

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Jewish Community Service's Alternative Living Unit Program - ALU's		
2. Senate Sponsor	3. House Sponsor	
Hettleman	Cardin	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Jewish Community Service's Alternative Living Unit Program (ALU's)		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
☐ Historical Easement	☒ Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Joan Cohen		410-935-2299
10. Description and Purpose of Organization (Limit length to visible area)		
Jewish Community Services (JCS), a non-profit human service agency was formed in 2008 through the merger of 4 social service agencies (the oldest dating back to 1856): Jewish Family Services, Jewish Vocational Service, Jewish Addiction Services, and Jewish Big Brother Big Sister League to provide vital community services to individuals and families (regardless of background). JCS offers financial and food assistance, a Career Center providing employment services, mental health services including therapy, psychiatric services, and addictions assessments, case management to help individuals, families, seniors, and individuals with disabilities, community-based services and residential programs including 8 Alternative Living Units for adults with developmental disabilities, educational programs, services, and resources for children, teens, and parents.		

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

JCS currently operates 8 Alternative Living Units (ALUs) in Baltimore City (1) and Baltimore County (7). JCS' ALUs provide low and moderate income developmentally disabled individuals with the opportunity to live safely and securely in their community as well as support services. Residents' ages range from 28-79, with most being over 55. Several of our clients have lived in their ALU for over 30 years. JCS received a \$760,000 grant from HUD during CY 2023 to make necessary renovations and accessibility modifications that will allow the residents to continue to live safely and remove barriers to mobility within the homes. To meet our clients needs, the renovation costs greatly exceeded initial estimates, and as a result, JCS is seeking \$300,000 from the Legislative Bond Initiative to undertake the renovations of 2703 Woodcourt Ave. Baltimore, MD 21209 and 4516 Dresden Rd. Baltimore, MD 21208 after July 1, 2025.

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	
Design	\$25,000
Construction	\$625,000
Equipment	
Total	\$650,000

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

Legislative Bond Initiative	\$300,000
Baltimore County Capitol Projects Grant	\$300,000
Harry and Jeannette Weinberg Fdn FY 23	\$11,000
JCS In-kind	\$39,000
Total	\$650,000

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
Completed	Completed	Upon Funding	7 months from Funding
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	
50000.00	8	8	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2013	\$129,863	Acquisition of 4739 Bonnie Brae Road, Baltimore, M	
2014	\$50,000	Capital repairs to 6 Alternative Living Units	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Jewish Community Services 5750 Park Heights Avenue Baltimore, MD 21215		2703 Woodcourt Ave. Baltimore, MD 21209 4516 Dresden Rd. Baltimore, MD 21208	
20. Legislative District in Which Project is Located	11B - Baltimore County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
☐	☐	☒	☐
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Joan Grayson Cohen	Has An Appraisal Been Done?	Yes/No
Phone:	4108437399		No
Address:		If Yes, List Appraisal Dates and Value	
5750 Park Heights Avenue Baltimore, MD 21215			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
17	19	765000.00	850000.00
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	Dresden = 1472 and Woodcourt = 2031		
Space to be Renovated GSF	Dresden = 1472 and Woodcourt = 2031		
New GSF	n/a		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	Woodcourt - 1965 Dresden - 1955
28. Comments	
JCS is making a profound commitment to families and caregivers when we accept their adult developmentally disabled children into one of our ALUs. They are entrusting us to provide their loved ones with a home, socialization and the necessary level of care foreseeably for the rest of their lives. 2703 Woodcourt Ave. Baltimore, MD 21209 (WOODCOURT) and 4516 Dresden Rd. Baltimore, MD 21208 (DRESDEN) will undergo extensive renovations to ensure that we meet that commitment and fulfill their trust so that their children will live in homes that are safe, comfortable, and inviting. The homes will enhance socialization by providing comfortable, accessible common areas such as kitchens and living rooms. Each home will be brought up to meet FHA requirements for passageways, doorways and bathrooms. The project will include the following renovation and maintenance activities: reconfigurations of rooms, removal of walls, necessary structural improvements, new electrical and plumbing throughout, renovated bathrooms and kitchens with new appliances, installation of security doors, new chair lifts for the stairs (Woodcourt), an electric Hoyer lift (Dresden), addition of backup generators, new furnishings, new washers and dryers, wall paneling removal and painting, carpet and flooring replacement, basement repairs and remodels, sunroom screen replacement, and general maintenance and repairs to ensure safety and energy efficiency. The community also benefits from the inclusion of ALUs. Inclusion of ALU residents in the community, deinstitutionalizes them and dispels misconceptions and myths about individuals with disabilities, thereby promoting a more diverse and inclusive community.	