

Friends of Children With Special Needs

www.fcsn1996.org



***Family LLC Dream
Community Model***

Happiness for Individuals

Peace of Mind for Family Members

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Housing: Apartments

Privately owned by Parents held in LLC

Their adult children have the rights to occupy

Tenants with no severe behavioral or medical needs due to

Housing Option Chosen - SLS

4 bedrooms/unit

10 units in the complex



Friends of Children With Special Needs

FCSN's Supported Living Services

- Consumer lives in their own apartment
- With live-in staff and roommate (s)
- 24-7 Support



Dream Community – A Reality since 2006



Person-Centered, Integrated Blissful Community

Family Housing Partnership (LLC Model)

- Owners bought rights for their children & caregivers to occupied the apartment
- Cost effective & affordable model
Share Property / Building Cost
- Affordable rental housing for tenants
- Each person has his/her own bedroom
- Live with house-mates
- Supported Living Services
- Feels like a community

Family Home vs LLC Model

- Cost effective & affordable model
 1. Share Property Tax
 2. Share Maintenance cost
- Emergency Repairs
- Allows for flexibility in staffing & matching roommates
- No fighting about who is living in a better place
- Conflict Resolution? If unresolved, who moves from the family home?
- Protection from Abuse?
- Eviction?

FCSN Dream Project

Partnership between
Families LLC (for profit) & FCSN (non-profit)

Housing owned by Family LLC
Comprehensive Programs & Services by FCSN

to build

A loving home,
A caring village,

DREAM COMMUNITY

Family Housing Partnership

PROS:

- **Affordable Investment:** shared Property & Building Cost
- **Guaranteed Housing:** Owners bought **rights** for their children & caregivers to **occupied** the apartment
- Each person has his/her own **private bedroom**
- **Return on** the parents' **investment** annually
- **Private pay** rental housing for both clients and caregivers (set affordable rate)
- Live with **house-mates**
- **Good Support Services**
- Feels like a **community**

Family Housing Partnership

- **Cost effective & affordable model**
 1. Property Tax
 2. Maintenance cost
- **Centralized LLC Housing Management** to handle Emergency Situations & Repairs
- **ONE SLS Provider** Allows for **flexibility** in staffing & matching roommates and more sharing of resource
- Conflict Resolution: **Happy Ending**
- **Protection** from Abuse – **monitor** FCSN services, no finger pointing on responsibilities

Cons:

Many Families married together, cannot be selfish

Sample Housing Partnership

- A 60 bedroom apartment complex for Adults with Special Needs
- 20 bedrooms for Caretakers (SLS staff)
- 40 bedrooms for clients, so 40 Families in this partnership
- Family owners bought rights to occupied this apt. - \$12M project
- Average Investment per family - \$300,000 paid over 3-5yrs
- Upon completion: Cost for tenant/per room ~ \$750/month
- Annual return on investment after all apartments are completely occupied is \$540,000 / family return \$13,500
- $\text{Return/family/yr} = \$13500 - \$3000(\text{tax}) + \$1500(\text{main}) = \$9\text{K}$
- Cost effective & affordable model
- Allows for flexibility in staffing & matching roommates
- Allows sharing of cost for specialists and staffing hours
- Feels like a community

Sample Details of the Investment (Affordable Model)

Average investment per family

\$ needed to Build the Apartment

\$300,000

Property Tax after Apartment is built

\$3000

Maintenance Fee per year

\$1500

Sample Return on Investment

- Each Apartment yields $\$750 \times 4 \times 12 = \$36,000$
Annual Income 15 Units yields = $\$540,000$ income/yr.
- Each of the 40 families receives $\$13500/\text{yr}$.
- Minus Tax $\$3000$ + Maintenance $\$1500 = \4500
- Profit per year per family $\sim \$9000$