



WELCOME TO Keystone Village

Keystone Village is a planned residential community in the development stage which will be located in Cumming, Georgia focused on supporting individuals with intellectual and developmental differences - where hopes and dreams come true.

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ABOUT US



Keystone Village is a not-for-profit corporation which was formed by a group of families and community members to develop a residential community focused on quality housing, services and supports and participation and engagement in the broader Cumming Georgia area. Keystone Village will be located at Marsett Parkway and Settingdown Road. We are nestled on 8 acres within the Hemingway Farms residential community.

Keystone Village has engaged the services of special needs housing consultants to guide the process, design and financing. Keystone Village will partner with an experienced service provider organization to deliver individual supports and services needed by each resident.

OUR MISSION
To create a residential community that serves intellectually and developmentally disabled adults for a lifetime.

HOUSING OPTIONS



Keystone Village will be a rental apartment community accommodating approximately 80 residents.

AFFORDABLE RENTALS

One-, two-, and three-bedroom apartment units with private bathrooms and shared kitchen, dining living and laundry area. Apartments can be shared or can be single occupancy, based on the preferences of each individual.

Estimated Monthly Rent:

- One-bedroom \$ 1,300 / mo 750 SF
 - •Two-bedroom \$ 1,800 / mo 1150 SF
 - Shared two-bedroom \$900 /mo
 - •Three-bedroom \$2,250 /mo 1500 SF
 - Shared three-bedroom \$750 / mo
- Rental rates include electricity and water.
Rents are estimated and subject to change.



THE RESIDENT SERVICES PROVIDER ORGANIZATION



Keystone Village heralds a new era in community living for persons with IDD. The Provider Partner will provide or manage the day to day services and supports for each resident.

The design of the Village encourages each individual to live independently in their own home, enjoy the safety of a secured neighborhood, socialize and share with other villagers AND venture beyond the property to enjoy the educational, employment and recreation opportunities found in the thriving Forsyth County and surrounding communities.

Each resident MUST have authorized services and supports in place while living at Keystone Village. Private-Pay and Georgia Medicaid Waiver (to be determined) options will be available based on a resident's eligibility. The Provider Partner will provide all private-pay individual services including Core/ Base services. Individuals receiving authorized Medicaid Waiver services can elect the provider partner or choose any other Medicaid Waiver provider to provide individual services. All residents will be required to purchase Core/ Base services.



THE VILLAGE SERVICES AND AMENITIES



The Village lifestyle will include assistance and support to residents according to their unique needs.

Included Private Pay Services:

- Supported Housing Coaching
- Personal Supports
- Community Recreation On-Off site
- Transportation to shopping, medical, and dental appointments

Medicaid Waiver Services will typically include the following and will be based on individuals authorized support plan

- Supported living coaches
- Personal Supports
- Transportation to shopping, medical, and dental appointments

Core Base Services:

- 24/7 On Site staff assistance
- Participation and supervision in all on-site and off-site activities and events
- Transportation to all off site activities and events
- Service Coordination (Information and referral services)

Service fees:

- Private pay fees will be determined by the level of staff assistance required by each individual
- Tier One: Low staff support needs; 2-4 hours of staff support each week (combination of individual and group) Monthly fee \$475.00
- Tier Two: Moderate staff support needs; 5-9 hours of staff support each week (combination of individual and group) Monthly fee \$825.00
- Tier Three: High staff support needs; 10-13 hours of staff support each week (combination of individual and group) Monthly fee \$1225.00
- Individuals with significant staff support needs and 24/7 supervision will have fees determined by an assessment
- Fees for all other services to include employment services, day program and more will be determined by Partner Providers
- Core Base Services: All Residents \$500.00 Monthly

AMENITIES AND HOUSING MANAGEMENT



Keystone Village will contract with a Housing Management Company to provide the housing management services which will include resident leasing, property maintenance and compliance.

Amenities Included with rent:

- Onsite Property Management
- Property and grounds care
- Splash area
- Green Space
- Community Center (Classrooms, offices, movie theater, art space, café, kitchen, game room, fitness center)
- Emergency Call Systems in each apartment
- Community security cameras and gated community



The Village is Coming!

Good Friends,
Good Home,
Good Job,
Good Life!



For more information please contact:

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