



Pennington Adult Living Services
A 501(c)(3) nonprofit corporation

Funding Proposal

**Construction of a Community Residence for
Individuals with Developmental Disabilities**

November 2023

PROJECT SUMMARY

Pennington Adult Living Services (“PALS”), a 501(c)(3) nonprofit corporation, is seeking \$1,100,000 funding for the construction of a community residence for individuals with developmental disabilities. The residence will be constructed on a 2-acre lot in Pennington, New Jersey and will feature 5 bedrooms and ample living space on a 3,710 sqf. single floor home. Operating expenses for the community residence are provided by the State of New Jersey Division of Developmental Disabilities.

DEFINITIONS AND ACRONYMS

Developmental Disabilities (DD), first defined in 1975 *“a group of lifelong conditions that emerge during the developmental period and result in some level of functional limitation in learning, language, communication, cognition, behavior, socialization, or mobility. The most common DD conditions are intellectual disability, Down syndrome, autism, cerebral palsy, spina bifida, fetal alcohol syndrome, and fragile X syndrome.”*

The acronyms “DD” and “IDD” are often interchangeably used to describe a group that includes either people with both developmental disabilities and/or intellectual developmental disabilities. The supports that people with DD or IDD need to meet their goals vary in intensity from intermittent to pervasive.

The Division of Developmental Disabilities (“DDD”) is a division of the Department of Human Services of the state of New Jersey which coordinates funding and support for individuals with developmental disabilities. Funding for people with DD are resourced from the Medicaid fund.

XERO online accounting program <https://www.xero.com/us/>

Pennington Adult Living Services (“PALS”). www.palsnj.org

PALS' HISTORY AND BACKGROUND

Pennington Adult Living Services' mission is *to provide effective, science-based services and intervention that ultimately assist individuals with developmental disabilities achieve more independent, productive, and happy lives.*

PALS was founded in 2017 by Sergio and Violetta Neri, parents of an individual with autism, and Svein Hansen, a professional behavioral analyst with years of experience in autism intervention and services.

The Neri family has experienced the impact of autism for almost three decades and has supported local autism intervention programs for an equally long time. They know wholeheartedly how challenging it can be to overcome some of the obstacles associated with an autism spectrum diagnosis: establishing meaningful activities, teaching functional self-help and home living skills, improving expressive language and language comprehension. These are just some of the issues they have been dealing with on a very personal level.

A few years back, leveraging their work experience and personal experience and the availability of land and equipment at their Vineyard, the Neri family created a team, the "A Team" with the goal of creating job opportunities for adults with autism through the creation of various work projects aimed at creating useful and sellable products. The success of this project evolved into a new venture: the establishment of a non-profit organization dedicated to providing services to individuals with developmental disabilities, Pennington Adult Living Services (PALS).

PALS is fully licensed by the New Jersey Division of Developmental Disabilities to offer services and intervention to people with developmental disabilities.

The license allows PALS to be funded by the state using a fee-for-service system with hourly tariffs paid depending on the type of service and severity of the disabling condition of the individual. The services are divided in the following categories such as:

- Assistive Technology
- Behavioral Supports
- Career Planning
- Cognitive Rehabilitation
- Community Based Supports
- Community Inclusion Services
- Day Habilitation
- Environmental Modifications
- Goods & Services
- Interpreter Services
- Natural Supports Training
- Occupational Therapy
- Personal Emergency Response System (PERS)
- Physical Therapy
- Prevocational Training
- Respite
- Speech, Language, and Hearing Therapy
- Supported Employment – Individual or Small Group Employment Support
- Supports Brokerage
- Transportation
- Vehicle Modification

The severity of the condition is determined by tests and questionnaires involving the disabled individual and their family/guardians and ranked in tiers A to E (a being the mildest), together with the addition of an acuity factor for individuals with high clinical support needs based on medical and/or behavioral concerns, notated by “a” next to the tier assignment. The acuity factor can also impact the rate and/or unit of a service base rate for services where that may be applicable.

Based on the premises listed above a fee-for services rate table is published by the DDD allowing licensed service providers to bill Medicaid for services provided in 15 minutes units of time.

Information on DDD rates and tiers are available on the Community Care Program Policies & Procedures Manual <https://nj.gov/humanservices/ddd/assets/documents/community-care-program-policy-manual.pdf> and on the Supports Program Policies & Procedures Manual <https://www.nj.gov/humanservices/ddd/assets/documents/supports-program-policy-manual.pdf>

HOUSING CRISIS FOR INDIVIDUALS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES

People with intellectual and/or developmental disabilities (IDD), like all citizens of a civilized and fair society, have the right to live in their own homes, in the community. Adults with disabilities and their legal guardians should be able to have opportunities to rent or buy their own homes and must have the freedom to choose their daily routines and activities.

However, people with IDD face a housing crisis with many contributing factors, such as a serious lack of safe, affordable, accessible and integrated housing, and significant housing-related discrimination.

Historically, families with a child with disabilities had to either place their child in an institution or manage without any support or services at home. Institutions created an isolated, unnatural way of life that was inappropriate and unnecessary, while consuming a disproportionate share of limited public resources.

In the 60s a movement toward deinstitutionalization began in Europe with the work of Franco Basaglia, a leading Italian psychiatrist who inspired and was the architect of the psychiatric reform in Italy and Europe. Also the work of Erving Goffman, a Canadian social psychologist who evaluated the social situation of mental patients in psychiatric hospitals spearheaded the movement to abolish institutions. These efforts have gradually moved western countries to discontinue the placement of disabled individuals in institutions favoring the more humane and supportive approach of community residences of fewer individuals mimicking the family homes of typical residential communities.

Nowadays a typical modern community residence provides housing for 4 or 5 individuals with a 24/7 staff which provides safety, services, and support for the residents.

The recognition that people with IDD belong in the community has led to a **growing demand for community-based housing**. This demand is fueled by persons choosing to leave institutional settings, by young adults educated in inclusive schools, and by adults with IDD who live with elderly parents.

However, people with IDD are among the nation's poorest citizens. For many, Social Security and Supplemental Security Income benefits, which are often far lower than typical rents, are their primary or sole source of income; beneficiaries are generally priced out of rental markets across the country.

Housing for people with disabilities generally requires funding to cover four areas: **housing development, housing operations, support services, and at times medical services**. Housing development includes both the funding required to develop affordable housing units or general residential development (including single-family and multifamily homes and, most recently, farms or campus-like developments). Housing operations include the costs to operate a home, including rent, utilities, and maintenance. Support services include general living supports such as food needs, transportation needs, home care, activities, hygiene supports, medication reminders or administration, and general 'check-in' needs. Medical services (not necessarily required by all individuals with disabilities) include more complex medical care at the level of skilled nursing needed by those with more significant disabilities or with additional needs brought on by aging or illness.

The state of New Jersey (and many other states) has introduced a fee-for services system (as described in the previous chapter) which adequately addresses housing operations, support services, and medical services. **No direct support or funding is provided for housing development, neither for construction nor improvement and outfitting of an existing dwelling.**

The direct result of this housing crisis is that the Division of Developmental Disabilities is forced to place people with IDD in "interminable waiting lists" where the chances to find an appropriate and decent residential placement are elusive. These individuals more often live with aging parents who cannot provide the necessary safety and support to their loved ones.

In summary, the position of most professionals, guardians and operators in the field can be summarized by the following points as stated by the American Association on Intellectual and Developmental Disabilities.

- People must have freedom, authority, and support to exercise control over their housing, including choice of where and with whom they live, privacy within their homes, access to flexible supports and services when and where they choose, choice in their daily routines and activities, freedom to come and go as they please, and housing that reflects their personal preferences and styles. Providers should honor individual choices and preferences.
- Housing should afford people with IDD the opportunity to interact with people without disabilities to the fullest extent possible.
- The health and safety of people with IDD must be safeguarded wherever they live but should always be balanced with the right to take risks and exercise choice and control.

- To ensure that people with IDD can make informed decisions about where and with whom they live, they and their families must be given understandable information about the benefits of living in the community, have the chance to visit or have other experiences in community settings, have opportunities to meet other people with disabilities who are living in the community, and have any questions or concerns addressed.
- Adults with IDD should receive the supports they need to transition out of the family home when they wish to do so.
- Housing for people with IDD must be coordinated with home and community-based support systems, including transportation services, and should ensure access to other typical public resources.
- There must be adequate funding of services to support people to live in the community. Funding must be stable and not subject to arbitrary limits or cuts. People with IDD must not be subjected to unnecessary institutionalization or removal from their homes and communities due to state budget cuts.
- Public policy should promote small, typical living situations for people with IDD. Information about innovative housing models that promote independence should be widely disseminated.
- Housing for people with disabilities should be scattered within typical neighborhoods and communities and should reflect the natural proportion of people with disabilities in the general population.
- Public funds must be shifted from restrictive institutional settings to community supports. Institutional settings and large congregate living arrangements are unnecessary and inappropriate for people with IDD, regardless of type or severity of disability.
- Affordable housing options must be available to people with IDD, including those with very low incomes. Affordable housing programs must be expanded and funded to eliminate long waiting lists. Public policies must ensure that people with IDD receive their fair share of all local, state, and national housing resources.
- Universal design and visitability standards should be adopted for all new housing. New and significantly renovated multifamily housing should include fully accessible units in numbers that reflect the natural proportion of people with disabilities in the general population.

PROJECT DESCRIPTION

The project for which PALS is seeking funding comprise of the design, plan, and construction of a community residence for individuals with developmental disabilities.

The residence will be constructed on a 2-acre lot already secured by PALS in Hopewell Township, New Jersey, just outside Pennington Borough.

The home will feature one main floor with an ample living space and 5 bedrooms.

Four bedrooms will share two bathrooms in a Jack and Jill arrangement. The fifth bedroom will have a private bathroom and is reserved for respite care and/or occasional visitors.

The main floor also contains the kitchen, dining room and living space for the residents. At the main entrance, past the foyer, an open space staff office provides great visibility of the entire floor to facilitate supervision and intervention.

The U shape layout of the dwelling provides for an internal garden with large windows to maximize light and aeration.

The 8-foot-high open spaced basement will be used for entertainment, exercise, and hobby activities.

The residence is staffed on three eight hour shifts with a minimum of 2 direct support staff members.

The staff is active day and night without sleeping arrangements as requested by the DDD.

All activities and residence rules are described in detail by PALS' Manual of Policies and Procedures, Human Rights Committee Manual, and Behavioral Management Guidelines which can be accessed at <http://palsnj.org/manuals> password: Pals2022

The dwelling will be framed on a concrete poured-in-place foundation with a concrete slab floor finish in ceramic tile.

The first-floor structure features typical 2x4 structural lumber frame with prefabricated roof trusses. A mix of highly insulated aluminum double hung and casement windows will be installed and safety protected by open/close sensors.

Interior doors will be made of smooth molded composite slab (MDF).

Exterior doors will be of the steel pre-hung insulated type.

Gypsum board will be 5/8" thick for added sound insulation and will be installed with glue and screws followed by 3 hands of joint compound.

Exterior walls will be insulated with R20 insulation rockwool. Sound insulation will be provided between bedrooms and hallways.

Bathroom floors and wall will be finished in ceramic tile with solid bathroom fixtures and accessories.

Living space floors will be durable and easy to clean and maintain such as Pergo laminate floor or equivalent.

Kitchen and bathrooms will feature good quality wooden cabinets with granite or engineered stone countertops.

Kitchen appliances will be durable and oversized to allow for differentiated storage and cooking.

The exterior of the residence will be finished with a combination of masonry stucco and stone.

Drawings **T01** shows the layout and the elevations of the residence.

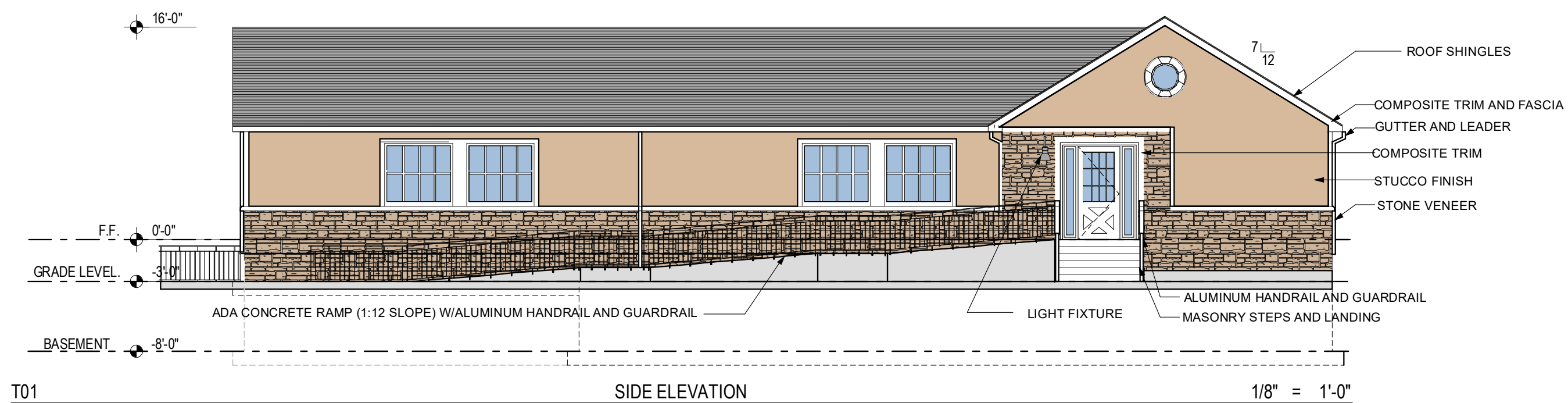
The drawing named "**Layout Control Plan**" displays the site plan of the property with all major dimensions and features. The site plan has already been approved by Hopewell Township Zoning Board.

PENNINGTON ADULT LIVING SERVICES GROUP HOME FLOOR PLANS AND ELEVATIONS

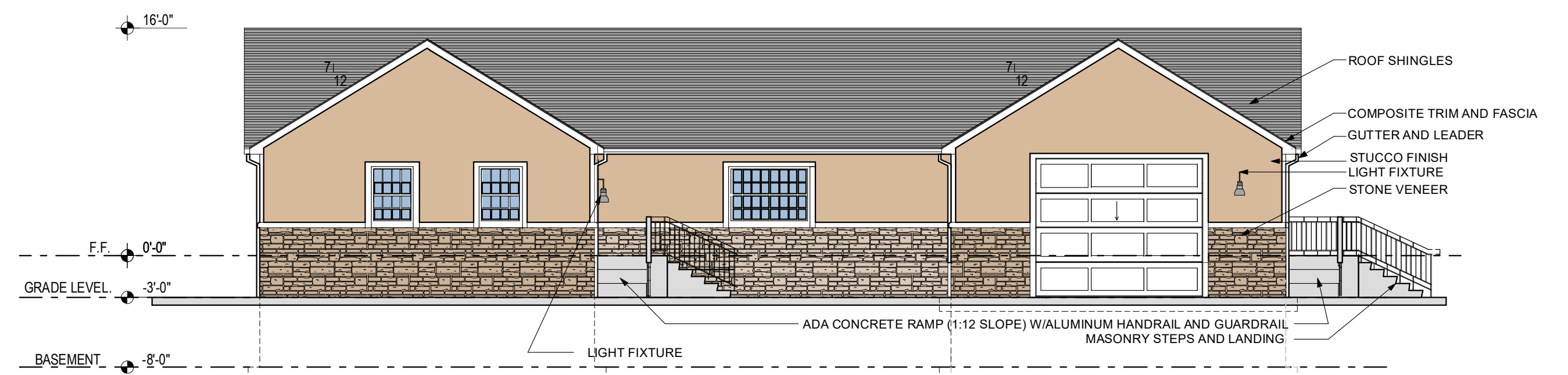
LOT. 22 BLOCK. 46 #67 ROUTE 31 NORTH PENNINGTON MERCER COUNTY NJ, 08534

drawing list.

T100 PROPOSED FLOOR PLAN & ELEVATIONS



T01 SIDE ELEVATION 1/8" = 1'-0"



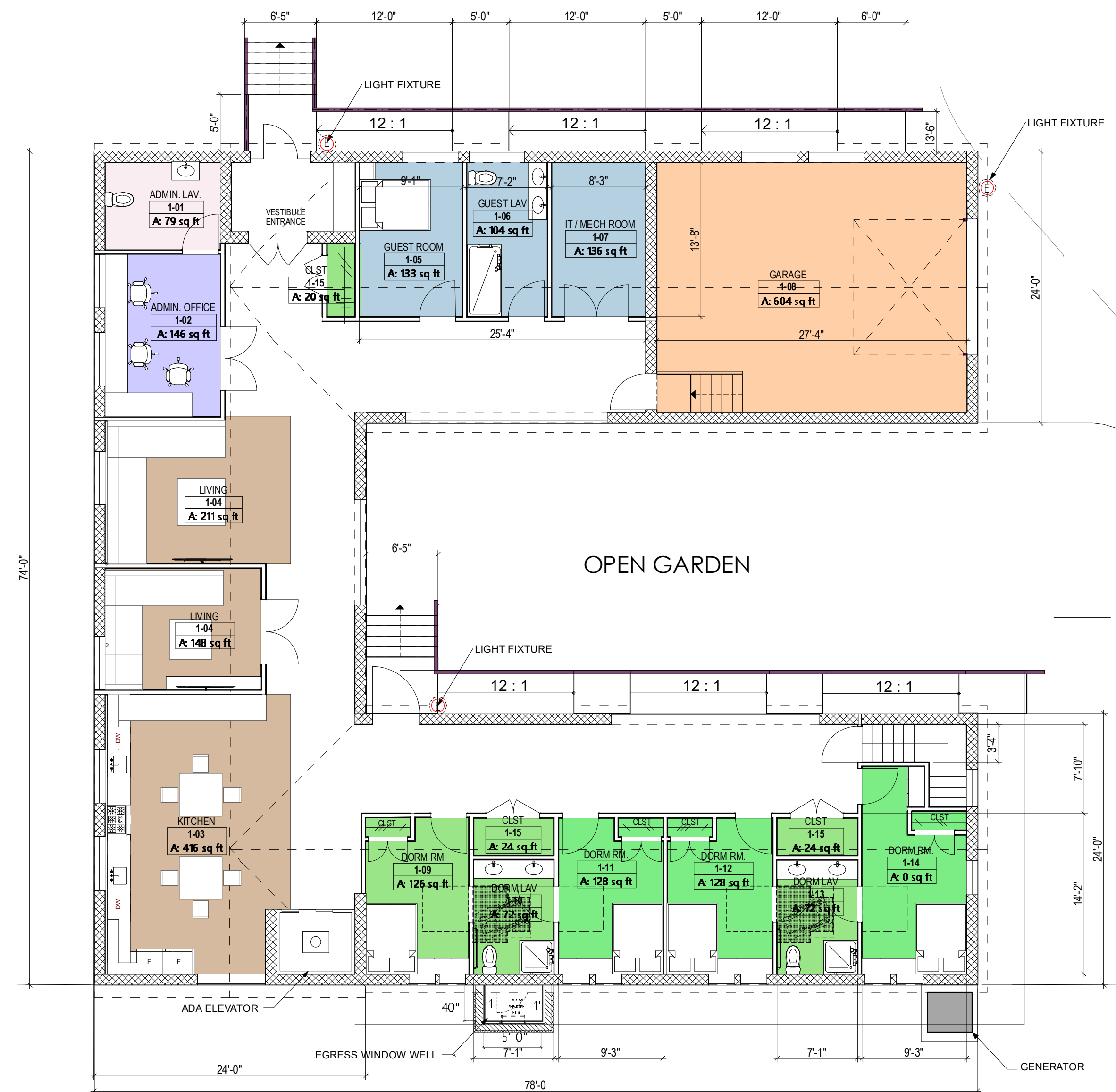
T01 REAR ELEVATION 1/8" = 1'-0"



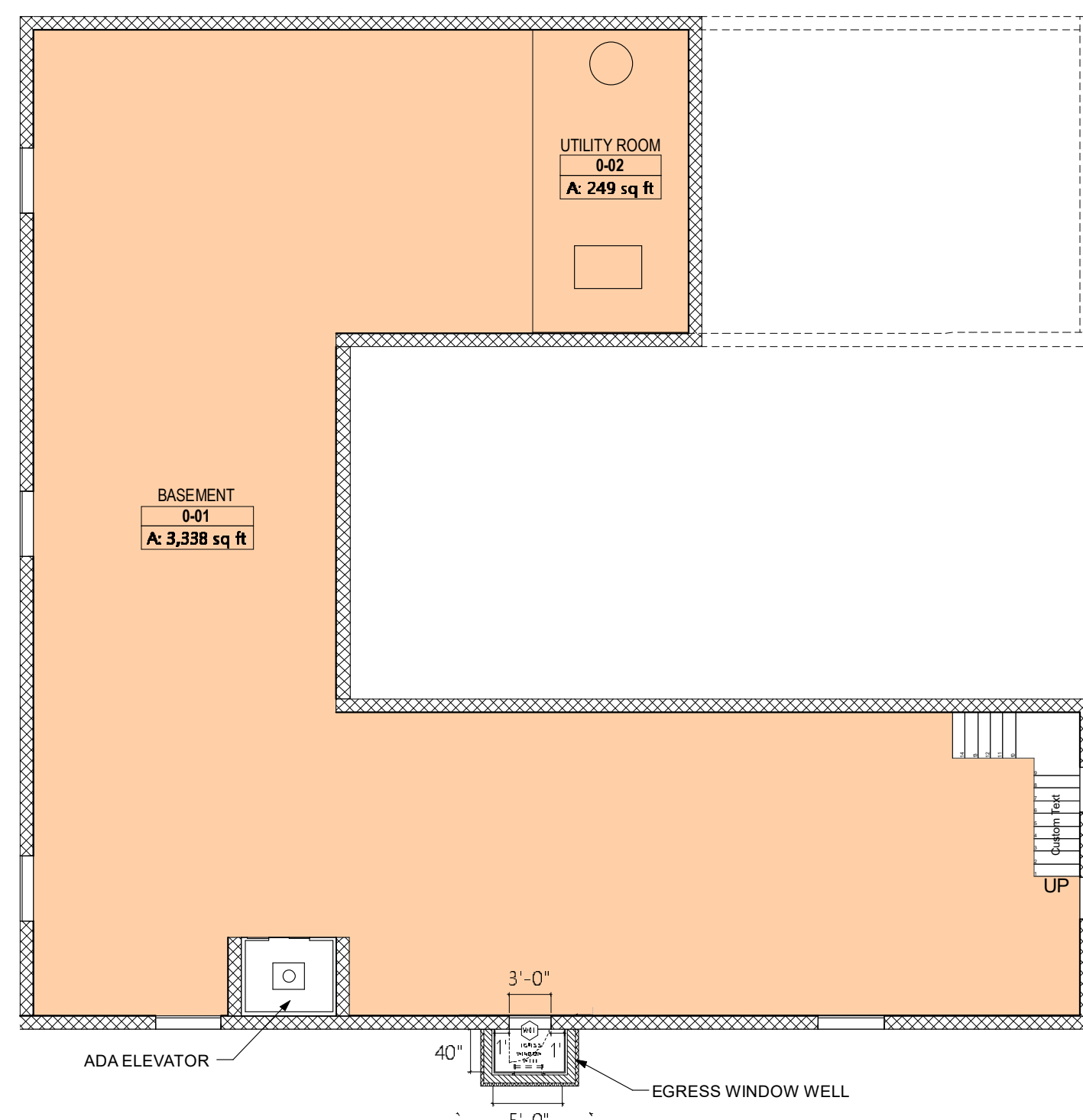
T01 SIDE ELEVATION 1/8" = 1'-0"



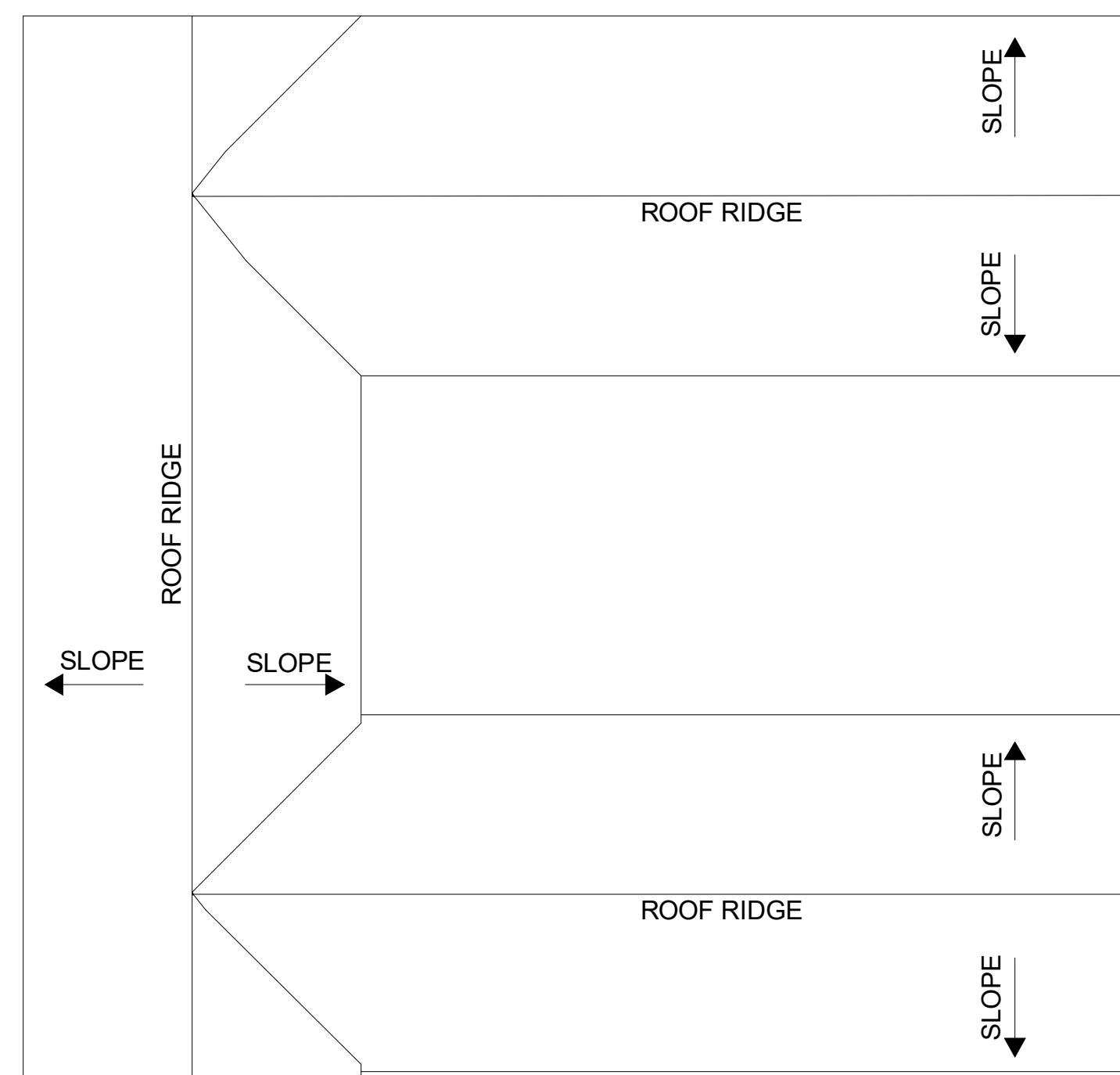
T01 FRONT ELEVATION 1/8" = 1'-0"



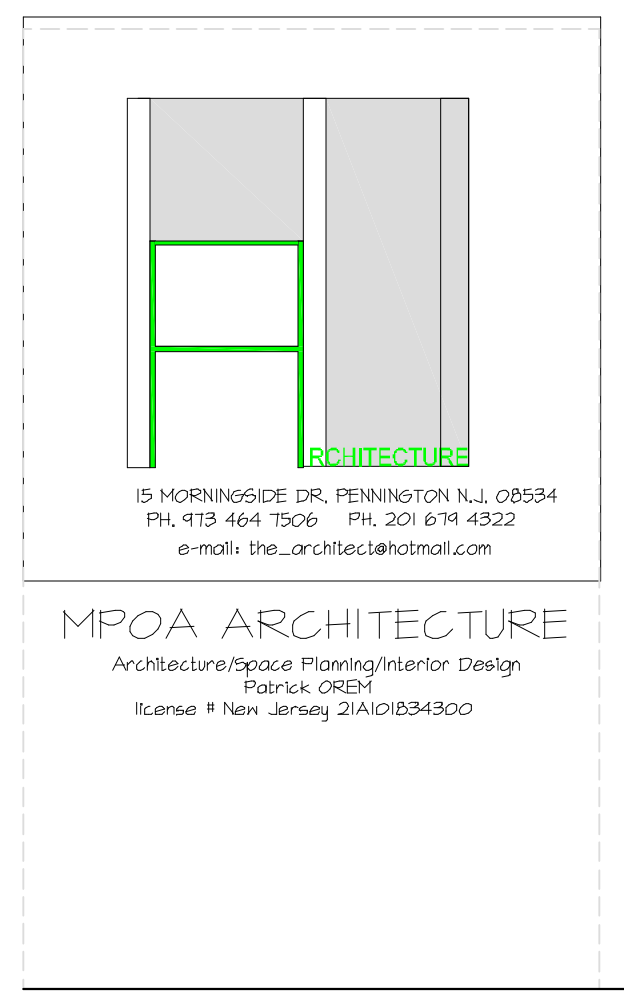
T01 PROPOSED FIRST FLOOR PLAN 1/8" = 1'-0"



T01 PROPOSED BASEMENT PLAN 3/32" = 1'-0" T01



T01 PROPOSED ROOF PLAN 3/32" = 1'-0"



consultant:

consultant:

revision	change id	change description
PERMIT SET	01-22-23	

project key map.

PLEASE BE ADVISED: THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THEY HAVE BEEN SIGNED AND SEALED. These pages are confidential and proprietary. The information is intended for the use of the individual named on the cover sheet. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking any action in reliance on the contents of the information contained herein is strictly prohibited, and that the documents should be returned to the office of origin immediately.

project name.

PENNINGTON ADULT LIVING SERVICES GROUP HOME FLOOR PLANS AND ELEVATIONS

#67 ROUTE 31 NORTH PENNINGTON, MERCER COUNTY NJ, 08544

COVER SHEET

drawing no. **T01**

date: 4/1/2020 current revision: 01
scale: AS SHOWN
drawn by: MP checked by: PO
phase: SD project no.: 20207

PROJECT MANAGEMENT

The project will be managed internally and subcontractors will be selected based on the lowest bid out of three qualified proposals.

The team chosen to manage the project is as follow:

Sergio Neri	Project manager (Pro bono)	PALS
Michele Piancazzo	Architect	MPOA Architecture
Russ Smith	Surveyor and plot Planner	Hopewell Valley Engineering
Jim Kyle	Land planner	Kyle + McManus Associates
Robert Ridolfi, Esq.	Pro bono legal services	Robert Ridolfi, LLC
Elizabeth Radzki	Accountant and controller	PALS
Svein Hansen	Consultant (Pro Bono)	PALS

PROJECT BUDGET

As stated before, funding for this project relates exclusively to the construction of the community residence. The yearly operating expenses are funded by DDD to PALS through the fee for service system.

The table on page 9 represents the budget for the construction of the residence divided among the major phases typical for this industry.

Once the budget is fully reviewed and approved by the management team, the value allocated for each phase will be uploaded into a XERO online accounting program which will be able to provide budget versus actual reports in real time. Donors and/or funding institutions can request updates at any time while monthly reports will be provided regularly.

Funds allocated for the constructions of the residence will be deposited in a separate bank account especially set up for purpose of managing the project finances such as:

- Deposit project funds from donors and funding institutions.
- Issue down payments and final payments to contractors.
- Issue payroll payments to direct project workers.
- Issue payments to professional consulting firms.
- Issue payments to local government for permits, approvals, inspections, etc..
- Purchase construction materials not provided by contractors.
- Purchase tools, accessories, office materials, meals for workers, and any other item or service related to the project.

PRELIMINARY ESTIMATE**PALS community Residence**

Ranch style house	3,710 sqf
Bedrooms	5
Baths	3.5
Office	1
Main floor height	8 ft
Finished basement height	8 ft

Description	Cost
Land	Acquired
Fire suppression system	Provided by DDD
Plans, Permits, Variance, & Survey (completed)	\$57,000.00
Clearing and grading	\$34,000.00
Utilities	\$9,500.00
Water/Well	\$14,000.00
Sewer/Septic	\$42,000.00
Access Road/Driveway	\$38,000.00
Excavation/Backfill/grading	\$24,000.00
Footings/Foundation	\$89,000.00
Basement Floor (includes tile)	\$38,000.00
Floor Joists/Sub-Floor	\$28,000.00
Framing-Wall Exterior/Interior	\$92,000.00
Framing-Roof/Trusses/Sheathing	\$48,000.00
Roofing	\$48,000.00
Windows/Exterior Doors	\$42,000.00
Exterior Finish-Siding/Soffit	\$75,000.00
Furnace & Heating	\$26,000.00
Plumbing Rough-In	\$16,000.00
Finish Plumbing	\$14,000.00
Electrical Rough-In	\$16,000.00
Finish Electrical	\$22,500.00
Insulation	\$24,000.00
Drywall-Hanging	\$28,000.00
Cabinets/Vanities	\$75,000.00
Flooring	\$48,000.00
Interior Trim	\$32,000.00
Interior Doors/hardware	\$25,000.00
Shelves/Closet Rods, etc.	\$6,000.00
Appliances	\$27,000.00
Painting	\$23,000.00
Tile	\$39,000.00
Total	\$1,100,000.00
Site	\$194,500.00
Home	\$905,500.00
Cost/sqf.	\$244.04

PROJECT TIMELINE

The construction schedule in the next page shows the timeline for the major phases of the project.

The overall time needed to complete the project is 15 months over two major time periods, one in 2023 and the rest in 2024 and early 2025.

The 2023 time period, which is already ongoing, includes all design, variances, permits and license acquisition, planning, and site preparation.

The rest of 2023 is also dedicated to fund raising, contracting, and procurement. Most structural and exterior work will start in the spring of 2024 to take advantage of the warmer months so that the finishing work inside can be completed in the colder months of 2024 and beginning of 2025.

CONTRUCTION SCHEDULE

Community Residence	Pennington Adult Living Services	5/5/23
PROJECT NAME	CLIENT NAME	DATE
67 Rte 31 N, Pennington, New Jersey	Sergio Neri	1
LOCATION	PROJECT MANAGER	PAGE

Activity	June 2023				July 2023				September 2023				April 2024				May 2024				June 2024				July 2024				August 2024				September 2024				October 2024				November 2024				December 2024				January 2025				February 2025				March 2025			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4								
Residence Conceptual Design	█	█																																																										
Zoning Variance Approval	█	█	█																																																									
Plot Plan Design And Engineering					█	█	█	█	█	█	█	█																																																
Dwelling detail design									█	█	█	█	█	█	█	█																																												
Permit application/approvals									█	█	█	█	█	█	█	█																																												
Site Preparation									█	█	█	█	█	█	█	█																																												
Utilities									█	█	█	█	█	█	█	█																																												
Contracts / Bids									█	█	█	█	█	█	█	█																																												
Foundation / Framing													█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█																																
Roof / Exterior Finishes																	█	█	█	█	█	█	█	█	█	█	█	█																																
Windows and exterior doors																					█	█	█	█	█	█	█	█	█	█	█	█																												
Rough Plumbing / Electrical / HVAC																									█	█	█	█	█	█	█	█																												
Inspections																	█																																											
Insulation / Drywall																													█	█	█	█	█	█	█	█																								
Interior Finishes																																	█	█	█	█	█	█	█	█																				
Flooring and tile work																																					█	█	█	█	█	█	█	█																
Kitchen and Cabinets installation																																									█	█	█	█																
Fixtures / Appliances installation																																													█	█	█	█												
Painting																																																												
Final Electrical/Plumbing Installation																																																												
Landscaping																																																												
Final inspections																																																												
Closure																																																												

2023

2024

2024

2025

REFERENCES

PALS' website general information

<http://palsnj.org>

Property Approved Site Plan and Floor Plans

<https://www.palsnj.org/residence> pw: Pals2022

Policy and Procedure Manual

<https://www.palsnj.org/manuals> pw: Pals2022

Personnel Employment Manual

<https://www.palsnj.org/manuals> pw: Pals2022

Behavioral Management Manual

<https://www.palsnj.org/manuals> pw: Pals2022

Human Rights Manual

<https://www.palsnj.org/manuals> pw: Pals2022

DDD state website

<https://www.state.nj.us/humanservices/ddd/>

Community Care Program Policies & Procedures Manual

<https://nj.gov/humanservices/ddd/assets/documents/community-care-program-policy-manual.pdf>

Supports Program Policies & Procedures Manual

<https://www.nj.gov/humanservices/ddd/assets/documents/supports-program-policy-manual.pdf>

XERO accounting program

<https://www.xero.com/us/>