



LIGHTHOUSE LIVING
FOUNDATION

LightHouse Living Foundation

Exceptional integrated communities that enable meaningful connection, contribution and growth for adults with I/DD

Who We Are



LightHouse Living Foundation is a non-profit 501(c)(3) corporation committed to creating vibrant, safe, faith-based communities that enrich the lives of adults with intellectual and developmental disabilities allowing them to live independently with appropriate support.

Mission, Vision, Values

Mission

To create **vibrant, safe, faith-based communities** that enrich the lives of adults with I/DD.

Vision

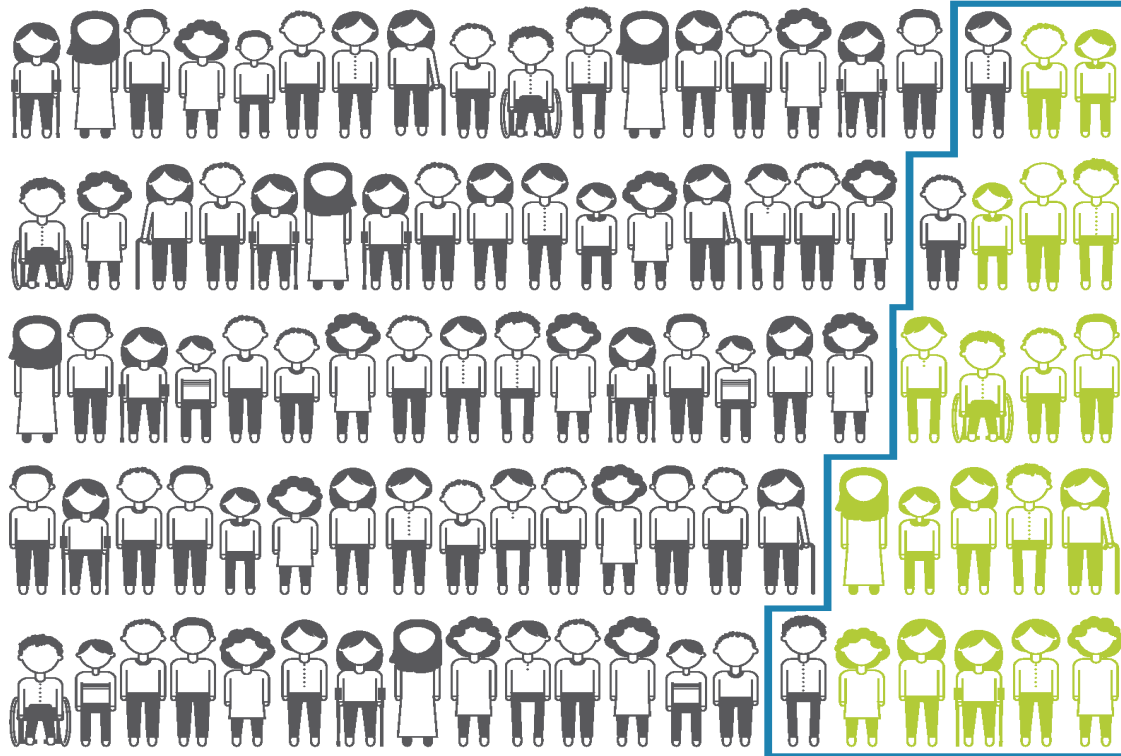
Exceptional integrated communities that enable **meaningful connection, contribution and growth.**

Values

Faith. Stewardship. Integrity. Independence. Inclusion.
A full life for persons with I/DD and their families.

A Critical Need

7.39 million people in the United States had Intellectual or Developmental Disabilities (IDD) in 2019



22%

1.58 million people with IDD were known to or served by state IDD agencies¹

19%

1.40 million people with IDD received long-term support or services through state IDD services

1: Residential Information Systems Project (2019). [People with IDD in the United States]. Minneapolis: University of Minnesota, RISP, Research and Training Center on Community Living, Institute on Community Integration.

Why Do This?



Young adults with disabilities “age out” once they reach age 22, depriving them of the services and supports provided by law through the school system. Many times, the help received by families of young adult children then disappears, leaving concerns about employment, housing, independence, transportation, social interactions, healthcare and financial security.

Did You Know?

7 in 10 adults with disabilities live with their parents or guardians.

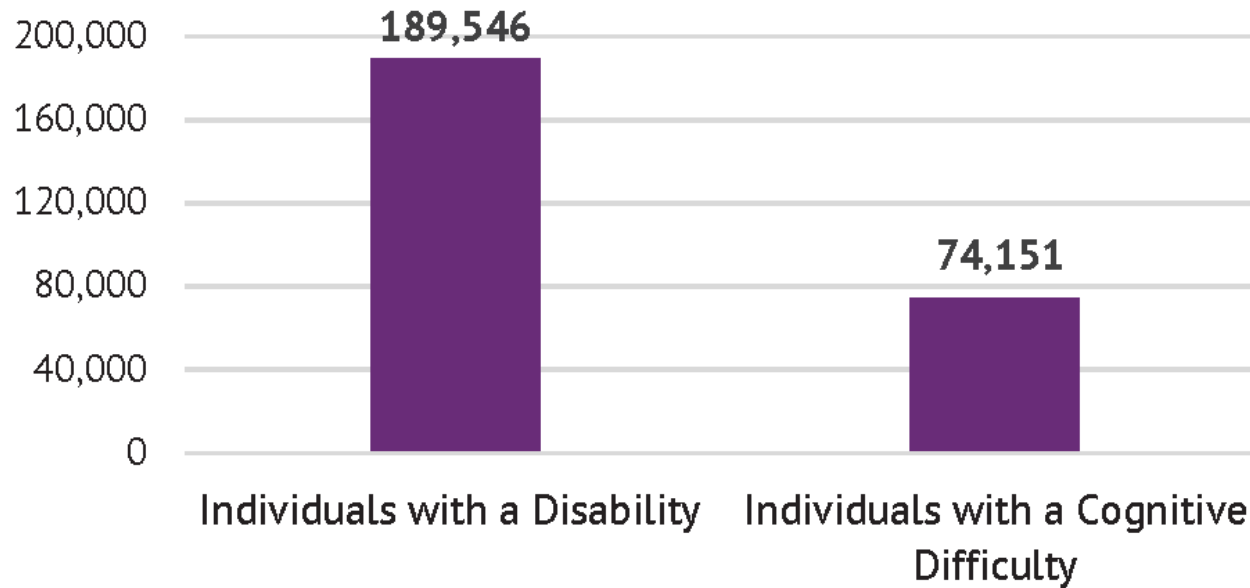
Nearly **two-thirds** of parents do not have a plan for their adult child with a disability.

36% of parents of adults with I/DD report planning on a sibling taking over their care upon the parents' death.

Source: Easter Seals Living with Disabilities Study

A Critical Need

Figure 1. Estimates of Nevada Adult Population (aged 18-64) with a Cognitive Disability



Source: Guinn Center Report 2021

Meet Sami



Age 22

Graduated Galena High School in June 2022

Alternative Diploma Recipient

“I am currently a student in the Path to Independence Program at the University of Nevada, Reno. I’m taking classes to help me reach my goal of working as an aide for preschoolers with special needs.

I would like to live independently but surrounded by my peers. I like doing things with friends, but sometimes I just want to be alone in my own space.

Three of my favorite things to do are listening to music, dancing, and going out for Mexican food!”

Meet Walker



Age 24

Graduated Truckee High School in June 2018

Graduated Path to Independence Program at UNR 2021

“I am working full time at the Ritz Carlton Lake Tahoe in their Banqueting and Special Events department. I was working in a similar position at the University of Nevada, Reno after I graduated from the Path to Independence Program in 2021.

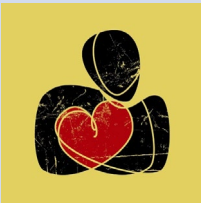
I am currently living at home with my parents in Truckee, but I have also experienced living independently with support from peers. My goal is to live independently in my own apartment with a roommate.

Some of my favorite things to do are play basketball with friends, watch basketball with friends and dance. I also love to DJ and have helped at special events.”

How are we going to make this happen?

Case Study 1: Casa de Amma, California





Casa de Amma (San Juan Capistrano, CA)

- Successful **independent** apartment community supporting **35 residential and several non-residential I/DD adult clients.**
- Offers **rental apartments** and **on-site** supportive living services.
- More than **90%** residents are employed in the community.

<https://youtu.be/jxa8n1CX9b8>



Casa de Amma (San Juan Capistrano, CA)

- Sami visited Casa de Amma in February 2023
- She took a tour of the facility with her parents
- Within a matter of hours, the residents were welcoming Sami into their community



Case Study 2: The Village, Arc of Jacksonville, FL



The Village, Arc of Jacksonville, FL

- **Affordable rental housing community** for I/DD adults financed through the 9% LIHTC Program, a FL grant, and a private capital campaign.
- **95** apartments; **121** residents; **80%** set-aside for adults with I/DD (76 units).
- Offers **rent** and **on-site** supportive living and auxiliary services.

<https://youtu.be/sxZe2dVu79E>



Case Study 3: Betty's Village, Las Vegas, NV





Betty's Village (Las Vegas, NV)

- **Affordable rental housing community** for I/DD adults:
 - 62 one-bedroom residences
 - 37 ground floor units
 - 16 townhome style units
 - 10 second floor units
 - 5 two-bedroom ground floor residences
 - 2 four-bedroom single story residences
- Offers **rent** and in-house or 3rd-party **on-site** supportive living and auxiliary services.



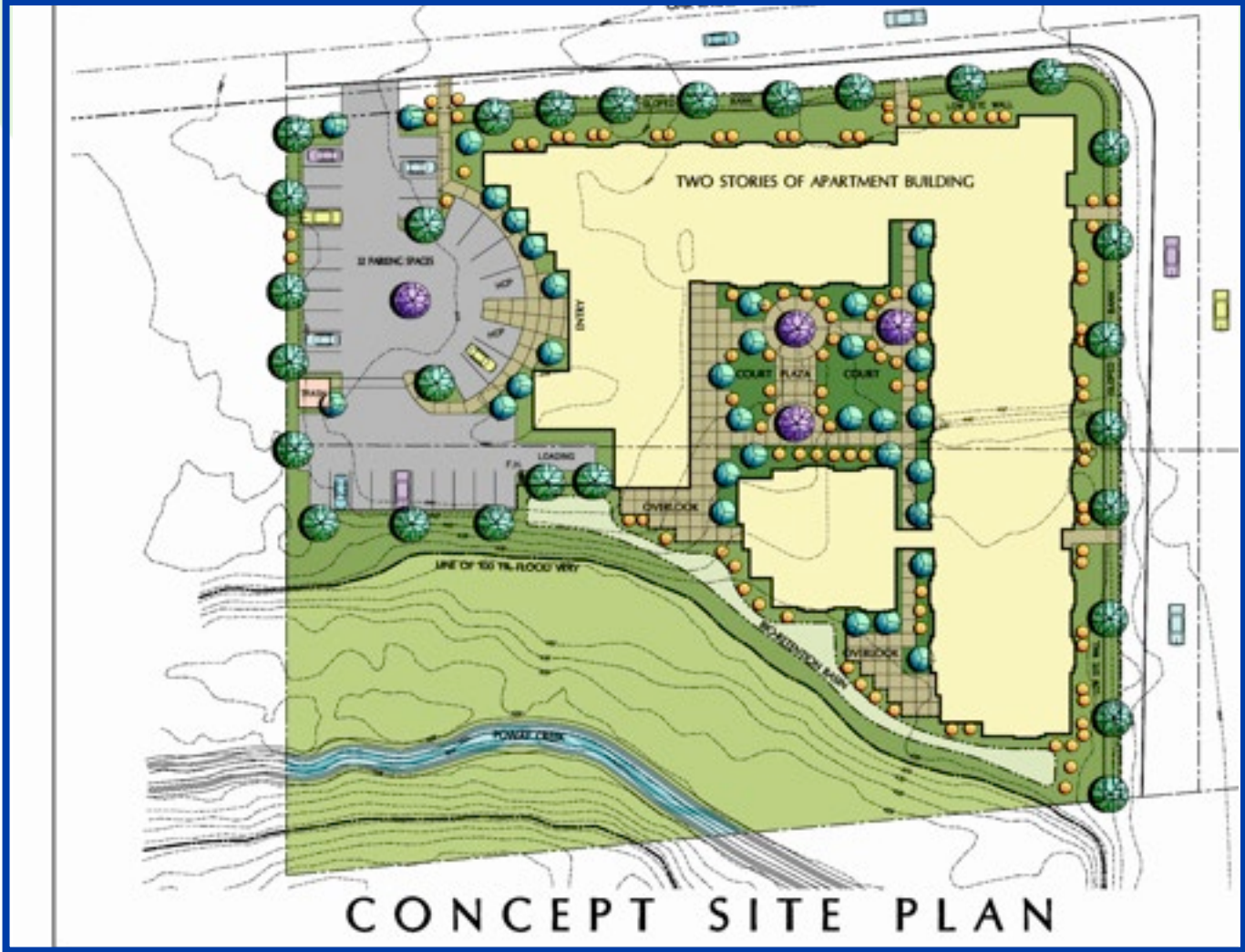


Following and learning from many quality residential communities across the country, **LightHouse Living Foundation** will be **Reno's first** supportive housing community for individuals with intellectual and developmental disabilities.

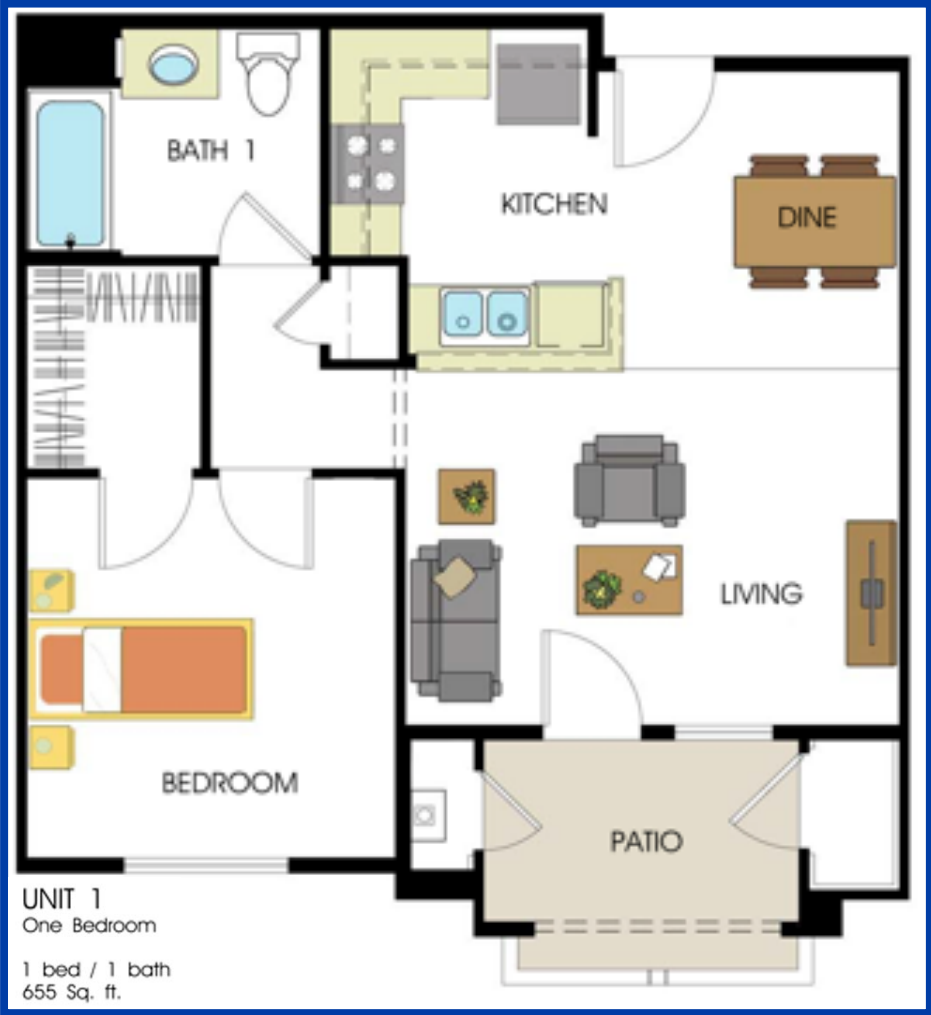
LightHouse Living: Real Estate Development

- **Location: Reno/Sparks**
- **Favorable zoning, high walkability and safety, access to public transportation, access to community options (groceries, hospitals, medical offices, retail shops, library, gym, etc.)**
- **New Construction: 35 - 40, 1 & 2 bedroom apartments**
 - Each apartment has a door with a lock, tenant will have his or her own key
 - Each apartment has a kitchen with a refrigerator and stove, bathroom with walk-in shower, living room and bedroom. Tenant will furnish apartment on their own.
- **Resident gathering room, community dining room, fitness center, service offices or stations, management offices, other community space**

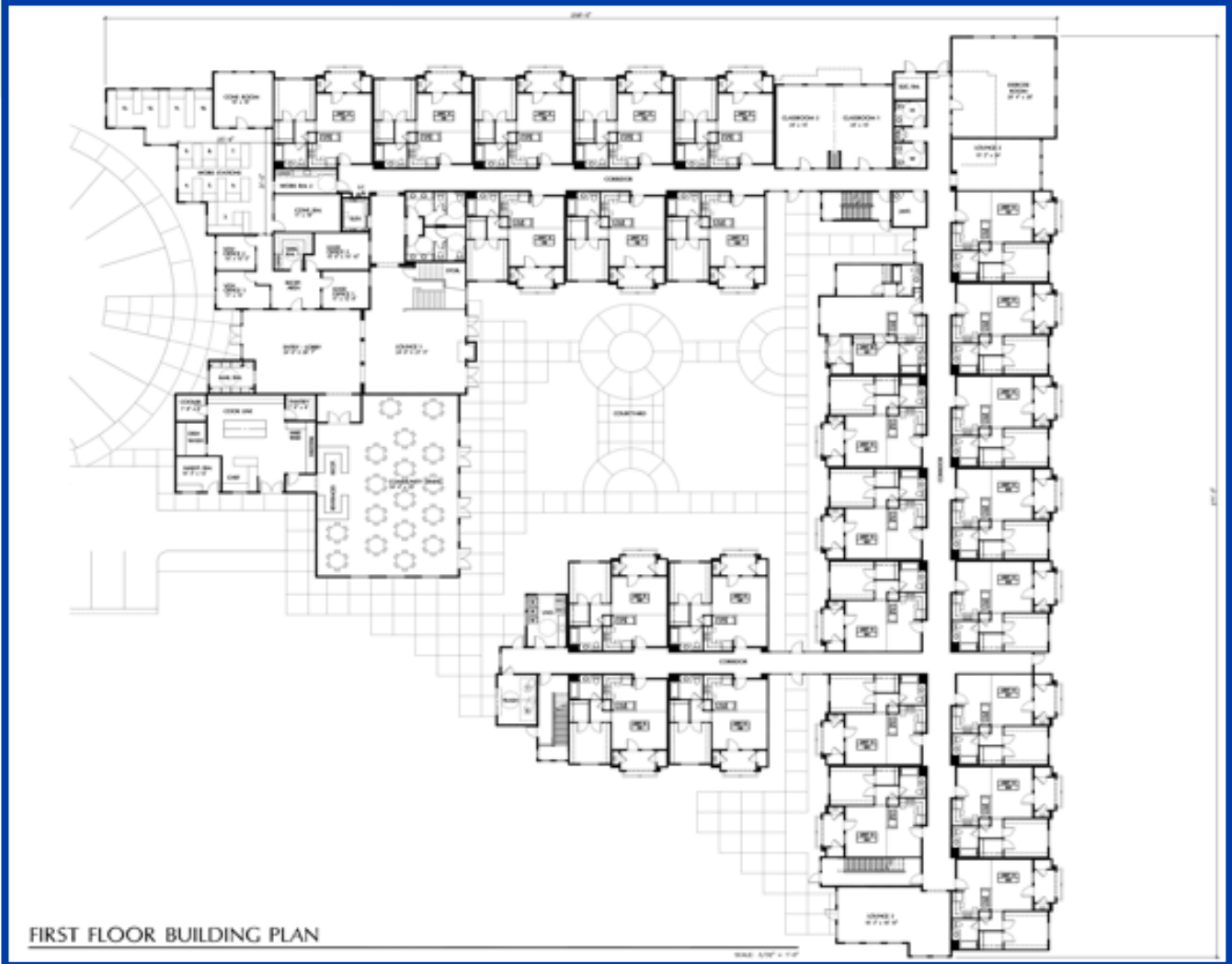
Preliminary Design Concept (Example)



One-Bedroom Unit (Example)



Preliminary Conceptual First Floor Plan



Services

We will identify and collaborate with partner organizations to provide resident services and supports. Residents can choose their own support services provider. The basic support service coordination will be provided to all residents.

- **Case management (Local Regional Center)**
- **Assistance w/activities of daily living**
- **Day services**
- **Transportation**
- **Food services**
- **Supportive living services including:**
 - **Residential Life**
 - **Personal Finance**
 - **Nutrition & Healthy Lifestyles**
 - **Community & Enrichment**
 - **Employment**
 - **Personal Social Adjustments**
- **Mental Health/Behavioral Support**
- **Recreational & Social activities**

Description of Key Support Services



- **Residential Life:** Caring for a home and living in community
- **Personal Finance:** Developing budgeting and good spending habits
- **Nutrition & Healthy Lifestyles:** Learning good nutritional habits, hygiene practices and exercise
- **Community & Enrichment:** Contributing to the community through volunteer efforts and sharing individual interests and hobbies
- **Employment:** Developing job skills, coaching and coordinating transportation services
- **Social Opportunities:** Learning to expand social interactions

Challenges

- **Nimbyism (“Not In My Back Yard”)**
- **Significantly reduced public sources of funding at local, state and federal levels**
- **Uncertainties on DDS/Regional Center funding for services under the Home and Communities Based Settings Final Rule**
- **Increasing cost of development (land acquisition, construction cost, etc.)**
- **Increasing demand, decreasing resources**
- **Competing for scarce resources with other special needs populations**

Positives

- **Reno is a very livable city**
- **Ample employment opportunities in a vibrant, growing business community**
- **University of Nevada, Reno is a 4-year accredited university and offers an inclusive post-secondary program for individuals with I/DD (Path To Independence)**
- **Reno/Tahoe International Airport provides easy access from around the world**
- **State-of-the-art Regional Medical Center (Renown)**
- **Abundant and diverse outdoor activities**
- **Ample resources & strong donor base afforded by Lake Tahoe basin**

Preliminary Development Budget

Description	Estimated Budget
Land Acquisition	\$ 3,000,000
Planning & Design	\$ 500,000
Construction	\$ 17,000,000
Overhead & General Expenses	\$ 850,000
Marketing & Community Outreach	\$ 170,000
Capital & Program Reserve	\$ 3,000,000
Total Development Budget	\$ 24,520,000
*Subject to Change	

Preliminary Development Timeline / Milestones



5: Move-In & Beyond
Beginning of new set of responsibilities to ensure community is operationalized smoothly; Support Services are in-place.



4: Construction
Groundbreaking of Community; Relationship building with Region and City; Engage support agencies



3: Architecture Design
Inform design by working with members; Engage with architecture to incorporate universal design elements



2: Land Acquisition
Partner with experts, real estate agents to identify appropriate Land/Property; additional member outreach



1: Formation
Core members come together, create vision, mission and guiding principles



Preliminary Development Team

- **Greg Schafer - Director**
- **Linda Schafer – Director**
- **Chuck O’Neal - Mgmt. Partner
(Allied Argenta, LLC)**
- **Jenny Davis**
- **Diane Thorkildson**
- **Jeff Hefty**

Join Us!



We can't do this without our Reno community!

We are currently looking for advisors with expertise in:

- Real Estate Planning & Development
- Legal, Finance and Accounting
- Advocacy, Marketing and Public Relations
- Fundraising, Capital Campaign
- Non-Profit Management

For more information contact:

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