



## A CASE FOR DEVELOPMENT OF THE ARC NATURE COAST NEFF LAKE CAMPUS

### OUR ROOTS

The Arc Nature Coast was established in Hernando County in 1973 to address the needs of our neighbors, friends and family members with intellectual and developmental disabilities. Our organization is independently governed by a local board of directors, and we have remained affiliated with The Arc of the United States and The Arc of Florida for over 40 years. Throughout our history we have experienced a high degree of stability, steady growth and quality service. Much of that can be attributed to having only two Executive Directors, serving more than 20 years each, and an administrative team that is comprised of five individuals with a combined 70 years of experience with The Arc Nature Coast.

Our organization's actions are firmly rooted in the belief that all individuals deserve a meaningful life of respect and dignity, as well as the opportunity to experience community life to the fullest extent possible. The Arc Nature Coast now looks ahead with a renewed vision to advance these principles for our community and those residents with intellectual and developmental disabilities. With this in mind, we have developed an exciting and bold plan for the future.

Early in our history, The Arc acquired a beautiful 30 acre parcel on Neff Lake Road in East Hernando County. Although it was originally used as a chicken farm when it was built in the 1950's, the farmhouse and chicken run were renovated by prison laborers in the mid 70's. It has been used by The Arc Nature Coast as training facilities and administrative offices ever since.



### Did you know that The Arc Nature Coast...

- Has provided services since 1973
- Has a \$3.3 million dollar annual operating budget
- Operates from 13 staffed locations in Hernando County, including 6 residential homes
  - Employs 72 staff members
  - Utilizes 75+ volunteers
- Has 34 vehicles that transport individuals 400,000 miles annually in Hernando County
  - Operates an emergency evacuation shelter for more than 300 people
  - Maintains a Delmarva quality service rating of 99%
- Is affiliated with The Arc of The US – the largest organization serving adults with Intellectual/Developmental disabilities in the Country
  - Is one of 40 chapters of The Arc in Florida
  - 17<sup>th</sup> oldest continuous member of the Hernando County Chamber of Commerce and the oldest non-profit member
- Is a charter member agency of United Way of Hernando County since 1988

### And that individuals served by The Arc...

- Comprises 200 residents from Hernando and surrounding counties
  - Volunteered more than 2500 hours in the community last year
- Of those served, nearly 100 of these individuals are employed in the community
- Provides contracted labor in 5 different local companies, including Wal-Mart, Carrabba's, Micro-Matic, Alumi-Guard and Accuform



our roots are **strong** and our **future** is bright...



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For people with intellectual and developmental disabilities

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## OUR BRANCHES

Hernando County has significantly grown in population over the past few decades. So have the needs of the individuals served by The Arc Nature Coast. The Arc has responded to that growth by expanding its services and opening up new sites. Today, the organization operates from thirteen staffed locations. This includes six residential homes, five employment enclaves and our most recent state of the art Education Center & Regional Hurricane Shelter, located on Mariner Boulevard, in the heart of Spring Hill.

## OUR LAND

Our growth has generally been consistent with the needs of our community. We feel that now is the right time for us to turn our attention back to our roots on Neff Lake Road. For several years the Neff Lake campus has served the needs of individuals that have more challenging disabilities and require a high degree of staff support and care. The Neff Lake grounds provides the individuals that attend the enrichment program with a beautiful park-like setting that is naturally soothing, calming and therapeutic. However, the enrichment facilities were not designed for their current use and are now in dire need of replacement.

## OUR FUTURE

A safe and comfortable home, days that are meaningful, and being a part of our community; these are things we all value and strive to achieve. Our vision for the Neff Lake site is to create this experience for individuals with intellectual and developmental disabilities that have challenging needs and rely on a high degree of support. Also, aging issues for these individuals is becoming more and more of a challenge as a result of both natural and genetic causes. The Neff Lake site will provide the quality care that their conditions require, as well. Our vision will be accomplished by developing two parts of the 30 acre Neff Lake site. One section will contain specialized residential homes. The other section will contain enrichment facilities specifically designed to meet the needs of those we serve. These two sections will have separate driveway entrances, with a native watershed flowing between them; thus allowing the homes and education facilities to blend naturally with the surrounding community.

We expect this project to be a \$3 million dollar venture. \$1.5 will be required for the new residential development and an additional \$1.5 for both the replacement of the existing enrichment facility as well as various infrastructure improvements. These improvements will include roadways, sewers, roofs, etc. We have completed a comprehensive plan that has been approved by Hernando County. The plan allows for the previously mentioned construction of four 6-bed homes on the residential section of the Neff Lake campus and construction of a new enrichment facility. In January 2014, The Arc Nature Coast was awarded \$350,000.00 in grant funds from the Florida Housing Finance Corporation to cover the full cost of construction for the first 6 bed residential home. Construction is to be completed by January 2015. Construction of additional residential homes for this portion of the project will be accomplished through application and award of future grants from the Florida Housing Finance Corporation.

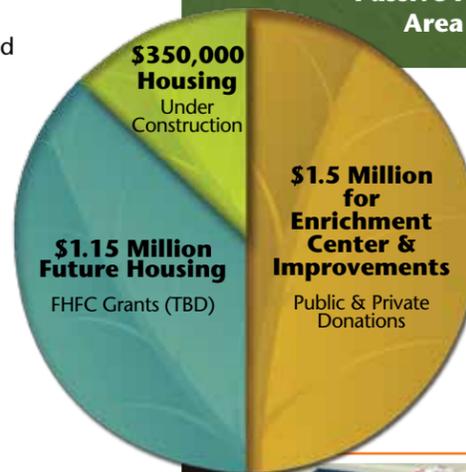
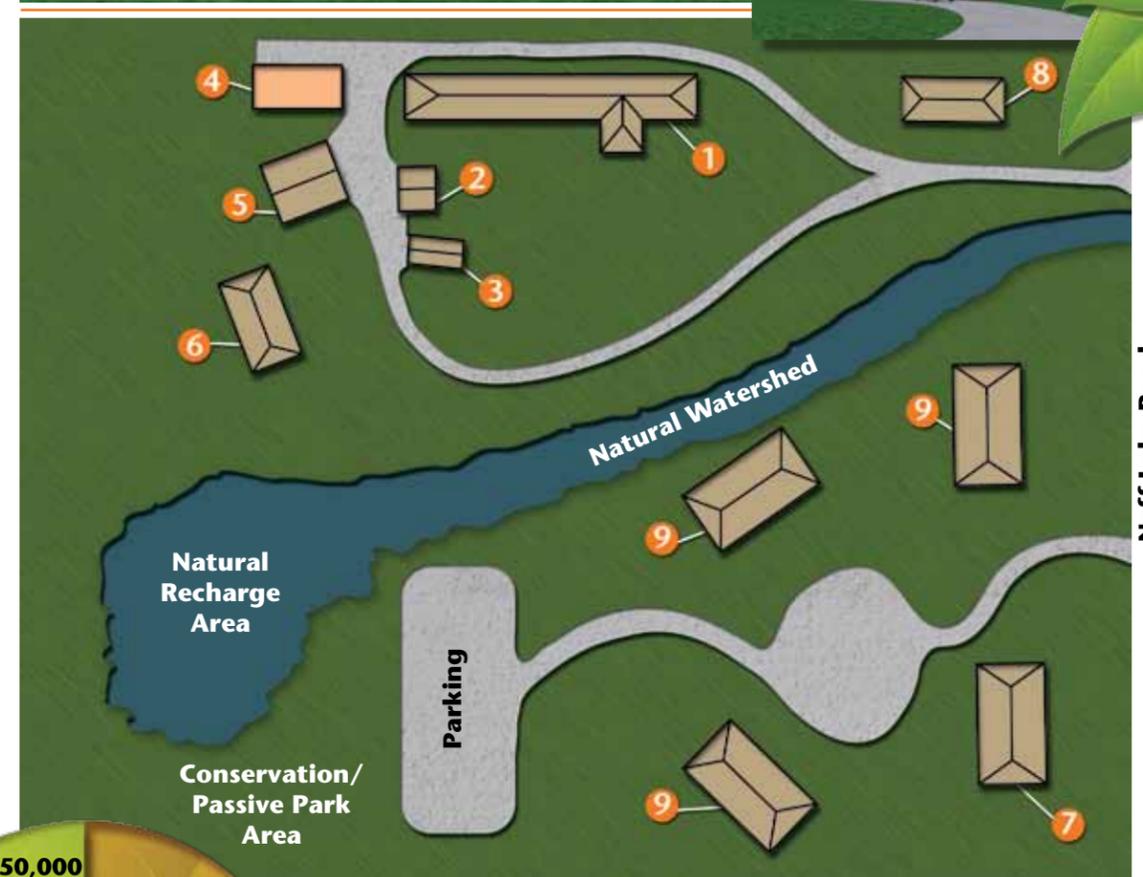
While the cost of the residential phase of this plan will likely be covered primarily by public funding, the enrichment phase of this project will require substantial private, charitable, and philanthropic support. Our vision for the future is centered on a better quality of life for the most challenged individuals with disabilities living in our community. For this reason, we are inviting our community, families, friends, members, and benefactors to join us in supporting this initiative.

***Our roots are strong!  
And with your support, our future will be bright!***

***Achieve with us.®***



**Future Enrichment Center**



### EXISTING

- 1 Admin & Snack Bar
- 2 Storage Building
- 3 Maintenance Workshop
- 4 Enrichment/Training
- 5 Pole Barn
- 6 Equestrian Barn

### FUTURE

- PHASE I: (1 year)**
- 7 Residential Facility/6 Residents (3,000 sq. ft.)
- PHASE II: (2-3 years)**
- 4 Demolish Existing Structure
  - 8 Enrichment/Training (new) (5,000 sq. ft)
  - 1 Rehab/Renovate Structure
- PHASE III: (3+ years)**
- 9 Residential Facilities

