

LIVING UNLIMITED'S ROAD HOME PLAN



HOUSING FOR INTELLECTUAL AND DEVELOPMENTALLY DISABLED/DELAYED ADULTS Strategic Plan 2022 to 2026

"It has been a most interesting journey for my special needs son and me. We have been on a road filled with many obstacles. When I saw there was a 'Y' in the road ahead, I realized we had a choice. We could stay on sadness, grief, anger and fear, or we could veer over to community, hope, camaraderie and joy. I am so thankful we chose the right way. Being part of Living Unlimited gives me peace and hope for the future."

- Carrie, parent

OVERVIEW AND GOALS OF LIVING UNLIMITED

Living Unlimited (LU) was founded in 2015 as a 501(c)3 by dedicated volunteers to provide life-long homes for adults with intellectual delays and developmental disabilities (I/DD).

Creating a joyful home for an I/DD adult, who has likely lived only at home, calls for a blend of skills and empathy. The key to the Living Unlimited model is to connect and provide means for families to communicate throughout the journey. The goal for each I/DD adult is to feel safe, enjoy living with others like themselves, be accepted, and be proud of their home.

The Road Home Plan will allow Living Unlimited to realize its five-year vision: homes for 150 to 200 I/DD adults by 2026. Specifically, the plan seeks \$11 million to support 25% of the new spaces for low income I/DD adults. This plan is to secure the housing, development of properties, and the LU infrastructure.

In the future, LU plans to build on that success to expand the availability of housing for up to 2,000 I/DD adults. LU utilizes an equity model of funding projects, through which families invest in housing, with that value retained by the family. In addition to the equity model, LU plans to expand its model beginning with this strategic plan to include affordable housing solutions for the I/DD population in California during this prolonged period of high need.

CALIFORNIA'S GROWING HOUSING CHALLENGE FOR I/DD ADULTS

A large and growing number of vulnerable I/DD individuals are now living at home with aging parents, who are deeply concerned about where their son or daughter will live when they are gone. Based on California Department of Developmental Services (DDS)¹ estimates, there are 245,000 I/DD Californians living at home with their parents or guardians, 57% of whom are over the age of 21.

Providing safe, secure and supportive homes is not only just the right thing to do, as the law requires that I/DD individuals live in the least restrictive environment, and be integrated into their communities.² As this population ages, **another 50% of I/DD Californians will be facing the same housing challenges over the next 20 years. With a nimble, experienced organization who's viable and people-focused approach works, the time to invest is now.**

¹ CA Department of Developmental Services Quarterly Consumer Characteristics Index Report for December 2020.

² Statewide Transition Plan for Compliance with Home and Community Based Settings Rules; May 2021



Clearwater Ranch, Cloverdale

Mustang Court, Petaluma

Mustang Court, Explorer I

OUR HOMES

After establishing the framework to create and form community projects, Living Unlimited established three communities in Sonoma County, California:

Clearwater Ranch, an 83-acre property in Cloverdale (90 miles north of San Francisco), is currently home to four I/DD men. Renovations are underway here to provide homes for a total of 24 I/DD men and women.

Mustang Court Community (MCC) in Petaluma was established in 2019. MCC is a single-family home to which LU is adding an additional dwelling unit (ADU). It will be home for a total of four I/DD adult men, three I/DD adult women, and a live-in caretaker. MCC is on a 5.5-acre parcel, of which more than three acres will be developed. Mustang Acres Farm currently has sheep, with plans for llamas, chickens, and other animals.

Mustang Court Community Explorer 1 In 2021, LU established an additional single-family home that is a four-minute walk to MCC. It is under renovation. This is the first satellite house in what LU plans to be a cluster of homes in this neighborhood.

LIVING UNLIMITED'S COMPREHENSIVE APPROACH

Throughout the process, Living Unlimited's ongoing goal is to make sure to create a heart in these homes, similar to the parental home. Some existing housing programs assist families with the daunting task of locating housing to meet their needs, but **very few, if any, address all four steps of the larger housing challenge**. They are:

STEP 1. FIND COMPATIBLE HOUSEMATES

LU seeks to create housing options in three settings: rural, suburban, and urban. However, it is the selection of housemates that can make or break a home. **This is unique to the Living Unlimited model: LU takes the time, and creates opportunities for families to meet one another, explore their personal preferences and to make as informed a choice as possible before selecting and investing in a home. We are building communities.**

STEP 2. FIND DESIRED PROPERTY

LU regularly polls and communicates with over 700 families. LU understands their needs and preferences for housing, financing models and support needs. We are committed to creating real homes and not just filling beds.

STEP 3. FINANCING AND LEGAL STRUCTURE

LU has success with the "equity model" where a number of families wishing to secure housing pool their capital to purchase a property within a limited liability company (LLC). They retain equity for their interest and have a structure to oversee the life of the project.

STEP 4. PROPERTY MANAGEMENT WITHIN NETWORK PORTFOLIO OF PROJECTS

Once a property has been acquired, LU provides property management for a fee that is at or below prevailing rates for residential property management services. The advantage of LU's property management services is our familiarity with the communities and our ability to be the eyes-and-ears of LU families. Superior property management ensures that a house becomes a home and continues to feel like a home.

"MY SON IS TRULY BLOSSOMING BEYOND OUR DREAMS AT CLEARWATER RANCH. HE HAS A BEST FRIEND FOR THE FIRST TIME IN HIS LIFE! HE AND HIS ROOMMATE LOVE SPENDING TIME TOGETHER. THEY LOOK OUT FOR EACH OTHER AND CARE ABOUT EACH OTHER. THEY EVEN DRESS ALIKE AT THEIR OWN CHOICE!"
- DIANA, PARENT

LIVING UNLIMITED'S ROAD HOME PLAN 2022 - 2026

With Living Unlimited's successful and person-focused model, LU seeks increased housing opportunities in the community for I/DD adults. In the next five years, the LU board's vision is to establish 23 new communities to accommodate approximately 150-200 I/DD adult residents. The estimate for this project over the next five years is \$35 million with approximately \$24 million in revenue coming from equity partners (parents). The Road Home Strategic Plan—includes a goal of \$11 million—to secure the costs of the properties, their development, as well as LU expenses. Living Unlimited will seek funding from individual donors, foundations and government sources, and consider other finance options to raise necessary funds.

OUR VISION

Potential target areas for new housing include 14 counties from the coast east to the Sacramento Valley, north to Napa, Sonoma and Solano counties and south to Monterey County. As of December 31, 2020, the six California Regional Centers for these counties reported 87,639 clients with a range of developmental disabilities, of which 23,229 were over the age of 21 and living at home with their parents or guardians. **The need for homes exists right now, and will continue into the foreseeable future.**

Beyond the five-year horizon, the benefits of the plan will continue to strengthen Living Unlimited's ability to secure the vision with their distinctive model: an annual increased scale of new projects by 4- to 5-fold, and **the road home for between 300 and 400 adult I/DD individuals per year.**

"Our family gets to create a COMMUNITY for our Robbie, a place where he can spread joy to his friends and family, and hopefully some chickens and goats too! How lucky are we! We've taken the sadness and anger we had when we realized we were on the road less travelled and have decided each day to turn it into ACTION! We are so thankful to the families working with Living Unlimited."

- Beth, parent