



GLEN OAKS DEVELOPMENT DISCUSSION POINTS FOR FAMILIES, GUARDIANS & FRIENDS

Why is the redevelopment necessary?

The need to repurpose the Clear Lake campus was facilitated by changes in the way One Vision now provides services to the people it supports. In March 2017, in order to comply with a 1999 Supreme Court decision stating individuals with disabilities have a right to live in desegregated settings, One Vision completed a successful transition of 120 individuals who previously lived in several residential cottages located on the Clear Lake campus to smaller homes in communities throughout North Iowa. In these new homes, individuals continue to receive support and services from One Vision staff.

In all, One Vision provides services to nearly 600 individuals in 30 communities throughout North Iowa. Following national trends, the organization currently provides approximately 90% of its support services in off-campus, community-based settings.

This change in the way OV provides services has left several viable buildings on the Clear Lake campus empty. This redevelopment was approved by One Vision's board of directors last spring. The decision to pursue housing with a focus on active senior living came after careful evaluation of many possible options. Feedback from community input sessions to pursue a planned neighborhood was supported by a thorough market analysis. Glen Oaks will leverage the many existing amenities on One Vision's Clear Lake campus and will provide an additional revenue source for our organization, thus reducing our reliance on Medicaid funding.

When will construction start?

Construction on a model townhome is already underway on Four Seasons cottage. Construction on the remaining seven cottages will begin this year, and construction on the apartment building as well as renovations on the Kinney Lindstrom Center are estimated to begin this spring.

What impact will construction have on the daily lives of my loved one living in one of the four ICF cottages?

Both vehicle and pedestrian traffic will be rerouted to avoid construction areas. OV will be diligent to take extra precautions to ensure the safety of individuals still living on campus.

Will my loved one still have access to the KLC, as well as the walking trails and outdoor spaces this spring?

Yes, individuals living on campus will still have access to the Kinney Lindstrom Center and all public spaces including the atrium, the gymnasium, and Boyer Pool. Most walking trails and outdoor spaces will remain open unless there is a safety hazard due to ongoing construction.

What is the timeline for moving my loved one still living on the Clear Lake campus to move into his/her own community-based home? Will it be before or after construction on Glen Oaks is complete?

We are working with each individual and their families to plan their moves to community-based housing. Timelines will vary based on a variety of circumstances, including housing availability, individual needs and wants, etc.

How will this affect work services at the KLC?

Pre-vocational services at the Kinney Lindstrom Center are scheduled to end in March 2019 to comply with federal guidelines. Each individual supported is actively receiving career counseling with our Employment Solutions team to aid with the transition and help secure them community-based employment.

Some on-campus employment opportunities in the areas of cleaning, maintenance, groundskeeping, etc. may remain as facility needs are identified.

What will happen to One Vision offices on the Clear Lake campus? Will your Clear Lake offices close?

Offices currently located at the Kinney Lindstrom Center on our Clear Lake campus will remain there. Offices will not close.

By creating these business entities, is One Vision shifting from a nonprofit to a for-profit organization?

No, One Vision is a nonprofit organization and will remain so. Glen Oaks will operate as several limited liability companies separate from One Vision; however, revenue from these entities will generate income for the organization similar to the General Stores in Clear Lake and Fort Dodge, Tried & True in Mason City, and Fieldhouse restaurant in Clear Lake, thus reducing One Vision's reliance on Medicaid to fund services.