



*People. Porches. Potential.*

PO Box 3155 • Bluffton, SC 29910 • (843) 836-2002 • [OSPREYVILLAGE.org](http://OSPREYVILLAGE.org)



## Message from Osprey Village Board President, Jerome (Jerry) Manuel

*June 4, 2016*

### Welcome to Our Community Input Forum!

We are so glad that you could join us to both learn about our organization's progress and tell us what you are looking for in our planned "neighborhood with a purpose" – Osprey Village.

Our dedicated team of volunteers and consultants has been working for 8 years on making our vision for Osprey Village into a reality. It's been a long and sometimes frustrating journey, but we continue to make progress and "Keep Moving Forward." As our plans to implement this vision to develop the Osprey Village neighborhood continue to evolve and advance, we have achieved a number of milestones over the past year:

- We have received great support from our local government officials, especially state Sen. Tom Davis and Rep. Bill Herbkersman. Bluffton Mayor Lisa Sulka and Beaufort County Administrator Gary Kubic have also expressed their support for our project and have directed their staffs to help us in any way possible.
- We signed a contract last November to purchase a parcel of land near Buckwalter Place in Bluffton. In order to be able to afford the build out of that property, we began discussions with a developer of tax credit-financed housing for seniors who was interested in partnering with us. Upon closer research, over half of that parcel was wetlands and buffers, so a limited amount of buildable land was available. With the high costs of putting infrastructure through those wetlands and buffers, we decided it was our fiduciary responsibility to use the "due diligence clause" to exit that purchase contract.
- We are currently investigating another parcel near that area that is owned by the same company. We are awaiting the results of geo-technical studies to ensure that there are no environmental hazards or development issues with that property.
- Last December, we hired our first Executive Director, Michael Corbett. He had just moved here from central Ohio, where he led a nonprofit corporation that had acquired or built and managed 55 homes for adults with disabilities. We are fortunate to have someone with Mike's expertise working on our Osprey Village team!
- We also met in both October and December with executives from the SC Dept. of Health and Human Services (DHHS) and the SC Dept. of Disabilities & Special Needs (DDSN) to review our vision and plans for Osprey Village to ensure that we would comply with the new Medicaid "Final Rule" on appropriate Home & Community-Based Services (HCBS) settings. They encouraged us to continue on our path to developing our planned community with residences for both adults with developmental disabilities (DD), families, retirees and others who want to participate in our "intentional neighborhood."

- Following those conversations, we prepared and submitted our application to DDSN before the end of year deadline to be approved as a Qualified Service Provider for Beaufort County. We learned in late February that we had indeed been approved!
- We have met several times with DDSN staffers and our District Director, Rufus Britt, to go through the orientation and training that is required for us to begin providing services – which we plan to do even before we have any facilities operational.
- We have also met several times with Bill Love, the Executive Director of the Beaufort County DSN Board, and his staff to consult with them on how we can work together to provide needed services to local adults with DD. We appreciate their willingness to advise and assist us in getting prepared to start providing services in southern Beaufort County as soon as possible.
- Services that we are considering providing in the near future could include vocational training, employment supports, respite care, and DDSN “intake” services.
- We are also investigating the possibility of acquiring or renting a home later this year to begin providing residential habilitation services for up to two local adults with DD.

Along with these steps towards our goals, we have also been expanding and deepening our connections to the Bluffton and Hilton Head business, education and nonprofits communities:

- We led the development of the Beaufort County Disabilities Coalition two years ago that has brought together almost a dozen agencies and organizations to collaborate and coordinate our efforts to serve individuals and families who are dealing with a variety of disabilities. Coalition participants include the Beaufort County Special Education programs, Beaufort County DSN Board, Programs for Exceptional People (PEP), Special Olympics Activities & Recreation (SOAR), Heroes on Horseback, Goodwill Industries, Action for Autism, Pockets Full of Sunshine, Aunt Laurie’s and many others.
- We have discussed a potential partnership with the Beaufort YMCA in which, if sufficient land is available, they could build a new “Y” near our neighborhood and our residents could participate in their programs and activities.
- We actively participate in the Greater Bluffton Chamber of Commerce Nonprofits Alliance, the “Together for Beaufort County” Human Services Alliance, the Healthcare Network Group of the Lowcountry, SCANPO, and other coalitions and alliances.

And of course our most important connections to our community are with YOU – the potential residents of Osprey Village! We welcome and value your input during our Forum; we want to know what YOU want in the way of housing, services, amenities, and opportunities for you, your family, or your loved one with a disability. This will enable us to customize our plans to what our future residents actually want and need rather than just guessing and hoping that we get it right!

Please let us know if we can assist you in any way, or if you have any specific concerns about Osprey Village and our planned “neighborhood with a purpose.” And thanks for coming to our Community Input Forum!

Jerome C. Manuel



Osprey Village Board President