

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
DSP Training Academy at Jubilee Association of Maryland		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Waldstreicher	Solomon	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a (direct support professionals) DSP Training Academy		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Delegate Jared Solomon		jared.solomon@house.state.md.us
Steve Keener		202-815-2679
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Jubilee provides services to more than 180 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. Launching a training academy will enable Jubilee to deepen its impact for DSPs working for Jubilee and expand to DSPs working for other service providers.</p>		

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

Jubilee seeks funding to purchase and renovate a building in Kensington, MD. The building will serve as a training academy for area DSPs supporting people with intellectual and developmental disabilities. The academy will bring together the best training personnel from area service providers to offer evidence-based training to DSPs for improved outcomes for people with disabilities and DSP workforce development. It is anticipated that the new academy will enable Jubilee to extend the reach of its training programs from 350 Jubilee DSPs currently to 1,000+ DSPs working for multiple agencies in Montgomery County and beyond. This innovative project has the support of leading disability service providers and anticipated program funding from the William S. Abell Foundation. Jubilee is considering three potential properties, two that are currently on the market and one soon to go on the market.

*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**

<b>Acquisition</b>	\$2,000,000
<b>Design</b>	\$250,000
<b>Construction</b>	\$1,000,000
<b>Equipment</b>	\$100,000
<b>Total</b>	<b>\$3,350,000</b>

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

Legislative Bond	\$500,000
Private Donations through capital campaign	\$3,000,000
William S. Abell Foundation grant for programming	\$400,000
Jubilee operating reserves as needed	
<b>Total</b>	<b>\$3,900,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
7/1/2024	9/30/2024	1/15/2025	TBD
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
0.00	350 Staff Trained	1,000+ Staff Trained	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2015	\$100,000	Community Center Renovation	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Jubilee Association of Maryland, Inc. 10408 Montgomery Avenue Kensington, MD 20895		Jubilee is working with a real estate firm and considering the following properties: (1)10420 Montgomery Ave, Kensington (2)10613 Concord St, Kensington (3)10730 Connecticut Ave, Kensington	
<b>20. Legislative District in Which Project is Located</b>	18 - Montgomery County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Steve Keener	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202-815-2679		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
10408 Montgomery Avenue Kensington, MD 20895			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
3 Trainers	4 Trainers + 1	400000.00	650000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	NA		
<b>Space to be Renovated GSF</b>	NA		
<b>New GSF</b>	4,000+ depending on property		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p>The Jubilee academy will directly address a workforce crisis among health care professionals, specifically front-line DSPs. The DSP turnover rate is 41% nationally and 33% in Maryland. Jubilee's 19% 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 will be among courses offered by the Jubilee academy.</p> <p>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 Jubilee's academy will make a world of difference.</p> <p>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 have expressed interest in sending trainers and trainees to the academy. Jubilee was approached by the William S. Abell Foundation with an invitation and grant opportunity to expand Jubilees DSP training program to reach DSPs working for other providers. Jubilee is a founding member of the Maryland DSP Training Consortium, which is supporting Jubilee's effort to launch the academy.</p> <p>On the acquisition and construction side, Jubilee has established relationships with a real estate firm, architect, contractors, the town of Kensington, and Montgomery County. Jubilee has also completed a capital campaign planning study showing strong support for Jubilees mission and ability to raise \$3,000,000 toward this project. Finally, Jubilee maintains an operating reserve equal to 5 months of expenses; Jubilee is prepared to bridge any shortfall in funding if needed to ensure completion of the project.</p>	