

State Of Maryland

2026 Bond Initiative Fact Sheet

| | | |
|--|---|----------------------|
| 1. Name Of Project | | |
| Direct Support Professionals - 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 | \$291,790 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the DSP Training Academy facilities | | |
| 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 totaling \$550,000 helped Jubilee purchase a building to create space for the Academy. The Academy launched in November 2024. Jubilee was approved for a \$50,000 legislative bond in 2025, providing partial funding to help Jubilee (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. Jubilee requests \$291,790 for the remaining cost of the classroom, teaching kitchen, and lobby work, which is anticipated to be completed during June through July 2026.

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 | \$1,804,000 |
| Design | \$116,000 |
| Construction | \$723,000 |
| Equipment | \$65,000 |
| Total | \$2,708,000 |

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

| | |
|---|--------------------|
| 2024 Legislative Bond | \$550,000 |
| 2025 Legislative Bond | \$50,000 |
| 2026 Legislative Bond | \$291,790 |
| William S. Abell Foundation Grant for Programming | \$425,000 |
| Private Donations through capital campaign | \$1,800,000 |
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| Total | \$3,116,790 |

| 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 | 6/1/2026 | 8/7/2026 |
| 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 |
| 1800000.00 | | 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 | | |
| 2025 | \$50,000 | | |
| | | | |
| 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 | | | |
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| 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 |
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| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| | | | |
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| 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 37% nationally and 32% in Maryland. Jubilee's 12% 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 has been approved by Montgomery County. Jubilee is also in the quiet phase of a capital campaign, having already raised more than \$3.6 million in a \$5 million campaign to raise funds for the Academy (\$3 million), office renovations (\$1 million), and group home renovations (\$1 million).