



RESIDENTIAL COMMUNITY FOR SPECIAL NEEDS ADULTS

Welcome to Keystone Village

Our Mission

To be a **community** in Forsyth County that serves developmentally disabled adults for a lifetime. We are committed to providing “**forever**” **homes** in an environment that is secure, active, and fulfilling for its residents and provides **peace of mind** to their families.

Our Approach

A **home** is a place not just to be, but to **thrive**, and Keystone Village is that home.

We seek to understand and build relationships with our residents and their families that are **attentive** and **personalized**. Too, we are members of the larger community that surrounds us, and recognize the value of integrating, not separating, our residents from it. In this way, we support **joyful, fulfilling** lives that are **meaningful**, sustainable, and **void of isolation**.



For us, for our adult children, forever



Our Vision

To be what home is meant to be; a place to belong, to be nurtured, respected, to thrive individually and to be a part of and valued by, our community.

As parents of adult children with intellectual and developmental disabilities, we ponder the fate of our children once we are no longer living. Imagining those entrusted to us living in a Host Home raises concerns as to who will take care of them as we have, how long will they be able to stay, and if they will be isolated from everything they have known and understand.

Thus, we decided to create a permanent home within Forsyth County, GA, called Keystone Village. Keystone Village is a nonprofit, residential community providing a **vibrant, empowering and inclusive environment for adults with disabilities.**



Residents thrive individually and as part of our community

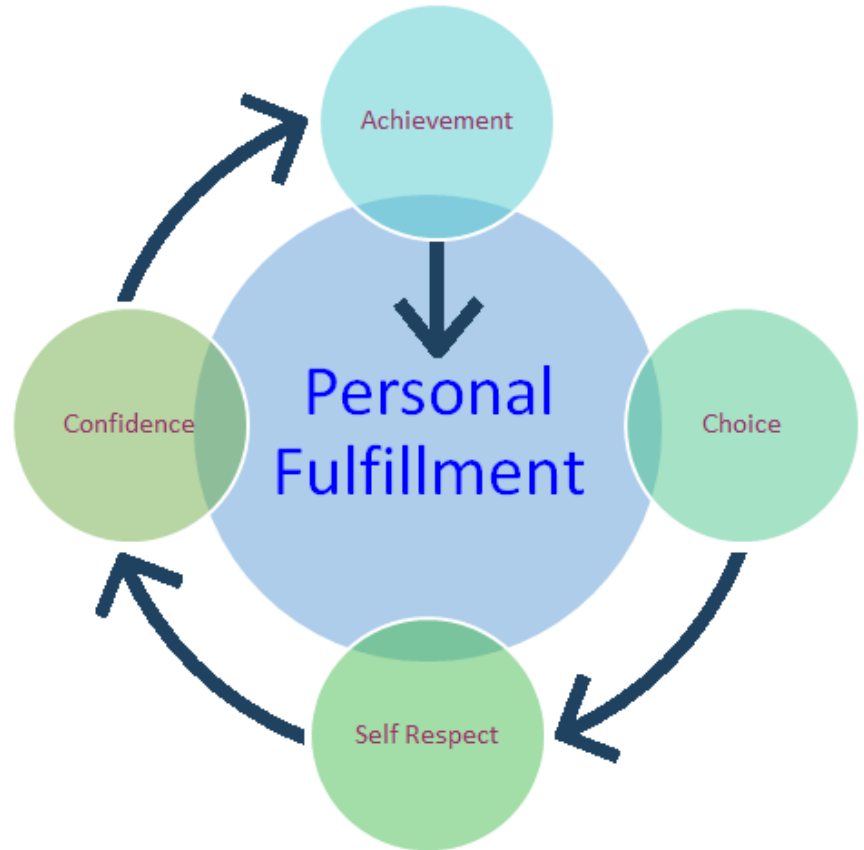


Core Values*

Value residents as individuals, build trusting relationships, respect individual choice and encourage personal achievement. Promote faith, instill both the confidence and desire to engage with peers and the community.

- **Independence** built upon **Person Centered** care:
 - Individual **choice** builds self-respect
 - Self-respect leads to confidence
 - Confidence encourages achievement
 - Achievement leads to fulfillment
- Building a sense of **community** through shared interests and goals
- Protect Individual **Rights**:
 - Provide **Privacy**
 - Protect **Dignity**
 - Ensure **Respect**
- Maintain and build upon **family relationships**.
- Thrive through **Social interaction**.
- **Opportunity** for growth and learning
- Emotionally secure, physically **safe**, a secure environment, trustworthy staff and fostering a reasonable sense of control over one's life
- **Quality**, a durable and enduring physical environment

*For more, see Addendum, Thirteen Core Values, Slides 23 and 24



Person Centered Plans (PCP). The support and services residents receive should be based upon the individual's strengths, ability, needs and preferences and lead to a profound feeling of personal fulfillment.

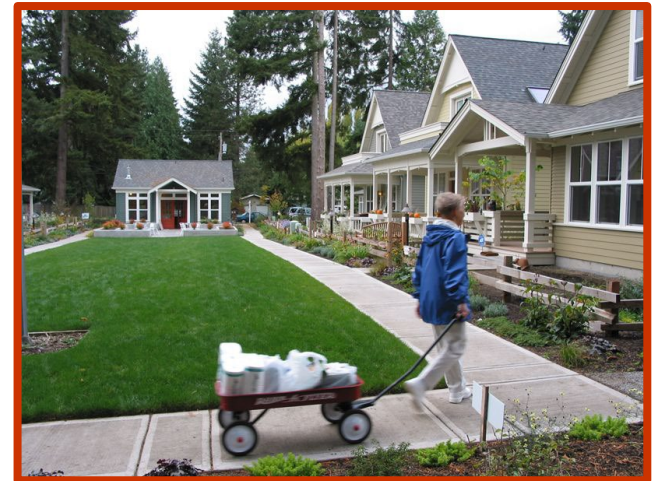
Our Commitment

“Independence, Possibility and Purpose”

- A “forever” home for as long as it is wanted
- Inclusive-a family environment devoid of isolation
- Integrated-part of the larger community
- Social-an active and fulfilling lifestyle
- Empowering-fostering the ability to reach potential through knowledge building and skills development



Ian Mixon (Burns)



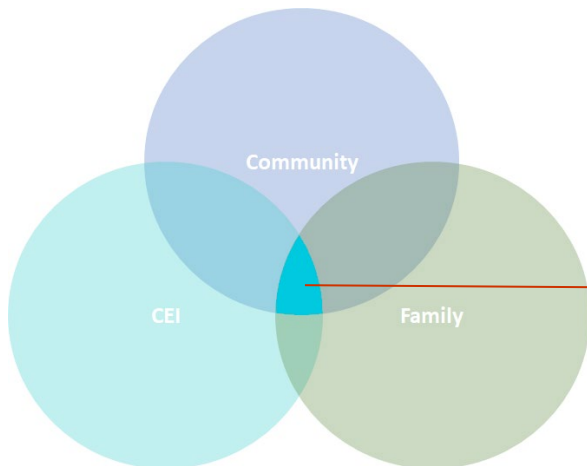
Commons Green



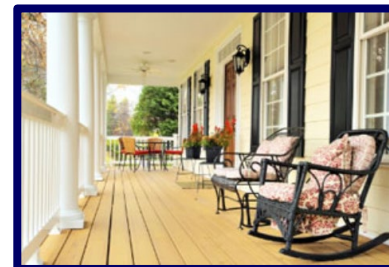
The Miller Family



Sensory Gym



A part of, not apart from, our community



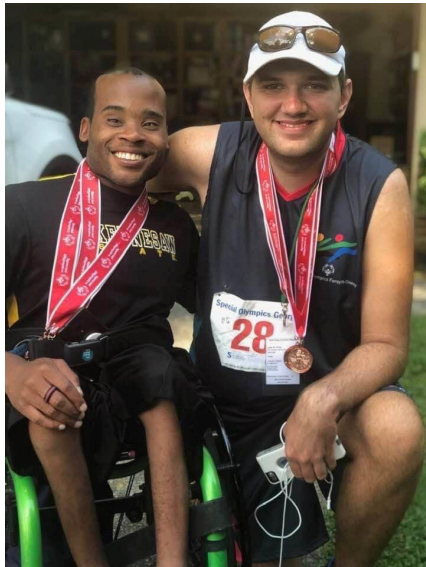
“Rocking Chair” porches



RESIDENTIAL COMMUNITY FOR SPECIAL NEEDS ADULTS

Our Village

Fundamentally, a safe-haven, a home where disabilities don't stand out, but residents fit in, and in which they are able to fully develop their social, vocational, recreational, and physical skills.





Our vision of the Keystone campus





The Village

- Community Center
 - Offices
 - Food Service
 - Activity Center
 - Sensory gym and fitness center
 - Chapel
 - Medical Station



Activities/Community Center





The Village

- Cottages
 - Front porches
 - Community Green
 - Walking Paths



"Front Porch" Cottages



Keystone Village, “In the news!”

“The decision to approve the project, which will be called Keystone Village, was met with cheers and applause by the crowd of supporters who gathered to witness the vote during the public hearing”

—Forsyth Co. News
11.02.23

Forever homes

“Like many of you, I want to live close to my family and friends. One day, I want to be at Keystone Village, to live as independently as possible and have a beautiful home”

—Emmy Miller, Cumming, GA
11.02.23

Midweek Edition - November 8-9, 2023

ForsythNews.com | FORSYTH COUNTY NEWS | 3A

BOC OKs community for adults with special needs

By Daniel Dotson
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The Forsyth County Board of Commissioners approved, during its regular meeting on Thursday, Nov. 2, a zoning application to develop a residential assistance community for adults with intellectual and developmental disabilities.

The decision to approve the project, which will be called Keystone Village, was met with cheers and applause by the crowd of supporters who gathered to witness the vote during the public hearing.

Among those who spoke in support of the zoning request were Keystone Village co-founders Tammy Miller and Beth Burns, who have been pursuing the dream of building the Keystone community since 2019.

“We have taken on a mission to develop a residential community, or ‘forever homes’, in Forsyth County for up to 90 adults with intellectual and developmental disabilities,” said Burns before the vote. “By approving our residential zoning request, you will enable us to secure the USDA guaranteed loans that will help pay for the infrastructure of Keystone Village.”

The development will be located on approximately 8 acres of land near the intersection of Settingdown Road and Marssett Parkway, and it will include 14 residential buildings and a community center.

Among others who spoke during the public hearing were representatives of Creative Enterprises, a non-profit organization that teaches life skills and provides job training to adults with special needs.

Creative Enterprises manager Abby Orwell was joined at the podium by two clients of Creative Enterprises, brother and sister Emmy and Patrick Miller.

“Like many of you, I want to live close to my family and friends,” said Emmy Miller. “One day, I want to be at Keystone Village to live as independently as possible and have a beautiful home.”

Emmy’s brother spoke about the strength of the community he has felt in Forsyth County.

“In 2016, during a health scare, I learned how loved I was,” said Patrick Miller. “Thousands of people prayed for me and helped my family while I was in the hospital for two months.

“That is what a hometown is,” he continued. “I love to learn, play and be the best I can here. I want to stay in a community like Keystone, where I can make wonderful choices for myself with the support I need!”

After the public hearing, the matter went to a vote.

“I’m probably going to cry,” said District 4 Commissioner Cindy Jones Mills, who worked closely with the applicants to make Keystone Village a reality. “This is something very near and dear to my heart.”

The vote to approve Keystone Village was unanimous.

Image courtesy of Forsyth County



Keystone Village, “In the news!”

*“The Board of Commissioners unanimously voted in favor of the development at a formal meeting Nov. 2. The vote allows for rezoning 8 acres of residential land off Ga. 400 and Settingdown Road to a master planned district” -Forsyth Herald
11.02.23*

Moving Forward

*“Keystone Village will be a saving home for many families like ours’ Mitchell said. ‘A community like Keystone Village will give Rob and us the comfort of knowing that he is in good hands.’”
-Doug Mitchell, Braselton, GA*



NEWS

This rendering shows the community center at Keystone Village, a planned development for Forsyth County residents with developmental disabilities. The Forsyth County Commission unanimously approved a rezoning to construct the community Nov. 2.

Commission approves zoning change for developmentally disabled facility

By **SHELBY ISRAEL**
shelby@appenmedia.com

FORSYTH COUNTY, Ga. — Forsyth County officials formally approved the anticipated Keystone Village, a community that will provide housing for residents with intellectual and developmental disabilities.

The Board of Commissioners unanimously voted in favor of the development at a formal meeting Nov. 2. The vote allows for rezoning 8 acres of residential land off Ga. 400 and Settingdown Road to a master planned district.

The community will include 60 units to accommodate a total of 90 residents and feature amenities including a community center, an amphitheater and a lake with a gazebo.

Beth Burns and Tammy Miller, adoptive mothers of children with special needs, conceived Keystone Village in 2019. Miller and Burns emphasized the need for a place where adults with intellectual and developmental disabilities can live independently in Forsyth County.

At a June 23, 2020, County Commission work session, consulting firm Brackin and Associates President and CEO Laura Brackin presented a study that assessed the housing needs of Forsyth County residents who have developmental disabilities.

At that meeting, Brackin said affordable housing options for developmentally disabled residents is limited in the area.

Citing the study, Keystone Village staff reported 3,631 residents had developmental disabilities in 2020. The study showed 96 percent of these residents live with family members, 20 percent higher than the national average.

While Forsyth County has some support options, such as the day program Creative Enterprises Forsyth, Keystone Village would provide permanent housing and a sense of community for adults with developmental disabilities.

At the Nov. 2 meeting, Creative Enterprises Manager Abby Otwell and program members Emmy and Patrick Miller spoke in favor of the rezoning.

Otwell said Creative Enterprises serves 108 families in the community, and most of the program's members have caregivers who are between 50 and 60 years old.

"There is absolutely nowhere in our county for these individuals to go when they're displaced from their home," she said.

Emmy Miller, who attends Creative Enterprises, said she loves living in Forsyth County and wants to stay near her family and friends.

"One day, when my parents need more help, I want to be at Keystone Village to live as independently as possible and have a beautiful, deserving home," Emmy Miller said.

Another speaker, Doug Mitchell of Braselton, said he is 73 years old, and one of his biggest concerns is what will happen to his son Rob, who has disabilities, after he dies.

"Keystone Village will be a saving home for many families like ours," Mitchell said. "... A community like Keystone Village will give him and us the comfort of knowing that Rob's welfare is in good hands."

In other matters at the meeting, commissioners approved a \$2.3 million contract with Central Emergency Medical Services for county ambulance transportation in 2024. The updated agreement costs some \$1 million more than the 2023 contract.

The agreement will add three ambulances to the county's fleet to accommodate call volume.

The Board of Commissioners also reappointed Alfred John as chairman for 2024.

Commissioners also declared November Pancreatic Cancer Awareness Month, recognizing local non-profit Purple Pansies founder Maria Fundora and Dr. Scott Cooper, the husband of former District 1 Commissioner Molly Cooper who died earlier this year following ongoing health issues caused by pancreatic cancer.



RESIDENTIAL COMMUNITY FOR SPECIAL NEEDS ADULTS

Keystone Village, "In the news!"

"At Keystone Village, there would be varying levels of care for those who are fairly independent, those who need 'quite a bit of oversight' and those needing full time care" -Forsyth Co. News



A Goal to be Proactive
"They said housing for those with developmental disabilities is an issue for those across the state and they wanted to be proactive for the needs of local residents." -Tammy Miller, Co-founder and Dedicated mom



What will become of our children?
"...we are at a point in our lives where we are trying to figure out what is going to become of our children when we are no longer here on this earth, or no longer able to take care of them." -Beth Burns, Co-founder and Dedicated mom



FROM 1A Shortage

housing officials, state agency officials and officials with provider organizations, such as Creative Enterprises, a program for adults who have aged out of the local school system, were also interviewed.

The study found that in Forsyth County, 96% of the population lived with their families or legal guardians, significantly higher than the nationwide average of 75%, and 21% of caregivers were 60 or older, with another 62% between the ages of 45 and 59.

Lisa Bennett, director of Creative Enterprises' Forsyth campus, said she felt the number of aging caregivers was higher than reported.

"I tell you, I think more of the parents are aging, like over the [60 age limit] because they're the ones that are not really computer savvy and didn't do the survey, but I guarantee there's more than that," Bennett said.

Aging parents of children with disabilities were a focus due to concerns both from families and county leaders of what happens to their children when they pass away or are no longer able to care for them.

Also speaking at the meeting were Beth Burns and Steve and Tammy Miller, all parents of adopted children with special needs who are working to bring a development for those with disabilities and others known as Keystone Village to life.

"Tammy and I are both parents of special needs children that we've adopted and we are at a point in our lives where we are trying to figure out what is going to become of our children when we're no longer here on this earth or no longer able to take care of them," Burns said.

They said housing for those with developmental disabilities is an issue across the state and they wanted to be proactive for the needs of local residents.

At Keystone Village, there would be varying levels of care for those who are fairly independent, those who need

"quite a bit of oversight" and those needing full-time care.

"All that would be part of our community," Tammy Miller said. "We would be trying to reach as many different levels of special needs adults as possible and ... our vision is to be able to have at least 100 residents on our campus."

While Keystone Village is one proposal, Brackin said the study showed that there needed to be a variety of housing for the county's special needs community.

She said the study broke down housing into two categories: service attached to housing, such as group homes, host homes, institutions and some permanent options, which is limited to those who are eligible; and affordable housing in the community that would be open to anyone in the county and is typically supported through Home and Community Based Services (HCBS).

Brackin said both types were "extremely limited" in Forsyth County and that increases in affordable housing options and rental assistance vouchers are needed and that leaders "really can't meet peoples' needs without addressing both of those at the same time."

"Just because you have services, it doesn't help a person if there's not affordable, accessible housing," she said, "and likewise, just because you create accessible and affordable housing, if the person doesn't have the support needs or services to meet their disability-related needs, it doesn't do them any good."

Brackin said she was still awaiting some numbers from the Department of Community Health and would give recommendations to county leaders once the full information was available but said, "we know for a fact that more units are needed."

Of the 50 affordable units the study found in the county, Brackin said only four were accessible and even those that are available has a long wait list. Brackin said one family waited five years to get into a facility.

"So, if someone wanted today to access those," she said, "it's not an option for them."



Keystone Village, “In the news!”

“At least one local group is seeking to assist in the cause. Keystone Village is a nonprofit group that envisioned and has planned a residential community in the county for those with intellectual or developmental disabilities.” -Forsyth Herald

A Model for the State

“Keystone Village co-founders, Beth Burns and Tammy Miller, spoke at the June 23, 2020 Commissioner’s Work Session and said the group has ‘a lot of momentum and support’ and hopes to become a ‘model for the state.’” -Forsyth Herald



Keystone Village Board of Directors

2023 Members

- Beth Burns, Board President
- Tammy Miller, Board Vice President
- Stacey Van Dyke, Board Secretary
- Danialle Evans, Board Treasurer
- Gary Gettis
- Steve Kirby
- Lynn Jackson
- Lisa Bennett
- Julie Brennan
- Beth Grindle

Consultants

- Jim Whittaker
- Dave Whittenton

Administrative Support

- Janna Shacklett



"You can do what I cannot do. I can do what you cannot do. Together we can do great things."

-Mother Teresa



The “Key” to Keystone:

Compliance and Certification

- CMS Compliant
 - HCBS (Home and Community Based Settings) Rules
 - Medicaid Waivers
 - Integrated into the Greater Community
- Licensed and Certified Healthcare Staff
- ADA Compliant Housing and Facilities
- Tax Exempt, 501(c)3 status

Goals and Objectives:

- Integration within the greater community:
 - Employment
 - Engage in community life
 - Receive services in the community
- Partnerships that enhance integration within our community:
 - Creative Enterprises, Forsyth
 - Three Basketeers
- Keystone Village Foundation
- Private pay option



Keystone Village on Social Media

“Find us on the Web”...

www.keystonevillage.org

“Find us on Facebook”...

<https://m.facebook.com/KeystoneVillage/>

And, coming soon...

Twitter:

<https://mobile.twitter.com/keystonevillage>

Instagram:

<https://www.instagram.com/keystonevillage/>

LinkedIn:

<https://www.linkedin.com/company/keystonevillage>



The Need for Keystone Village

Takeaways from the Disability and Housing Systems Survey

Who are Forsyth County's Developmentally Disabled population?

Demographics

- Total population: 3631
- Those between ages 18 and 64: 1169
- Those in Forsyth County Schools: 881
- Those of "transition" age*: 308

Disabilities

- Intellectual: 84%
- Autism: 58% (Including w/ other disability)
- Limited mobility: 15%
- Require a wheelchair: 13%

Current Housing Arrangements

- Living with parents/guardians: 96%
- Compares to 76% nationally

Age of Their Family and Caregivers

- Over 64 years: 21%
- Between 45 and 59 years: 62%

**At age 22, individuals "graduate", no longer eligible to attend Forsyth County Schools*

Survey sponsored by Forsyth Co. Commissioners and conducted by Brackin & Associates, Spring of 2020



An aging population of caregivers, 21% of whom are over 64 years old, care for 96% of Forsyth County's almost 3700 DD population given that there are few alternatives available within the county.



The Need for Keystone Village

Takeaways from the Disability and Housing Systems Survey

What are the needs of Forsyth County's Developmentally Disabled population?

Individuals need a Lot of Support

- Home Support (shopping, meal prep, cleaning, laundry): 51%
- Personal Care (eating, bathing, dressing, toileting): 21%
- Transportation: 74%

Frequency of Services Required

- Need help everyday (housing with 24/7 on-site staffing): 47%
- Need help most days, but not at night while sleeping (with limited on-site staffing, but no overnight staffing): 24%
- Sometimes need help, but not everyday (access to staff, as needed): 24%
- None; my family member is completely independent: 4%

Survey sponsored by Forsyth Co. Commissioners and conducted by Brackin & Associates, Spring of 2020



Almost half of Forsyth County's DD population requires daily, continuous care provided "24/7".



The Need for Keystone Village

Takeaways from the Disability and Housing Systems Survey

Preferences of Forsyth County's Developmentally Disabled population and their caregivers:

Living Preferences

- House: 59%
- Apartment: 31%
- Living with others: 87%
- Prefer own bedroom, vast majority

Location

- Near “neighbors” who watch out for them
- Safe
- Close to friends, family and caregivers
- In Forsyth County

Quality of Life

- Near work or volunteer opportunities
- Near recreation and leisure venues
- Near services required
- Near medical service providers

Survey sponsored by Forsyth Co. Commissioners and conducted by Brackin & Associates, Spring of 2020



The survey demonstrates a desire for a quality of life as desired by most, avoiding isolation, ensuring privacy and providing opportunities to be integrated into the broader community for work and play.



The Need for Keystone Village

Takeaways from the Disability and Housing Systems Survey

Concerns and fears of caregivers of the Developmentally Disabled Population of Forsyth County

Themes:

- Lack of information (unaware of options)
- No, or inadequate housing or care options available
- Aging or dying without a living solution for their loved one
- No longer being able to care for loved one
- The safety and care of their loved one

Survey sponsored by Forsyth Co. Commissioners and conducted by Brackin & Associates, Spring of 2020



Family and caregivers fear for their loved one's future when they are no longer living, or no longer able to provide care.





Keystone Village Needs You!

Consider being a part of Keystone Village's success in serving our community in Forsyth County:

Be part of making Keystone Village a lifetime gift to Forsyth County's adults with disabilities. Your tax-deductible contribution will make an incredible impact in developing our community. Tax deductible donations can be made by check or online.

By Mail:

Please make tax deductible checks payable to "Keystone Village" and mail to:

Keystone Village
PO Box 2681
Cumming, GA 30028

Or Online:

Make donations at www.keystonevillage.org





RESIDENTIAL COMMUNITY FOR SPECIAL NEEDS ADULTS

“Forever Homes, Endless Possibilities”

Beth Burns

Co-Founder and Dedicated Mom

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