

## **Osprey Village, Inc. (OVI)**

### **Tab 3: Executive Summary**

#### **Osprey Village, Inc.**

- Is a 501(c)3 nonprofit organization chartered and incorporated under the laws of South Carolina in 2008 and headquartered in Bluffton, SC.
- Is led by a volunteer Board of Directors composed of parents, interested citizens, and professionals in the fields of developmental disabilities, finance, neighborhood planning and development, and business development.
- Operates in the Beaufort County and Jasper County area of South Carolina.
- Has recently hired an Executive Director with 15 years of experience in providing housing for adults with developmental disabilities.

#### **Mission and Vision:**

- The mission of Osprey Village is: "To develop and sustain a community where adults with developmental disabilities can live as independently as possible with seniors, volunteer families, and staff in service of one another."
- OVI envisions developing an inclusive intergenerational "neighborhood with a purpose" to support adults with intellectual and developmental disabilities (IDD) and their aging caregivers in our area.
- OVI has signed a contract to purchase a parcel of land near the Buckwalter Place town center area in the Town of Bluffton in southern Beaufort County on which our neighborhood will be developed. This parcel is within walking distance of many shops, restaurants, recreational activities, and potential employers.
- OVI anticipates that about 25% of the residents in this neighborhood will be adults with IDD; the balance of the neighbors would be a mix of families (related to them or not), retirees, young professionals and students who want to participate in this "intentional neighboring" model of community life.
- OVI intends to begin providing our initial residential services to two adults with intellectual or developmental disabilities (IDD) in July of 2016 by starting with a CTH-I residence. We plan to either engage a couple or family to incorporate these adults with IDD into their current home, or lease a home and engage an individual or couple to live there as "house parent(s)" to provide support services in collaboration with planned OVI service staff. This will provide OVI staff with the opportunity to begin serving this population prior to the development of our full neighborhood.

## **Philosophy and Values:**

- OVI is working closely with the Generations of Hope Development Corporation (GHDC) in Champaign, IL, who have pioneered a supportive neighborhood model that they have termed “Intergenerational Community as Intervention” (ICI).
- GHDC has successfully implemented this ICI model in several Generations of Hope Communities (GHCs) across the country, including their initial Hope Meadows neighborhood in Rantoul, IL, which has been operating for over 20 years.
- A GHC is based on two philosophical principles:
  1. All neighborhood residents – children, youth, adults and older adults – must be viewed as if they were members of our own family and decisions must be made accordingly.
  2. Given the opportunity, ordinary people of all ages and vulnerabilities will care for one another in ways, and to a degree, that go beyond the scope of traditional social services.
- In a GHC, program practices empower the community members to become the first line of support and service for each other. Key practices include caring about and caring for people and place, the use of inclusive, non-stigmatizing language, and meaningful engagement in community activities.
- Osprey Village will be one of the first communities in the country to adapt and implement the ICI model to support adults with IDD and their aging caregivers.

## **Osprey Village Goals:**

### ***1) Deliver Much Deeper Integration into the Community***

Osprey Village will be a planned “neighborhood with a purpose” designed to support people with intellectual, developmental and physical disabilities in a natural blended community of residents including parents and siblings, working-age families with children, professionals, senior retirees, and other volunteers. This “intentional community” will be focused on supporting our neighbors with disabilities in many tangible and intangible ways in the course of normal daily living.

- Each of our residents will have unlimited opportunity to engage in daily community life.
- Each of our residents will have a broad choice in what they do each day and with whom they spend their time.
- Each of our residents with IDD will be known individually and connected personally to everyone in the neighborhood.

This is the deepest possible realization of integration into the community. The quality of an individual's experience in Osprey Village will be deeper and more meaningful than in an isolated residence home with little or no connection to the surrounding neighbors.

In Phase I of our future neighborhood development in Beaufort County, we will provide residential services for up to 20 individuals with IDD, along with about 60-70 non-disabled residents. A community center will also be built to provide social, recreational, and educational/training services to all residents. Once Phase II is completed, 12 residence homes and several apartments for people with developmental disabilities and some 30 - 40 privately owned homes and a number of rental apartments will be interspersed across our 12 acre neighborhood, encompassing about 150 – 160 neighbors in all.

The geographic location of Osprey Village will offer outstanding access to jobs in competitive settings (Kroger, Ace Hardware, Publix, McDonald's, and other businesses within walking distance), shopping, recreation, medical services, transportation, and houses of worship.

### ***2) Maintain Existing Support Relationships with Family and the Community***

Osprey Village is a local initiative designed to support people with IDD in their own community. In this way, each individual can maintain vital lifelong connections with family, jobs, friends, doctors, neighbors, church affiliations, and social and recreational activities. Supporting people with disabilities in their own community avoids the traumatic disruption of long-distance residential placements. Especially for people with developmental disabilities, these long-distance placements are often extremely disruptive and confusing. Removing a person from their own social network is the opposite of supporting them to live independently. Osprey Village maximizes the opportunity for individuals to have access to the benefits of community living, especially with regard to maintaining their existing social support network.

### ***3) Provide Lifelong Growth in Independent Living Skills***

Osprey Village will be much more than just a place to live. We also aspire to develop the greatest capacity for independent living for each of our residents at each phase of their lives. We will offer truly person-centered development planning customized to each person that will lead them to their fullest potential. Specifically, each of our residents can choose to participate in:

- professional job training, placement and on-going job coaching
- transportation and mobility support for jobs, recreation, and shopping
- individual programs for physical therapy, nutrition, exercise, and sports
- specialty services for speech therapy, socialization, and decision-making
- support for free time, hobbies, and volunteer activities

#### ***4) Create a Meaningful Choice of Services and Providers***

Osprey Village respects the decision of the individual about where to live. Each individual and family will decide for themselves if the Osprey Village community is best suited to their specific needs and aspirations. Offering individuals with IDD a real choice of services and providers in the least restrictive setting appropriate to each individual is a fundamental goal of the new CMS Final Rule on Home and Community Based Settings (HCBS). Our neighborhood design offers a unique range of personalized services based on the needs of all of our residents that is not readily available in much of South Carolina today. It also offers innovation, creativity, efficiency, and individual benefits that are profoundly valuable to our residents and their families.

Osprey Village has established relationships with a variety of other agencies and service providers in Beaufort County via our outreach efforts, especially by leading the formation of the Beaufort County Disabilities Coalition. We intend to partner and collaborate with a number of local organizations including Beaufort County DSN, Programs for Exceptional People (PEP), Special Olympians Activities and Recreation (SOAR), Heroes on Horseback, and others. Osprey Village has already officially extended invitations to the Executive Director of Beaufort County DSN, William Love, and the Executive Director of SOAR, Kathy Cramer, to join our Board of Directors or participate in our Board meetings on a regular basis. We have also begun discussions with the PEP Board to collaborate in a similar manner.

#### **Population to Be Served**

Ideal candidates for Osprey Village residential services programs:

- Are at least 21 years old
- Have a diagnosed intellectual or developmental disability
- Are able to communicate needs effectively
- Are socially compatible with others in their own residence and the larger neighborhood
- Are able to live and work within a structured program and living environment that provides choices
- Can make decisions with support, including having input and expressing their preferences as to potential housemates
- Are self-medicating (with reminders/direction from staff as needed) - residents are able to recognize/describe their own medications
- Are motivated to be involved in a day program or work and/or volunteer a minimum of 20 hours per week with assistance of a job coach
- Will be responsible for participating in planned social activities and daily tasks such as independent food preparation and light housekeeping
- Are highly motivated to live as independently as possible
- Are aware of basic safety issues and capable of using a simple cell phone to call for assistance when needed

Osprey Village residences would not be appropriate for individuals with:

- A psychiatric and/or serious emotional disturbance that impacts behavior, including injurious abuse to self or others
- Serious medical conditions that require daily or weekly monitoring or intervention, and/or require 24 hour supervision
- Episodes of wandering away and not reporting they have gotten lost
- 2 or more recorded occasions of vandalism/property damage or aggressive/predatory behavior in the last 2 years.

Osprey Village is a community-based, structured program that will have 24/7 on-site staff support. Individual safety and dignity will be our priority, but residents will be working and living in the community and allowed to make decisions that affect all aspects of their lives, all of which creates a level of risk inherent to this philosophy and approach that may not be appropriate for some individuals with IDD.

#### **Current Situation:**

- OVI started Heart to Home Thrift Store in nearby Okatie, SC, (Jasper County) in April 2011 in order to fund both neighborhood startup costs and ongoing operational funding; now known as the Osprey Village Thrift Store, it has had over \$500K in sales since then and has also created an important connection to the local community while also providing opportunities for adults with IDD and their families to engage the community and learn social and employment skills.
- OVI's Director of Development has led the formation of the Beaufort County Disabilities Coalition under the auspices of the county's Human Services Alliance. This Coalition was founded to encourage and enhance the collaboration and coordination of efforts of local agencies, businesses and organizations who provide services or engage with people with various disabilities; there are now over a dozen members, including the Beaufort County School District Special Education program, the Beaufort County DSN Board, Programs for Exceptional People, Special Olympics, Heroes on Horseback, Goodwill Industries, Action For Autism Academy, the Children's Relief Fund, and others.
- OVI has recently signed a contract to purchase a 38 acre parcel of undeveloped land located next to the Buckwalter Place town center area in Bluffton, which includes businesses such as a grocery store, restaurants, a bowling alley, shopping, an immediate care facility, hardware store, police station, etc.
- That parcel has about 12 acres of developable land surrounded by wetlands and upland buffers, on which OVI intends to build (or make lots available for others to build up) to 66 residential units.

- OVI has recently hired an Executive Director who ran a nonprofit housing corporation in Ohio for 15 years that built, maintained and managed 55 homes for people with disabilities.

### Immediate Objectives:

- OVI intends to begin providing services to local adults with IDD as soon as possible once we have been approved as a Service Provider by DDSN. Those services would include:
  - Engaging a person or couple in their current home or renting a home to establish a Community Training Home – Level I to serve two consumers from our area;
  - Developing career preparation, employment services, community services and respite services for additional consumers in collaboration with other local organizations and service providers while our neighborhood is being developed and residences are being built over the next 2-3 years.
  - Starting a second thrift store to both provide additional ongoing revenues as well as potential retail job training opportunities for local consumers.

### Experience and Expertise:

- Our current Board President, William Lincicome, is the founding principal of HighGrove Partners, a multi-disciplined company offering an array of design, construction and maintenance services for the commercial real estate industry. Mr. Lincicome's career has focused on design and planning for the commercial real estate development industry across the Southeast. He has over 40 years of experience in designing and managing residential community development and commercial projects, and he and his wife now reside in Beaufort County, SC. He is leading the OVI neighborhood development project in conjunction with local engineers and architects. His education and certifications include:
  - BS of Landscape Architecture, North Carolina State University, 1975
  - Teaching Assistantship, Cornell University, 1976
  - Masters of Architecture, Georgia Institute of Technology, 1979
  - American Institute of Architects Reg. No. 30096141
  - American Society of Landscape Architects Reg. No. 2890994
- Our incoming Board President, Jerome Manuel, is the former Director of the Ohio Department of Developmental Disabilities (DD), having served on the Governor's cabinet for 8 years before retiring to Hilton Head. He served as Superintendent of local County DD programs and also served on many local and state associations in a leadership role supporting individuals with DD. He participated in a number of national efforts that resulted in changing many laws for people with disabilities, including the

American with Disabilities Act and Education of Individuals with DD, making it public law across the country. He also created programs promoting Self-Determination and Person Centered Programming for individuals with DD throughout Ohio. He has personally developed programs and trained staff in the operation of early childhood centers, school-age programs, adult work programs, and residential options of all type for individuals with DD.

Mr. Manuel served as President of Ohio Special Olympics and still is a member of the Ohio Special Olympics Board Emeritus. He has received many local, state, and national awards for his outstanding service to individuals with DD.

He graduated from Xavier University, Cincinnati, with his B.S. and Masters degrees. He also took Post Graduate work at Bowling Green State University in Ohio.

- Our Board Treasurer, Jeffery Norkus, has been involved in business planning and financial planning at IBM Corporation for the past 30 years. His responsibilities have included design and implementation of the strategic market segment planning process for IBM's Microelectronics Division and financial planning for complex, multi-year contracts between IBM and the US Department of Defense. Mr. Norkus is now leading the development and implementation of the Osprey Village financial plans. Mr. Norkus graduated from the University of Notre Dame with a BBA in Finance and from MIT's Sloan School of Management with an MS in Finance and Information Technology.
- Our Executive Director, Michael Corbett, recently moved to the Bluffton area from Delaware, OH, where he was the Executive Director of Delaware Creative Housing & Creative Living Systems Inc. This nonprofit housing corporation also engaged in not-for-profit manufacturing, home modification corporation, two HUD 811 corporations and a durable medical equipment resource center, owning both residential and commercial property with assets over \$6,500,000. These agencies specialized in providing, maintaining, developing, manufacturing and modifying housing for developmentally disabled and elderly citizens. Mr. Corbett was also responsible for board development, training, fund raising, grant-writing, evaluation, collaboration and networking as well as overall agency development and planning.

Prior to that, Mr. Corbett was the Contract Manager/ Waiver Administrator for the Delaware County Board of Developmental Disabilities. His responsibilities included the administration of 47 waivers via negotiated contracts with 10 provider corporations and 33 individual providers to ensure service delivery within a 2 million-dollar budget.

Mr. Corbett completed the first Ohio Superintendent training practicum, a two-year training program sponsored by The Ohio Superintendent Association. His education, associations, and awards include:

- 1988: Masters in Social Work - University of Denver, 132 University Blvd., Denver Colorado 80203
- 1986: Bachelors of Arts Sociology - Buffalo State College, 1300 Elmwood Ave., Buffalo, New York 14225
- 1984: 90 credit hours towards Associates of Criminal Justice -Niagara County Community College, 6700 Niagara Falls Blvd., Niagara Falls, New York 14278
- 1996-2000: Board Member – Sunrise Dwellings, Mental Health Housing Board, Delaware, Ohio
- 1999-2001: Board Member – Habitat for Humanity, Delaware, Ohio
- 2003-2015: Affordable Housing Task Force, Delaware, Ohio
- 2005-2006: Governor’s Task Force to End Homelessness, Housing work group
- 2007–2013: Governor’s appointment to Ohio Statewide Independent Living Council; 5 years as Board Chair
- 2007: Recipient of the National Carl Perkins Humanitarian of the Year Award by the Association of Career and Technical Educators
- Our Director of Development & Operations, David Green, was one of the founders of Osprey Village and its initial Board President. Mr. Green has extensive experience in network systems design and administration, website development, and Internet marketing; he has also gone through the National Development Institute’s training and testing programs to become a Certified Nonprofit Consultant. Mr. Green is also the father of a 32-year-old son with autism.  
Mr. Green has a BA in English from St. Fidelis College and an MA in Theology from Duquesne University.
- Other appropriate staff will be hired in the future once Osprey Village has received approval as a DDSN Service Provider, include a Housing Manager, Program Director, and Residential Counselors.

### **Marketing and Publicity:**

Osprey Village has had a website online for over 7 years with information about our plans for a “neighborhood with a purpose” to support adults with IDD. Over the past 5 years, we have implemented analytics tools to track visitors, which show that our website has been getting 40-50 visits a week from all over the country. Many local families have been following our progress and keeping in touch with us as well.

Osprey Village recently received a good measure of publicity with our announcement of the signing of our property purchase contract. All three local newspapers ran articles about this milestone for OV, including a front-page story in Bluffton Today. We are planning another publicity and fundraising event, the “Pro Bowl Open,” for January 31, 2016 that will feature

another Board member, former NFL MVP and quarterback Kenny Anderson of the Cincinnati Bengals, who joined our Board two years ago.

Our Director of Development & Operations, David Green, and several Board members have been participating in local and state-wide networking groups, Chambers of Commerce, and community coalitions, and have been speaking to community groups for several years about our neighborhood vision and plans. We have also utilized an email marketing service to send out occasional updates on our progress and events to interested families and individuals.

So far, 140 families have expressed their interest in having their family member with IDD participate in our future residential programs. About half of them are SC residents, with many out-of-town folks arranging personal visits to our area to discuss this possibility with us.

We have been careful to explain to all of them that if their family member with IDD is not currently a resident of South Carolina, they will need to establish residency first since any current funding for services that they have will not move with them to SC. Then they must apply (or re-apply) for a Medicaid waiver to pay for needed services, and then get placed on a DDSN waiting list for services until such funding is allocated.

Fortunately, a number of local potential Osprey Village residents have already gone through this process, and at least 5 of them who have contacted us already have an ID/RD waiver that could pay for residential habilitation services once they get approved for them. Several others are in the process of doing so.

We have also received interest from other non-disabled persons and families who would like to live in Osprey Village and participate in our neighborhood programs. So there appears to be no lack of interest by potential residents of Osprey Village!

### **Non-Solicitation Attestation Statement**

Osprey Village, Inc. attests that Osprey Village, Inc. will not solicit business from families/consumers currently being served or families/consumers who have been served within six months of the date this solicitation is signed.

**End of Executive Summary**

## Osprey Village one giant step closer to reality

A "Neighborhood with a Purpose" — to support adults with developmental disabilities — is a little closer to being reality, as plans have been announced that Osprey Village will be developed near Buckwalter Place.

Osprey Village Inc., a local nonprofit corporation, has signed a contract to purchase a 38-acre property along Bluffton Parkway for a planned community with apartments, homes and cottages for the multi-generational neighborhood.

The organization was established in 2008 to create resources for the empowerment of adults with developmental disabilities and their aging caregivers.

David Green, executive director of the organization, said he was part of the team that began discussing ideas for a community in 2007. "We looked at what had already been done, which was mostly campus-like apartments or group homes," he said. "We wanted what is being called 'intentional neighboring,' which is designed to include and support



The inset, slightly enlarged, shows where Osprey Village will be built near Buckwalter Place. the developmentally disabled."

Parcel 10A on the site map is immediately adjacent to Buckwalter Place and Bluffton Parkway. Closing on the property purchase is expected to take place in early May 2016.

The parcel provides about 12 acres of buildable land surrounded by upland buffers and wetlands. In the initial con-

struction phase beginning in 2016, the plan is to build six homes and cottages specifically designed for adults with developmental disabilities. Full-time residential services for up to 20 individuals with developmental disabilities will begin during 2017.

In addition, some 30 to 40 homes and apartments for other families, couples

and individuals who want to participate in this "intentional neighboring" community model will be constructed through the neighborhood.

All residents will have a wide range of choices to engage in all aspects of daily community life. The development will feature a community center and swimming pool, along with walking and biking trails and nature paths.

Osprey Village will also provide life skill training, job coaching, recreation and social opportunities.

Green hopes Osprey Village will be the first of many similar neighborhoods around the country. He said, "It's a new prototype in how to address the needs of these adults and their caregivers."

"What has really been exciting is the amount of interest we've been getting from people in our area, across the state and country," Green said. "It's an idea whose time has come."

## Bluffton Today

# UPDATE: Land secured in Bluffton to build Osprey Village

Posted: December 3, 2015 - 2:37pm

By SCOTT THOMPSON

843-815-0800, Ext. 13 [scott.thompson@blufftontoday.com](mailto:scott.thompson@blufftontoday.com)

A local nonprofit has purchased land in Bluffton to build a residential community for adults with developmental disabilities.

The neighborhood will be one of the first of its type in the U.S., the group's leader said.

Osprey Village has signed a contract to purchase 38 acres along the northern edge of Bluffton Parkway, just west of Buckwalter Place, where it will build on 12 acres its "neighborhood with a purpose," president David Green said Friday. The other 26 acres are protected wetlands and buffers.

Green said the group has until May to close on the property and is currently putting together a financing package for the project. Construction is expected to begin in the second half of next year, and the first homes will likely be available in 2017, Green said.

The group is currently applying for certification to be able to provide professional services to the adults, Green said.

In the initial construction phase, the nonprofit will build six homes and cottages designed for adults with developmental disabilities and another 30-40 homes and apartments for family members and individuals who work with them.

A community center and swimming pool, along with nature trails for walking and biking, will be available to all residents for training, recreation and socializing.

Green said it will look like a typical middle-class neighborhood in Bluffton, including Lowcountry home architecture.

In the new community, Green said, Osprey Village will implement the "intentional neighboring" concept pioneered by the Generations of Hope community in Champaign, Ill., which was created for families with adopted foster children.

Osprey Village is modifying the concept to serve special-needs adults and their families, particularly elders who are not able to care for them on their own, Green said.

"We don't want just a few group homes scattered around," Green said. "A lot of these adults have friends like them, and they want to be able to live near their friends. So our thought was, what if we had this neighborhood? It will be an intergenerational community with a variety of age ranges and demographics.

"We're one of the first ones in the country to do this. We want to be a prototype for other communities."

Green said the community could house some college students as well.

"If someone at USCB is interested in a career in social services, this could be a fantastic opportunity for them," he said. "So we may have some internships in place for that."

### Startup money

Founded in 2008, the nonprofit has tried for several years to develop the community, but struggled with funding. Green told County Council members in January the project had an estimated capital investment of more than \$12 million.

Green said state Sen. Tom Davis, R-Beaufort, and state Rep. Bill Herbkersman, R-Bluffton, secured a

funding proviso in this year's state budget that will give the group startup money to get through its initial financing and engineering and design services.

"Those guys have been very helpful," Green said of the legislators.

He added the group is applying for a U.S. Department of Agriculture rural housing site loan that covers group homes such as Osprey Village.

"It's essentially a loan guarantee," Green said. "Once we're approved, we can go to a commercial lender for construction."

Green said they are exploring tax credit financing and working with a developer to provide workforce housing next to the neighborhood.

He said the group has received tremendous help the last four years from its thrift store at 2797 Okatie Highway in Ridgeland.

All profits support adults with developmental disabilities in Beaufort County.

The store is open from 10 a.m. to 5 p.m. Monday through Friday and 10 a.m. to 3 p.m. Saturday.

"The store has really allowed us to be bankable so we could be in a position to make this happen," Green said.

According to its website, Osprey Village will provide information on resident admissions within the next few weeks, and information on home site availability will be announced early next year.

For more information, email [residents@ospreyvillage.org](mailto:residents@ospreyvillage.org).

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Diana Sroufe · Works at Retired

Such a great cause. Congratulations in securing the land. This is a big step to your goal.

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