



# **CENTRAL OREGON COLLECTIVE**

## **HOUSING REPAIR & SAFETY INITIATIVE**

### **A PARTNERSHIP THAT CHANGES LIVES**

We are a 501c3 nonprofit committed to creating meaningful opportunities for adults with intellectual and developmental disabilities to live full and inclusive lives.

The people we serve are valued members of our community, each with unique strengths, dreams, and contributions to offer.

By partnering with Central Oregon Collective, you become part of a mission that promotes inclusion, independence, and quality of life for adults with IDD.

We invite you to join us in our commitment to safe and inclusive housing. Your support will help ensure that the individuals we serve have secure, comfortable homes where they can live with dignity, independence, and a true sense of belonging.

**BONNIE VANDIVER**  
**ENGAGEMENT & DEVELOPMENT SPECIALIST**  
**BONNIE@INTHECOLLECTIVE.COM**  
**(541) 388-3060 x114**  
**WWW.INTHECOLLECTIVE.COM**



# 2026 HOUSE NEEDS WISH LIST

## Every Gift Makes a Difference

*For more than 40 years, Central Oregon Collective has helped individuals with intellectual and developmental disabilities (IDD) build meaningful lives in our community. The houses our individuals call home have provided safety, stability, and belonging for decades, but many are now showing their age and are in need of significant repairs, updates, and improvements. With support, we can ensure these homes remain safe, comfortable, and welcoming for years to come. Whether it's a donated item, financial contribution, volunteer time, or community partnerships, all support helps create opportunities for the individuals we serve to thrive and be active members of our community.*



### **Gemstone Built 1980** **Home Updates ~ *Priority~***

- Windows
- Kitchen cabinets and counters
- New front deck
- New back deck



### **Shepard Rd. Built 1973** **Home Updates**

- Flooring
- Exterior paint
- Back deck replacement



## **Benham Rd. Built 1990**

### **Home Updates**

- Pergola for back deck
- Landscaping



## **Hill Street Built 1976**

### **Home Updates**

- Kitchen cabinets and counters
- Front ramp upgrade
- Back deck replacement
- Exterior paint



## **Apartment Complex**

### **Built 1968-2003**

### **Updates**

- Exterior paint to entire complex
- Flooring/carpet for 6 units
- New refrigerators for 4 units





## Main Office & Community Center

*A gathering place for inclusive activities, celebrations, and events for those we serve*

**Built 2002**

### Updates

- New carpet/flooring
- Pergola replacement in grotto
- Transportation need: Passenger van for our In-Home Supports Program

*IDD services are funded through fixed Medicaid rates. A recent study conducted for the State of Oregon found that IDD services in Oregon are underfunded by approximately 30%. That 30% funding gap must be filled through donations, grants, fundraising efforts, and community partnerships to ensure individuals receive the care and services they need. With community support, we can ensure that every individual has a safe, comfortable, and beautiful place to call home.*

*Together, we can invest in the next 40 years of care, inclusion, and community.*



Central Oregon Collective  
62070 SE 27th  
Bend, Oregon 97701

Contact: Bonnie Vandiver  
Engagement & Development Specialist  
[bonnie@inthecollective.com](mailto:bonnie@inthecollective.com)  
(541) 388-3060 x114



# Central Oregon Collective



## **2026 Project Brief IDD Housing Repair & Safety Initiative**

### **Project Summary, Approach, Objectives, Location, and Need**

Central Oregon Collective (COC) provides 24-hour support to adults with intellectual and developmental disabilities (IDD) across six licensed group homes in Bend, Oregon. These homes serve individuals with diverse support needs, including residents who rely entirely on staff for daily living and individuals with no family support. For many, these homes are their only source of stability, safety, and belonging.

The IDD Housing Repair & Safety Initiative addresses critical structural, accessibility, and safety deficiencies across four of these homes. The issues include aged flooring, damaged cabinetry, failing appliances, unsafe outdoor surfaces, inadequate lighting, accessibility barriers, and deferred maintenance that directly impacts resident safety and quality of life. Many repairs are urgent and beyond the scope of routine operating budgets.

COC also owns and operates a 20-unit affordable living apartment complex that blends IDD residents with community members who receive varying levels of support or no support at all. This integrated housing model reduces isolation, strengthens community belonging, and expands options for individuals who do not require 24-hour staffing. This complex requires essential exterior and interior upgrades to maintain safety, accessibility, and long-term viability.

COC's main office and community center, which serves as a hub for resident activities, staff support, and service coordination, also requires improvements to ensure it remains a safe and welcoming environment. Additionally, COC's In-Home Supports Program, which serves individuals living independently, including some apartment tenants, requires a passenger van to support transportation to group activities, community events, and essential appointments.

Adults with IDD have a distinct cultural experience shaped by accessibility needs, social barriers, and the desire for independence and connection. Some individuals have no family support, making it even more essential that their environments reflect dignity, stability, and care. This initiative is not simply about fixing buildings; it is about honoring the people who live in them and creating environments where they feel safe, respected, and welcomed.

# Central Oregon Collective



## Objectives

- Complete essential repairs and safety upgrades across 4 of the six homes.
- Improve accessibility, mobility, and independence for residents.
- Preserve and enhance integrated affordable housing within the 20-unit apartment complex.
- Strengthen service delivery and community engagement through improvements to the main office and community center.
- Increase access to community activities and reduce isolation through expanded transportation capacity.
- Extend the functional lifespan of homes and facilities that serve 26 residents and dozens of community members.
- Strengthen long-term housing stability for adults with IDD in Central Oregon.

## Locations

Six licensed IDD group homes, one 20-unit affordable living apartment complex, and COC's main office/community center, all located in the Bend, Oregon area.

## Project Duration 24 Months

The project scope requires a 2-year timeline to ensure high-quality work and minimal disruption to residents. The project will be completed over 24 months, with repairs scheduled in phases.

- **Months 1–4:** Final assessments, contractor selection, procurement
- **Months 5–18:** Repairs, accessibility upgrades, apartment complex improvements, office/community center upgrades
- **Months 19–24:** Final walkthroughs, evaluation, sustainability planning

# Central Oregon Collective



## Project Leadership, Roles, Expertise, and Time Allocation

**Amy Ryan, CEO & Executive Director (10%)** Provides overall project leadership, grant management, contractor coordination, and ensures alignment with organizational mission and resident needs. Supports sustainability planning.

**Lynn Gallasch, Chief Financial Officer (10%)** Manages grant funds, tracks expenditures, oversees budget, timelines, and reporting. Ensures compliance with funder requirements.

**Trey Ness, Maintenance Manager (50%)** Conducts site assessments, manages contractor relationships, oversees repair sequencing, and ensures compliance with safety and accessibility standards.

**Lisa Daily, Program Director (10%)** Represents resident needs, coordinates communication with staff and residents, and ensures repairs support daily living, independence, and behavioral health considerations.

**Bonnie Vandiver, Engagement & Development Specialist (10%)** Supports grant development, donor engagement, and community partnerships. Provides occasional project updates as needed.

**Direct Support Professionals (collective 10%)** Provides daily insight into resident needs, accessibility barriers, and environmental stressors. Their lived expertise ensures repairs directly improve quality of life.

## Stakeholders, Engagement, Collaboration, and Information Sharing

Central Oregon Collective does not have external stakeholders formally engaged in this project.

- **Residents:** Central to all decision-making. Their lived experience guides priorities, accessibility needs, and environmental improvements. Resident engagement
- **Families and Guardians:** Provide feedback on safety, accessibility, and long-term housing stability.

# Central Oregon Collective



- **Direct Support Professionals:** Offer daily insight into resident needs, safety concerns, and environmental barriers. Participate in planning and evaluation.
- **Licensed Contractors & Accessibility Specialists:** Ensure repairs meet ADA standards, safety codes, and long-term durability requirements.

Information sharing occurs through weekly internal updates, monthly project meetings, and quarterly reporting to leadership and funders.

## Sustainability and Impact Evaluation

Sustainability will be evaluated through:

- Long-term durability of repairs and materials
- Reduced maintenance costs over time
- Improved accessibility and mobility for residents
- Enhanced safety metrics, including fewer incidents or environmental hazards
- Staff feedback on improved working conditions
- Resident satisfaction measured through conversations, behavioral indicators, and quality-of-life observations

Impact will be assessed through pre- and post- project evaluations, including:

- Safety audits
- Accessibility checklists
- Environmental stressor reduction
- Resident and staff feedback
- Maintenance logs
- Photographic documentation of improvements

This initiative strengthens long-term housing stability for adults with IDD, ensuring that homes, integrated apartments, and community spaces remain safe, accessible, and supportive for years to come.



## Central Oregon Collective

### 2026 Project Upgrade Cost Summary

| <b>Upgrade Category</b>            | <b>Item</b>                                                                                                            | <b>Estimated Cost Range</b> |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| (4) Group Home Repairs             | Repairs, flooring, cabinetry, appliances, safety upgrades (Includes passenger van needed for In-Home Supports Program) | \$299,728                   |
| Apartment Complex Upgrades         | Apartment flooring (6 units @ 800 sq ft each)                                                                          | \$25,200 – \$40,800         |
| Apartment Complex Upgrades         | Refrigerators (4 units)                                                                                                | \$3,400 – \$4,600           |
| Apartment Complex Upgrades         | Exterior painting (19,200 sq ft)                                                                                       | \$49,920 – \$83,520         |
| Office & Community Center Upgrades | Carpet replacement (2,700 sq ft)                                                                                       | \$14,175 – \$22,950         |
| Office & Community Center Upgrades | Pergola replacement (784 sq ft grotto)                                                                                 | \$24,750 – \$33,000         |

#### **Total Project Cost:**

Low Estimate Total:

Group homes: \$299,728 Other upgrades: \$117,445 Combined low total: \$417,173

High Estimate Total:

Group homes: \$299,728 Other upgrades: \$184,870 Combined high total: \$484,598

#### **Project Totals:**

**\$450,000**



## **HOUSING REPAIR & SAFETY INITIATIVE**

### **A PARTNERSHIP THAT CHANGES LIVES**

Every improvement made to these homes is an investment in dignity, independence, and belonging.

With your support, we can continue providing the safe and welcoming environments that allow the people we serve to thrive.

*We invite you to be part of this important initiative and thank you for helping create lasting impact in our community.*

**BONNIE VANDIVER**  
**ENGAGEMENT & DEVELOPMENT SPECIALIST**  
**BONNIE@INTHECOLLECTIVE.COM**  
**(541) 388-3060 x114**  
**WWW.INTHECOLLECTIVE.COM**

