Yes	Pending letter
Public Hearing Notice	Yes	✓
Rental Housing Loan Terms and Requirements	Only if application for rental housing	N/A
Statement of Assurances and Certifications	Yes	✓
CBDO/CHDO Certification	If applicable	N/A
Subrecipient 501(c)3 documentation, mission and bylaws	If applicable	✓
Support Letters	Yes	✓
Original Application and 3 copies for CD/2 copies for Special	Yes	✓

For All Seasons

FY2025 Community Development Block Grant Application

Original Application w/signed Statement of Assurances and Certifications, three copies of application and all required Exhibits and Attachments

Policy and Procedures Manual Documents

(Highlighted Exhibits Previously Provided or Not Applicable. All others attached)

1. Exhibit A - HUD Fiscal Year 2024 CDBG Income Limits
2. Exhibit B - Previously Provided - Citizen Participation Plan Dated June 12, 2020. Expires June 12, 2025)
3. Exhibit C – Notice of Public Hearing, Star Democrat, Memo - Minutes Pending Approval
4. Exhibit D – Authorizing Resolution
5. Exhibit E – Previously Provided - Residential Anti-Displacement and Relocation Assistance Plan Dated June 12, 2020. Expires June 12, 2025.
6. Exhibit F – Program Income Re-Use Plan – N/A
7. Exhibit G – Debarment Check
8. Exhibit H – Affordable Rent Standard – N/A
9. Exhibit I – Revolving Loan & Income Funds – N/A
10. Exhibit J – Notice of 2nd Public Hearing – N/A
11. Exhibit K – Limited English Proficiency Map – Will translate for Spanish population
12. Exhibit L – Previously Assisted Projects – N/A
13. Exhibit M – Housing Rehabilitation Requirements – N/A
14. Exhibit N – Lead-Based Paint Requirements – Subgrantee will evaluate existence of lead paint and take all appropriate measures to reduce and abate hazards
15. Exhibit O – Radon Requirements – Radon levels will be evaluated prior to work start and mitigated as appropriate
16. Exhibit P – Build America, Buy America Requirements – Purchase of applicable construction materials will be made in accordance with BABA requirements
17. Exhibit Q – Community Based Dev Org Certification – N/A

**2024 HUD INCOME LIMITS FOR THE STATE OF MARYLAND CDBG PROGRAM
EFFECTIVE: MAY 1, 2024**

Somerset County								
HOUSEHOLD SIZE	1	2	3	4	5	6	7	8
Extremely Low (30% of Median)	17,850	20,400	22,950	25,500	27,550	29,600	31,650	33,700
Low (50% of Median)	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100
Moderate (80% of Median)	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
St. Mary's County								
HOUSEHOLD SIZE	1	2	3	4	5	6	7	8
Extremely Low (30% of Median)	28,000	32,000	36,000	39,950	43,150	46,350	49,550	52,750
Low (50% of Median)	46,550	53,200	59,850	66,550	71,850	77,200	82,550	87,850
Moderate (80% of Median)	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100
Talbot County								
HOUSEHOLD SIZE	1	2	3	4	5	6	7	8
Extremely Low (30% of Median)	22,400	25,600	28,800	31,950	34,550	37,100	39,650	42,200
Low (50% of Median)	37,300	42,600	47,950	53,250	57,550	61,800	66,050	70,300
Moderate (80% of Median)	59,650	68,200	76,700	85,200	92,050	98,850	105,650	112,500
Washington County								
HOUSEHOLD SIZE	1	2	3	4	5	6	7	8
Extremely Low (30% of Median)	19,100	21,800	24,550	27,250	29,450	31,650	33,800	36,000
Low (50% of Median)	31,850	36,400	40,950	45,450	49,100	52,750	56,400	60,000
Moderate (80% of Median)	50,900	58,200	65,450	72,700	78,550	84,350	90,150	96,000

APG Media of Chesapeake, LLC

05/22/24
3054406

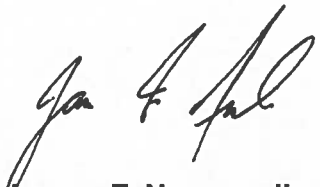
29088 Airpark Drive
Easton, MD 21601

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "FY25 CDBG Applications..." was published in the:

The Star Democrat 05/22/24


James F. Normandin
President & Publisher

**TALBOT COUNTY
PUBLIC HEARING NOTICE**

Notice is hereby given that the County Council of Talbot County, Maryland will conduct a public hearing to obtain the views of citizens on community, economic development and housing needs to be considered for submission of an application to the Maryland Community Development Block Grant (CDBG) Program. Citizens will have the opportunity to discuss the proposed project and to provide input on other needs to be considered. The public hearing will be held at 6:30 p.m. on the grant application below and will be part of the Talbot County Council's meeting agenda on Tuesday, May 28, 2024.

State Fiscal Year 2025 CDBG application:

- For All Seasons – 300 Talbot Street, Easton, MD 21601
 - o Seeking \$750,000 for capital improvements to their facility to include HVAC upgrades and interior renovations.

Information detailing the estimated amount of CDBG funds available for SFY2025; range of activities that may be undertaken with CDBG funds; and proposed Talbot County projects under consideration are available for public review on the Talbot County Government website (www.talbotcountymd.gov) under Community Grant Opportunities. Written comments on the CDBG draft application will be accepted until Monday, May 27, 2024, at 12:00 p.m. and should be addressed to:

Chuck F. Callahan, President
Talbot County Council
11 North Washington Street
Easton, MD 21601
publiccomment@talbotcountymd.gov

The Maryland Community Development Block Grant (CDBG) Program is a federally funded program designed to assist governments with activities directed toward neighborhood and housing revitalization, economic development, and improved community facilities and services. It is administered by the Department of Housing and Community Development (DHCD).

The Maryland CDBG Program reflects the State's economic and community development priorities and provides public funds for activities that meet one of the following national objectives, in accordance with the federal Housing Community Development Act of 1974, as amended, that:

1. benefit low- and moderate-income persons and households;
2. aid in the prevention and elimination of slums or blight;
3. meet other community development needs of an urgent nature, or that are an immediate threat to community health and welfare.

Should you require communications assistance, please contact the County Manager's Office at (410) 770-8010 or TTY (410) 820-9377 by Monday, May 27, 2024. All interested parties are hereby notified and invited to attend.

COUNTY COUNCIL OF TALBOT COUNTY

3054406 SD 5/22/2024

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COUNTY COUNCIL OF TALBOT COUNTY

Exhibit C



TALBOT COUNTY COURT HOUSE
11 NORTH WASHINGTON STREET
EASTON, MARYLAND 21601

Grants Administrator
PHONE: 410-770-8002

Email: mkverdery@talbotcountymd.gov
FAX: 410-770-8007

Please note: The Talbot County Council held a public hearing on the Community Development Block Grant application for For All Seasons on Tuesday, May 28, 2024 and adopted the attached Administrative Resolution. The minutes for the May 24th County Council meeting will not be approved until after June 25, 2024. A copy of the minutes will be forwarded once they have been approved.

A handwritten signature in blue ink that reads "Mary Kay Verdery". The signature is written over a horizontal dashed line.

Mary Kay Verdery

Talbot County Grants Administrator



COUNTY COUNCIL OF TALBOT COUNTY

**COURT HOUSE
11 N. WASHINGTON STREET
EASTON, MARYLAND 21601-3178
PHONE: 410-770-8001
FAX: 410-770-8007
TTY: 410-822-8735
www.talbotcountymd.gov**

**CHUCK F. CALLAHAN, President
PETE LESHER, Vice President**

**KEASHA N. HAYTHE
LYNN L. MIELKE
DAVE STEPP**

ADMINISTRATIVE RESOLUTION

WHEREAS, the State of Maryland, through the Department of Housing and Community Development, has solicited applications from eligible jurisdictions to apply for funding under the Maryland Community Development Block Grant (CDBG) Program; and

WHEREAS, Talbot County is eligible to apply for funds from the Maryland Community Development Block Grant Program through the Maryland Department of Housing and Community Development; and

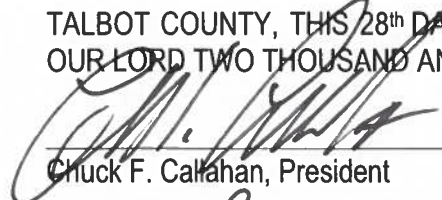
WHEREAS, the Talbot County Council held the required public hearing related to the formulation of the Community Development Block Grant Application on May 28, 2024; and

WHEREAS, the Talbot County Council understands and acknowledges that they would be responsible for the completion of grant activities and any corrective actions, including the repayment of funds if necessary;

NOW, THEREFORE, BE IT RESOLVED, that the Talbot County Council hereby authorizes the submittal of an application for SFY25 Community Development Block Grant funds in the amount of \$750,000 for the For All Seasons, Inc. renovation project located at 300 Talbot Street, Easton, Maryland 21601. Estimated total project cost \$2,071,000. The primary mission of For All Seasons, Inc. is to offer therapy, advocacy, education, and psychiatric care within a secure environment that promotes wellness.

BE IT FURTHER RESOLVED, that the Talbot County Manager is authorized and empowered to execute any and all documents required for the submission of the application.

GIVEN UNDER OUR HANDS AND THE GREAT SEAL OF TALBOT COUNTY, THIS 28th DAY OF MAY, IN THE YEAR OF OUR LORD TWO THOUSAND AND TWENTY-FOUR.




Chuck F. Callahan, President

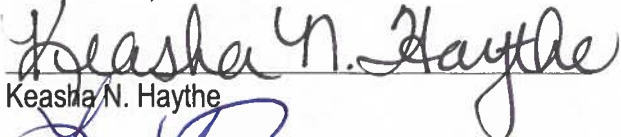
Attest:



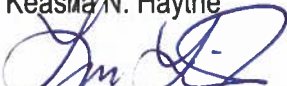
Susan Moran, Secretary



Pete Leshler, Vice President



Keasha N. Haythe



Lynn L. Mielke



Dave Stepp

MARYLAND CDBG PROGRAM

Debarment Check

Name of Contractor (Legal) For All Seasons, Inc.

Contractors Address 300 Talbot St., Easton, MD 21601

Date Debarment Check Completed 5-23-2024

CERTIFICATION SIGNATURE:

SIGNATURE: By signing this Certification page, you certify that you performed the necessary actions to complete the debarment check and certifying that this contractor is not debarred or suspended.

Grantee Name: Talbot County, MD

Program Name: Maryland CDBG Program

Chief Elected Official or Designee: Chuck Callahan, President

Signature: 

Date: 5-28-2024

(Signed Certifications are to be kept in CDBG project files)

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Important Reqs and Certs Update

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Mar 1, 2024



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Exact Phrase 

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Classification

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Excluded Entity

Entity Name

FOR ALL SEASONS  

FOR ALL SEASONS 

Unique Entity ID

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XHURM8M42Z65 ×

CAGE / NCAGE

▼

Federal Organizations ▼

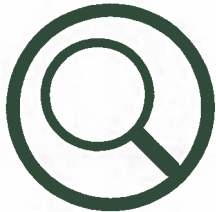
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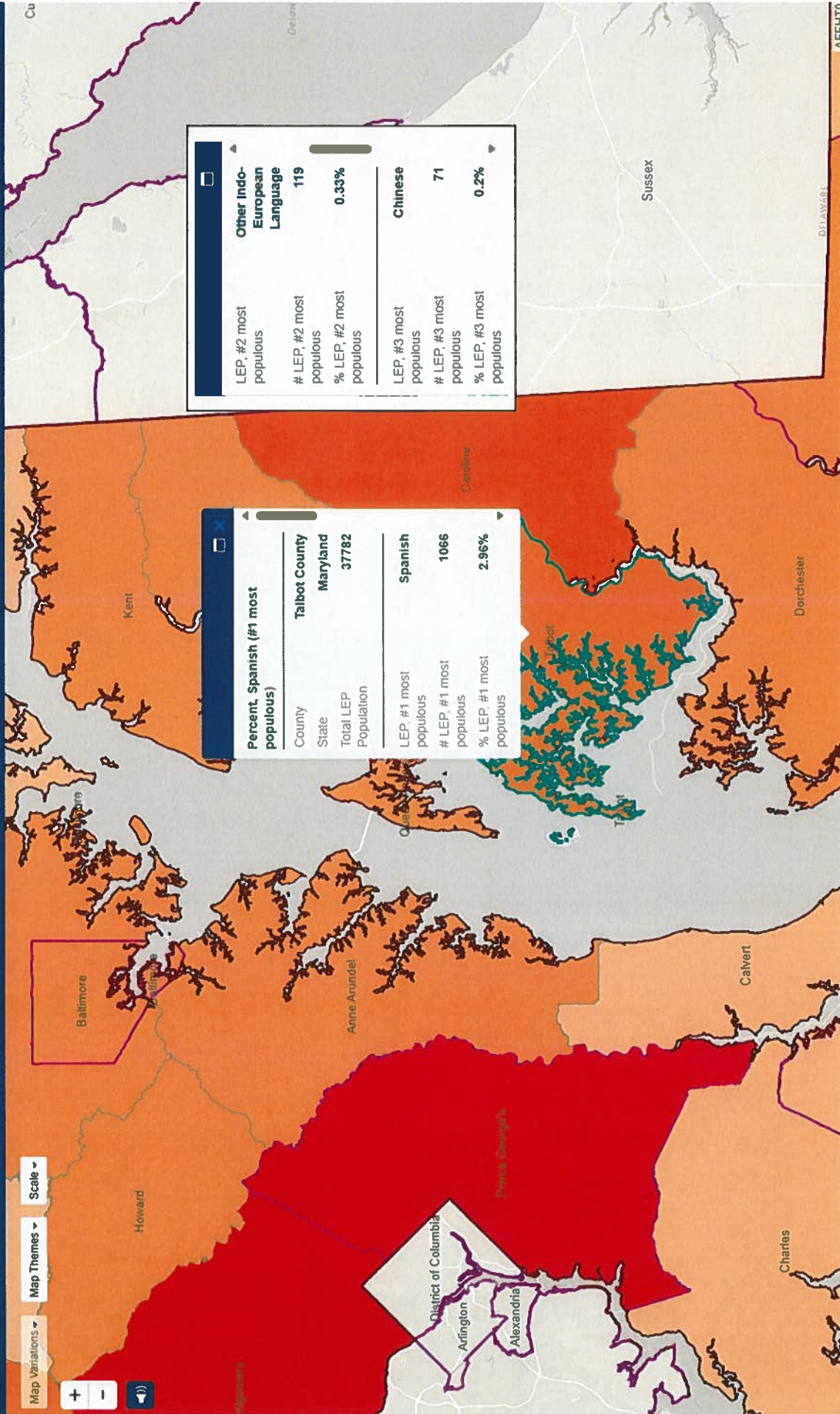


Exhibit K

Limited English Proficiency Determination – Vital documents will be translated for Spanish population.

Board Executive Committee

Melissa Kelly (Chair)
Leslie Sea (Past Chair)
Kamari Collins, Ed.D. (1st Vice Chair)
Diane Flagler (2nd Vice Chair)
Leonard Wolf, CPA, RIA (Treasurer)
Shay Lewis-Sisco (Secretary)



FOR ALL SEASONS
Behavioral Health & Rape Crisis Center
— help • hope • healing —

Members-at-Large

Linda Booze
Alison Davis, Ph.D.
Michael Flaherty, Ph.D.
Ronald Frampton
Andrew Moon, Psy.D.
Sharon Pepukayi, Ed.D.
Alexa Seip

May 20, 2024

Mary Kay Verdery
Grants Administrator
Talbot County Courthouse
11 North Washington Street
Easton, MD 21601

Subject: Compliance Statement Regarding Radon and Lead Paint Abatement and Mitigation Requirements

Dear Mr. Callahan,

For All Seasons, Inc. is committed to upholding the highest standards of safety and compliance in all aspects of our operations and facilities. As part of our capital improvement project at our headquarters located at 300 Talbot Street, Easton, Maryland, we hereby affirm our commitment to adhere to all applicable radon and lead paint abatement and mitigation requirements.

Lead Paint

We will comply with all federal, state, and local regulations concerning lead paint, including but not limited to, the Residential Lead-Based Paint Hazard Reduction Act of 1992 and the U.S. Environmental Protection Agency (EPA) regulations. We will ensure that any construction or renovation work that disturbs painted surfaces in buildings built before 1978 is performed by EPA-certified contractors who follow lead-safe work practices.

Radon

We will adhere to the guidelines set forth by the U.S. Environmental Protection Agency for radon testing and mitigation. Our facilities will be tested for radon in accordance with EPA-recommended protocols, and should tests show radon levels above the EPA action level, we will take prompt mitigation actions to reduce radon levels to below the EPA action level.

For All Seasons, Inc. will maintain all necessary records of compliance and make them available for review by the relevant authorities or as required by law.

Sincerely,

Beth Anne Dorman
President & CEO

Board Executive Committee

Melissa Kelly (Chair)
Leslie Sea (Past Chair)
Kamari Collins, Ed.D. (1st Vice Chair)
Diane Flagler (2nd Vice Chair)
Leonard Wolf, CPA, RIA (Treasurer)
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Alexa Seip

May 28, 2024

Mary Kay Verdery
Grants Administrator
Talbot County Courthouse
11 North Washington Street
Easton, MD 21601

Subject: Compliance *Build America, Buy America* Requirements

Dear Ms. Verdery,

For All Seasons, Inc. is committed to upholding the highest standards of compliance and integrity in all aspects of our operations and projects. As part of our capital improvement project at our 300 Talbot Street, Easton, MD 21601 headquarters, we hereby affirm our commitment to adhere to all requirements of the *Build America, Buy America* (BABA) policy, per the State of Maryland CDBG Program Policies and Procedures Manual (SFY2024).

For All Seasons, Inc. will ensure that all materials used in our infrastructure projects, including iron, steel, manufactured products, and construction materials, comply with BABA's domestic procurement requirements. We are dedicated to supporting domestic manufacturing and contributing to the national economy through our adherence to BABA standards.

For All Seasons, Inc. will maintain thorough records of our compliance with BABA requirements and will provide these records for review by the relevant authorities as needed.

Sincerely,

Beth Anne Dorman
President & CEO