



BUILDING BELONGING:

THE OPPORTUNITY VILLAGE
NORTHWEST COMMUNITY CAMPUS
CAPITAL CAMPAIGN

A LETTER FROM BOB BROWN

The Northwest residential community is the largest and most exciting project Opportunity Village has undertaken thus far. We're not only building housing, but we're also building belonging by bringing the community to Opportunity Village.

This 17.6-acre, \$59 million project will kick-off with the residential community serving adults with a range of abilities complete with a clubhouse and amenities. From there, we'll create a community center serving the entire community, not just Opportunity Village, taking our mission to empower, employ and serve people with disabilities to the next level. We can't do it without YOU!

We're all in this together. Let's build a place for all of us. Come take a tour and see what we're so excited about and learn more about what we're working on in 2024 and beyond.



Bob Brown,
CEO, Opportunity Village



CRITICAL NEED:

- Hundreds on current Betty's Village waiting list
- Residents experience increased socialization
- Enhanced safety features throughout
- Fun educational opportunities
- Regular wellness and exercise classes
- On-site team for resident needs

BETTY'S VILLAGE NORTH AND NORTHWEST CAMPUS PROJECT TIMELINE

The project is located at the intersection of North Thom and Rome boulevards, just off North Decatur Blvd. and the I-215. It's expected to break ground in fall 2024, then take between 18 months to two years to complete.



BETTY'S VILLAGE NORTH FEATURES

This project will create a welcoming, inclusive lifestyle for people of diverse abilities. The community provides living arrangements that will span the spectrum of people living independently without supports to residents that require a higher level of care, including 24-hour services from direct support professionals and nurses.

The 90 units will consist of one-and two-bedroom apartments, and four-bedroom homes, providing over 125 residents with accessible and affordable housing. The gated community will feature front-porch living, security cameras, on-site security with a direct line for residents, and textured front patio areas to help with transitioning for vision impaired residents. Walking and bike paths run throughout the community.



BETTY'S VILLAGE NORTH CLUBHOUSE FEATURES

The 9,000-square-foot clubhouse will serve as a resident hub for the new community, and will include space for games, dining, and social events.

This communal space will also host group activities such as dance, painting, and exercise. In addition, it will also provide opportunities to participate in classes that promote development of life skills such as fire safety and first aid.

The clubhouse area will also have ADA/wheelchair featured gym equipment, pool, hot tub, and other amenities. Meeting spaces and opportunities to host multiple community partnerships onsite for integrated, collaborative classes and activities for residents and the wider community.

Community Collaboration:

The clubhouse is designed to provide integrated partnerships, collaborative classes and activities for residents and the wider community.

At the current Betty's Village Clubhouse, nonprofit partners BlindConnect, The Ability Center, and Arc of Nevada are headquartered there and host regular programming.





NORTHWEST CAMPUS COMMUNITY CENTER

The community center would function as a place of supportive employment and a hub for Opportunity Village participants and members of the community, where they can enjoy the cafe and art gallery, shop at our thrift store, or take community classes in an inclusive environment.

The space would also be used by Opportunity Village's programs and services to empower adults with disabilities through hands-on activities, socialization, and rehabilitative exercises.



BUILDING A COMMUNITY WHERE EVERYONE BELONGS

Betty's Village North offers more than a living community, it is focused on promoting the efforts of Opportunity Village's mission to build an inclusive community founded on inclusivity and socialization.



EMPLOY:

The Northwest Community Campus will help provide additional employment opportunities and workforce development services.

EMPOWER:

Through day services, inclusive housing, arts and social recreation, the people we serve are able to find new friends, realize future career paths, seek independence and community integration, and unleash creative passions.

SERVE:

For 70 years, Opportunity Village has been dedicated to helping people with disabilities find the very best version of themselves.

Residential:

- Naming of Residential Community:** *SOLD*
- Naming of Residential Clubhouse:** \$3,000,000
 - Clubhouse Lobby:** \$500,000
 - Resident Lounge:** \$250,00
- Clubhouse Gym/Activity Area:** *SOLD*
- Clubhouse Game Room:** *SOLD*
- Outdoor/Green Spaces/Courtyard:** \$100,000
 - Resident Pool:** \$75,000
 - Street Signs:** \$20,000
 - Business Center:** \$50,000
 - Community Garden:** \$50,000
 - Contemplation Room:** *SOLD*

Community Center:

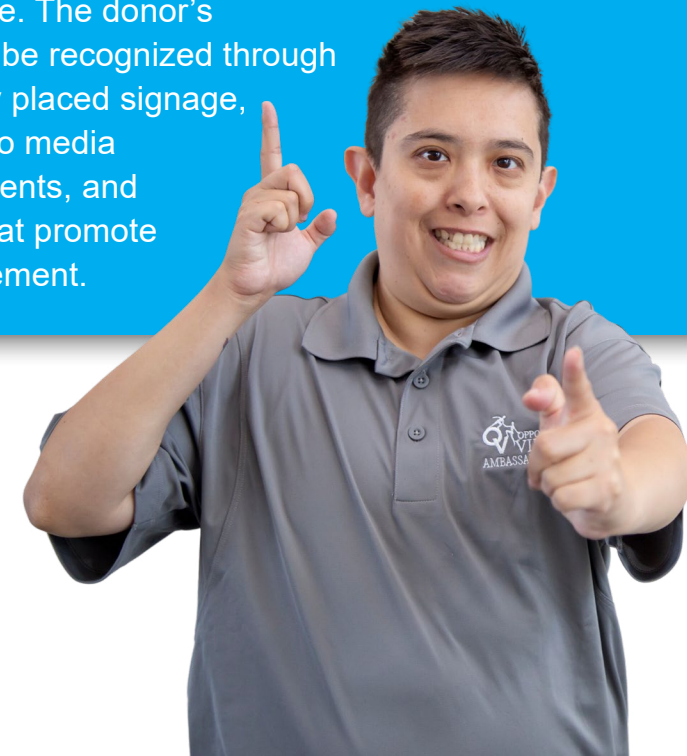
- Naming of Programs Center:** \$5,000,000
- Social Enterprise Area (Retail Space, Bakery/Café):** \$500,000
 - Multipurpose Room:** \$250,000
 - North Lobby Entrance:** \$250,000
 - Fine and Performing Arts Studio:** \$250,000
- Program Rooms (Pride, Enable, Community Classes):** \$100,000 *per room*
 - Outdoor Patio:** \$50,000
 - Street Signs:** \$20,000

Park:

- Park Pavilion:** \$500,000
- Shade Canopy:** \$50,000
- Bench:** \$5,000
- Tree:** \$2,500

LEAVE A LEGACY with Exclusive Naming Opportunities:

This project is an excellent opportunity to philanthropically invest in our community by supporting the ability for people with disabilities to have safety, independence and a quality of life that they deserve. The donor's support will be recognized through strategically placed signage, in addition to media announcements, and collateral that promote their involvement.

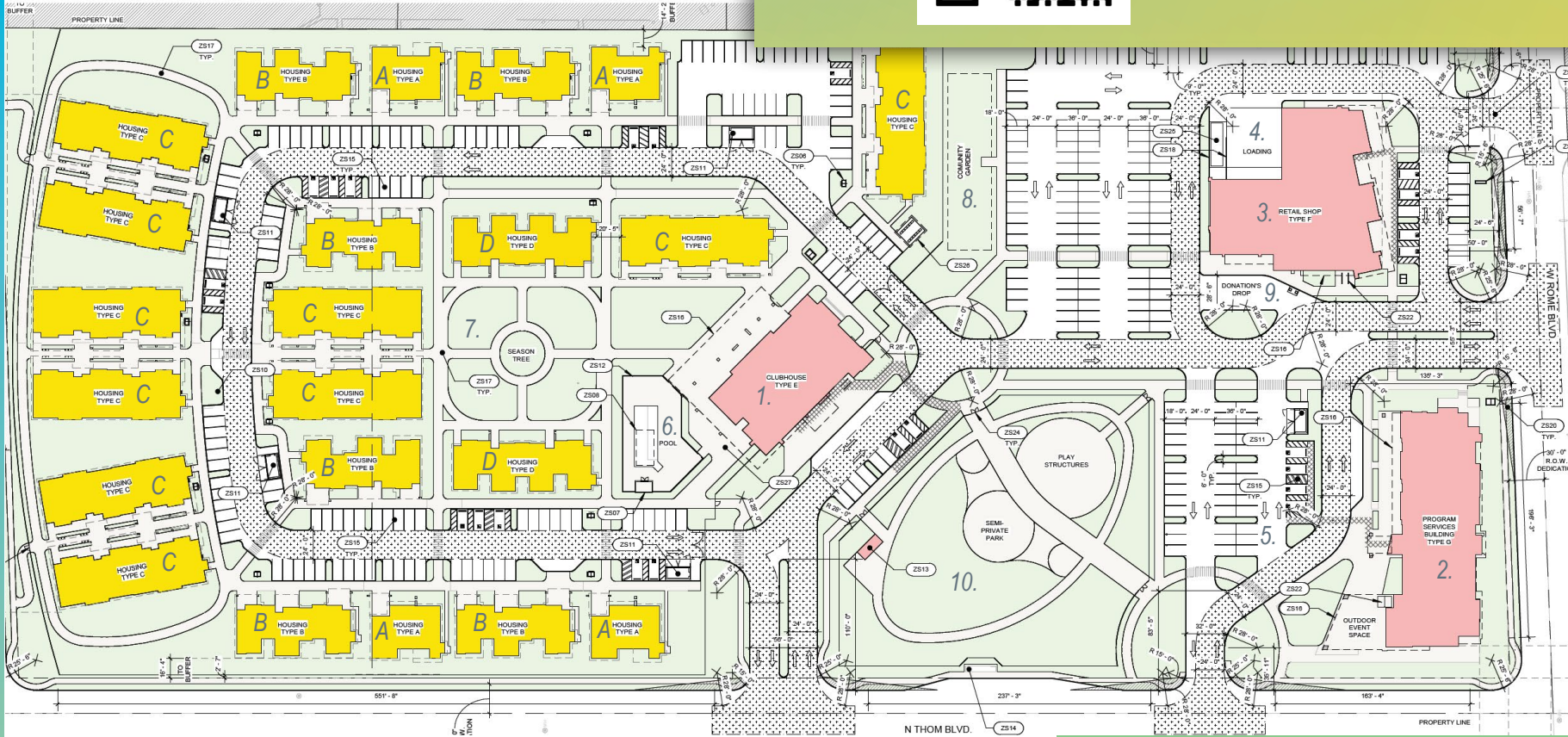


CAMPUS MASTERPLAN:

For more information about the next step in independent living for people with diverse abilities, contact:



Stacy Ostrau,
 VP of Philanthropy
 702.880.4080
 ostraus@opportunityvillage.org



LEGEND:

A - D. RESIDENTIAL BUILDINGS

1. CLUBHOUSE

2. PROGRAM SERVICES

3. RETAIL & WAREHOUSE

4. LOADING DOCK

6. PARTIALLY SHADED
 POOL

7. LAWN

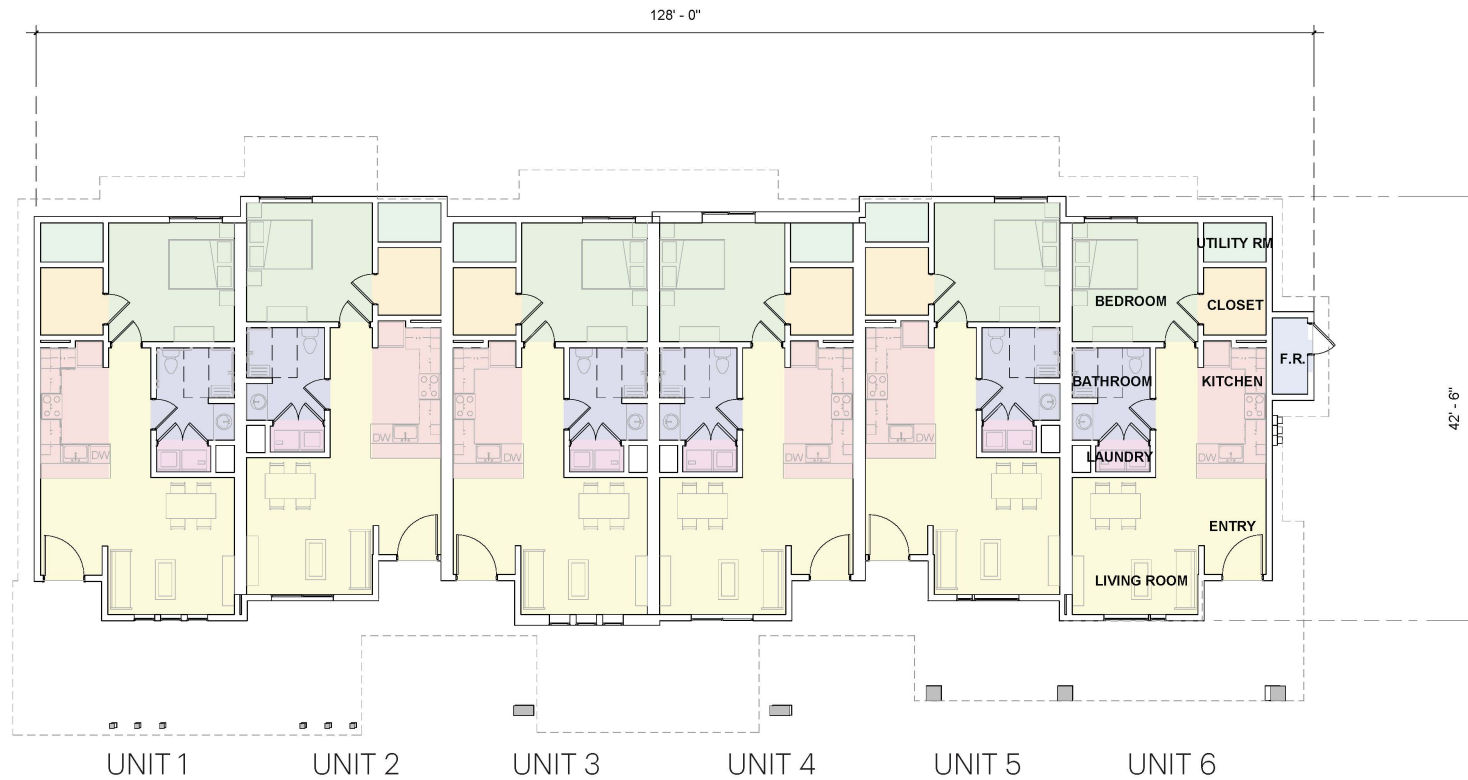
8. COMMUNITY GARDEN

10. SEMI-PRIVATE PARK

BUILDING TYPE C

Floor Plan

1-BEDROOM APARTMENT



Total Building Area: 4,917 S. F.

Total Unit Area: 730 S. F.

Betty's Village North and Northwest Campus



Numbers at a Glance

Affordable Living

Low Lease Rates

- Capital Campaign fundraising provides mortgage-free building and efficient operations
- 1-bedroom currently priced at \$1,060 per month
 - 23% lower than FY24 HUD Area Fair Market Rate of \$1,377 per month
 - Includes water, sanitation, garbage, Cox personal Wi-Fi, and community activities

Residential Endowment of \$13.5 million provides Betty's Village and Betty's Village North with:

- Long-term capital improvements and repairs
- Concierge team on site daily
- Emergency placement housing
- Contingency fund for residents who fall into crisis

Resident Demographics

93% of current Betty's Village residents have a disclosed disability

Remaining residents without a disclosed disability are well vetted and selected based on intentional commitment to OV's mission and culture

This integrated population provides natural supports critical to an inclusive and accessible community, distinctly different than more institutional options commonplace for people with disabilities

Community partners (i.e. BlindConnect, Ability Center, ARC of Nevada) provide enriching experiences, opportunities for growth and engagement and assurance of a connection to the wider community.



 **OPPORTUNITY
VILLAGE**[®]
EMPOWERING, EMPLOYING, AND
SERVING PEOPLE WITH DISABILITIES



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