

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
DSP Training Academy at Jubilee Association of Maryland		
2. Senate Sponsor	3. House Sponsor	
Waldstreicher	Solomon	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$418,317	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the DSP Training Academy at Jubilee Association of Maryland		
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
Steve Keener, Executive Director		202-507-3947
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Jubilee provides services to more than 200 adults with intellectual and developmental disabilities. Founded in 1978 as part of the deinstitutionalization movement, Jubilee today is a leader in person-centered services that promote independence and community engagement, affordable housing for people with disabilities, and outreach to under-served communities. Jubilee is a founding member of the MD Direct Support Professional (DSP) Training Consortium. High-quality, in-person DSP training is key to quality of life outcomes for the people they support. Jubilee has successfully implemented transformative workforce development programs that are resulting in improved services and staff retention. The launch of a training academy Fall 2024 is already having an impact on DSPs working for Jubilee and other service providers.</p>		

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

Jubilee seeks funding to renovate building space used for a training academy for DSPs supporting people with intellectual and developmental disabilities. The academy offers evidence-based training to DSPs from Jubilee and other Maryland service providers for improved outcomes for people with disabilities and DSP workforce development. A 2024 legislative bond helped Jubilee purchase a building to create space for the Academy. The Academy launched in November 2024. Funding from a 2025 legislative bond would cover the cost of renovation to (1) expand the capacity of two Academy classrooms, (2) create an accessible teaching kitchen for adults with IDD and their DSPs, and (3) expand the Academy lobby.

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	\$1,803,522
Design	\$116,000
Construction	\$800,000
Equipment	\$65,000
Total	\$2,784,522

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

2024 Legislative Bond	\$550,000
2025 Legislative Bond	\$418,317
William S. Abell Foundation Grant for Programming	\$425,000
Private Donations through capital campaign	\$1,800,000
Total	\$3,193,317

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
9/2/2024	11/12/2024	TBD	TBD
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	
1546762.00	2,112 (annual learner capacity)	2,832 (annual learner capacity)	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2015	\$100,000		
2024	\$550,000		
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Jubilee Association of Maryland, Inc. 10408 Montgomery Avenue Kensington, MD 20895			
20. Legislative District in Which Project is Located	18 - Montgomery 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:	Steven Keener	Has An Appraisal Been Done?	Yes/No
Phone:	301-949-8626		
Address:		If Yes, List Appraisal Dates and Value	
10408 Montgomery Avenue Kensington, MD 20895			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
5 Trainers	5 Trainers	650000.00	650000.00
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	11,428		
Space to be Renovated GSF	2,244		
New GSF	NA		

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

1975

28. Comments

The Academy at Jubilee directly addresses a workforce crisis among health care professionals, specifically front-line DSPs. The DSP turnover rate is 41% nationally and 33% in Maryland. Jubilee's 14% turnover is much closer to the ideal for a stable workforce supporting people with disabilities.

Alongside livable wages, staff training and development is key to quality jobs leading to workforce stability. A recent University of Minnesota study found that staff holding DSP II advanced training credentials at Jubilee and SEEC had turnover rates below 10%. The DSP II credential program is among courses offered by the Academy.

Not only does staff development improve staff longevity, it also leads to beneficial outcomes for people with disabilities. Data from the Council on Quality and Leadership show that ongoing staff development programs result in a 40% reduction in ER visits, a 61% reduction in injuries, and a 62% reduction in incidents of abuse and neglect. Simply put, the quality training that will be offered at the Academy at Jubilee make a world of difference.

Jubilee is well positioned to successfully complete this project. On the programmatic side, Jubilee has strong relationships and support from the Maryland Developmental Disabilities Administration and partnering service providers that are sending learners to the Academy. Jubilee has an ongoing grant of \$425,000 from the William S. Abell Foundation for the first two years of the Academy. Jubilee is a founding member of the Maryland DSP Training Consortium, which is supporting Jubilee's effort to launch the Academy.

On the construction side, architectural plans for the renovation are already complete, and the construction permit application is being processed by Montgomery County. Jubilee is also in the quiet phase of a capital campaign, having already raised more than \$3 million in a \$5 million campaign to raise funds for the Academy (\$3 million), office renovations (\$1 million), and group home renovations (\$1 million).

Due to potential County, State, and Federal funding cuts in 2025, Jubilee will only proceed with the renovation and capacity expansion of the Academy if the LBI or similar funding is secured.