

Senior housing community in Perryville to get rehab

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Richmond Hill Senior Housing in Perryville is getting a \$1.9 million facelift paid by the Maryland Department of Housing and Community Development.

The 40-unit community off Franklin Street will be completely refurbished, said Rick Della, acting executive director of Interfaith Housing Eastern Shore.

The Denton-based nonprofit is planning to replace paint, carpeting, appliances and cabinetry.

"Several units need to be modified to be wheelchair accessible," Della said.

When the units opened in 1989, the rules for accessibility were different, Della said. The new rules will be applied during the rehab project, he said.

Interfaith Housing was one of eight projects in a \$15 million award announced last week, according to John Maneval, deputy director of multi-family housing.

"The \$1.9 million is a loan from the state at 4 percent interest for 40 years," Maneval said.

Organizations compete for the funds each year. This year, Maneval said 30 participated and competition is fierce.

"It's a 325 point scale. All applicants get ranked and assigned a score. When we run out of money, we draw the line," he said. Community needs, the quality of the construction and the public purpose of the proposed project are among the criteria, Maneval said.

Della said the work is at least 10 months out, but meetings with residents of the Carter Court community would learn soon how that work would affect them.

"We'll have a lot of meetings. All residents will have a schedule of what's happening and when in their unit," he said.

Most of the work would be completed with the residents going to another location for the day.

"The contractor we selected has built a real niche in renovating (these kinds of) communities ... with minimal inconvenience," he said. Workers will arrive and depart at a set time and "leave the unit clean and functional."

Della said it is likely other tenants, particularly those with chronic health problems, will need to move to a vacant apartment or a hotel. As an example, he said someone on oxygen therapy can't be around construction dust and debris.

"There will be a couple of unique circumstances where there is no way we can leave (the tenant) there," he said. The relocation could be up to three weeks.