

Friends of Children With Special Needs



**Building a Brighter
Future for the Special
Needs Community**

*Happiness for the Individuals
Peace of Mind for the Families*





All About Children with Special Needs



Friends of Children With Special Needs

Our Mission

**“ to help children with special needs and
their *families* to find hope, love, respect
and support through *integrated*
community involvement”**



FCSN Dream Projects



Supportive Village

Live

Work

Play

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Parents Co-op

Parents Driven

Turns Worries into Positive Action

10 Families in 1996

Over 800 Families now

Dream Project 1

Build FCSN Supportive Village

Live & Play

Center

Comprehensive Programs

Nearby Housing

Community



Dream Project 1

Year:

- 2000 – Land (Parents formed LLC)
 - 2001- Change Zoning, Donation to FCSN
 - 2002 – Designing
 - 2003 – Groundbreaking
 - 2004 and 2005 – Building
 - 2005 – Program Design and Vendorization
 - 2006 – Center, Programs and Apartment (Housing)
- *****Grand Opening*****

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**2003
Groundbreaking**



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Dream Come True



- ***2006 Fremont Dream Center Grand Opening***
- ***2008 San Jose Temporary Center***
- ***2015 San Jose Dream Center Grand Opening***
- ***Over 40 Programs in the Bay Area***

Children's Programs



Adult Day Programs



Housing: Peralta Apartments

*privately owned by FCSN parents
4 bedrooms/unit
10 units in the complex*



Housing: Peralta Apartments

- 26 Bedrooms for Adults with Special Needs
- 14 for Caretakers (SLS staff)
- 26 Families in this partnership
- Family owners bought rights to occupied
- Average Investment per family - \$165,000 paid over 5yrs
- Cost for tenant/per room - \$535/month
- Return on investment after all apartments are completely occupied is ~ \$7700 annually
- Cost effective & affordable model
- Allows for flexibility in staffing & matching roommates
- Feels like a community

Detail about the Investment (Affordable Model)

Average investment per family

\$ needed to Build the Apartment

\$165,000 paid over 5 years

= \$33,000/yr or \$2750/month

Property Tax after Apartment is built

\$1538

Maintenance Fee per year

\$720

Return on Investment

- Each Apartment yields $\$535 \times 4 = \2140 /mo
Annual Income Per Unit = \$25,680
10 Units yields = \$256,800 income/yr.
- Each of the 26 families receives ~ \$10,000/yr.
- Tax \$1538 + Maintenance \$720=\$2258
- Profit per year per family ~ \$7700

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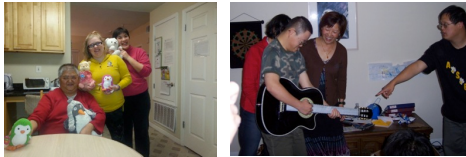
FCSN Living Services

- **Supported Living Services**
- **Independent Living Services**

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Supported Living Services

- **Consumer lives in their own apartment**
- **With live-in staff and roommate (s)**
- **24-7 Services**
- **Apartments behind the FCSN Dream Center**

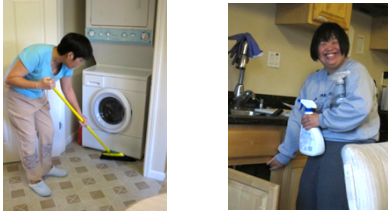


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Daily Living Skills Training

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House Maintenance Chores

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A Blissful Community

Dream Project 2

Work - Employment

Explore Talent, Interests and Abilities

Promote Self-Esteem

Competitive Wages

Protection from Bullying and Abuse

Job Security

Happiness and Satisfaction

Dream Project 2

- 1) Senior Community Housing Project
- 2) Organic Bath & Beauty Products
- 3) High-End Chocolate Project
- 4) Special Needs Entrepreneurship
and Business Service Contractor
- 5) Computer Related Employment

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**Share Our Resources
Togetherness
Love makes FCSN
a home,
a village,
DREAM COMMUNITY**

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Universal Dream

- Multiple Dream Villages
- National Model
- International Model