



AFFORDABLE HOUSING
FOR PEOPLE WHO ARE
BLIND AND
VISUALLY IMPAIRED



BLIND CENTER
OF NEVADA



Built in 2018, the new \$9 million, 36,000 square-foot, facility was built on time and \$138,000 under budget. The Blind Center serves the adult population of those who are blind and visually impaired in our community with essential services, important programs and meaningful employment.



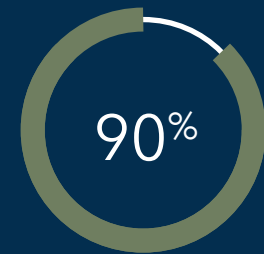
The goal is to build a 100 unit affordable housing complex for those who are blind and visually impaired in our community.

Building costs are estimated to not exceed \$40 Million

\$30 Million - Housing Common Areas and Amenities

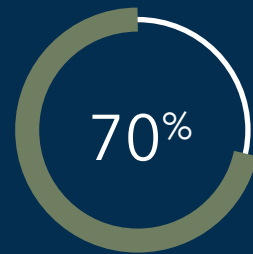
\$10 Million - Maintenance and Sustainability Endowment





Over 90% of the Blind Center's members are living below the extreme low-income level.

(ELI for HUD housing purposes)



More than 70% of those who are blind and visually impaired are unemployed and rely solely on social security disability payments of \$1,000 or less per month.



The 2022 fair market rent is \$1,005 for a one bedroom apartment in our community. This is higher than 95% of other FMR areas, which makes fair market rentals not an option for most who are blind and visually impaired.

105,241

or
21%

Renter households that are extreme low income

81%

Extreme low income renter households with severe cost burden

-84,320

Shortage of rental homes affordable and available for extreme low income renters

35

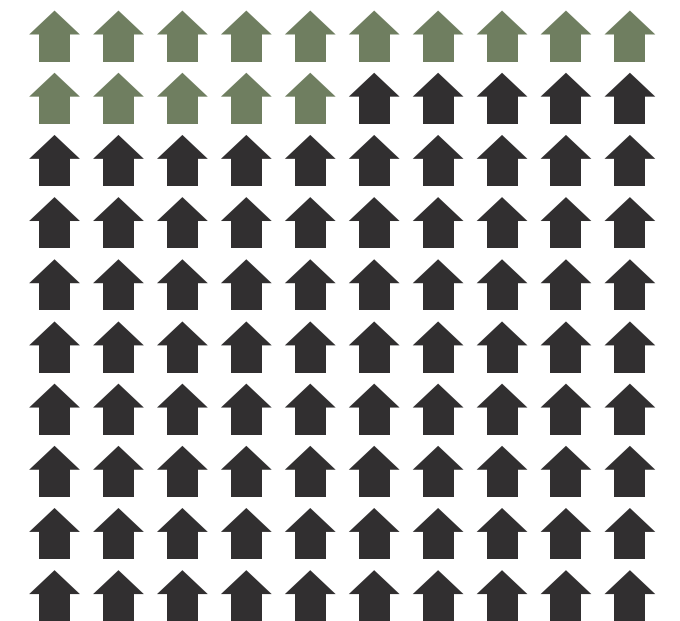
Members of the Blind Center on the waiting list for the Archie Grant affordable housing community. The **waiting list is over 2,300** and there is no preference for those who are blind and visually impaired.

Nevada Stats

An email from Dawn K. to the Blind Center
July 21, 2021

"I receive \$1,000.00 a month which would allow me to rent a room. I've been on spareroom.com, roommate.com, Facebook and Nextdoor trying to find a SAFE rental, but as I said when they find out about my disability I'm no longer a good candidate. Unfortunately my SSDI is not enough to get my own place and the voucher program has a huge backlog of applicants. To be honest I'm getting extremely discouraged and I did look into women's shelters but that is just as scary as my current situation. I have been saving money so I have a safety net but with no where to go it doesn't seem to be doing me any good. Any information or advise would be greatly appreciated."

Nevada has the lowest number of affordable rental homes in the Nation. For extreme low-income households, there are just 15 affordable and available rental homes per 100 homes in the state.



The current living conditions for too many of the members of the Blind Community are unsafe and, or unhealthy.



Mission

The Blind Center of Nevada assists blind and visually impaired persons in reaching their highest physical, social, intellectual and economic potential. To achieve these objectives, there are three focus areas: Personal Development, Social Interaction, and Provident Living.



EMPLOYMENT

Half of the employees in the electronics and events businesses are blind or visually impaired.



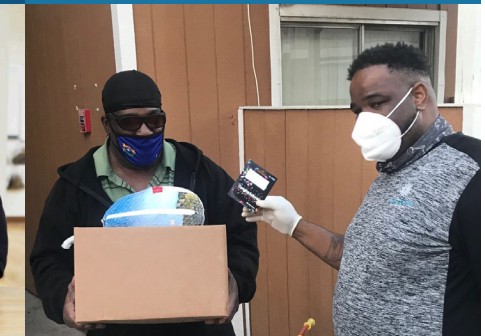
TECHNOLOGY

The Blind Center offers computer and smart phone training.



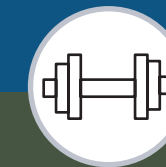
FOOD SECURITY

Healthy food and meals for those who are blind and visually impaired is an essential service we offer.



COVID TESTING AND VACCINATIONS

The Blind Center offers lab testing and vaccination at the Center and to-date, 95% of members are vaccinated.



FITNESS

The Blind Center operates a full gym for those who are blind and visually impaired to get and stay healthy.



ART AND MUSIC

The all-blind rock band, "Broken Spectacles" have performed at the House of Blues, Hard Rock, and more.





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Benefits

- It will provide easier access to essential services, important programs, meaningful employment and healthy food choices for members.
- Having a housing option close to the Blind Center would reduce transportation time and cost for members riding 1-2 hours each way to get to the Blind Center and home each day.

- This project would provide a safer and cleaner option for affordable housing than other available options in our community.
- This affordable housing community will create a supportive environment for those who are blind and visually impaired.
- Opportunities for job training and technology training would be more accessible being close to the Blind Center.
- Having this housing solution for those who are blind and visually impaired would help reduce the anxiety and depression for many looking for housing in our community.

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Current Membership Profile



Location of Residence

Las Vegas 80%
N Las Vegas 12%
Henderson 7%
Other 1%



Gender

Female 56%
Male 44%



Race

White/Caucasion 40%
African American 34%
Hispanic 17%
Non-Hispanic / Other 9%



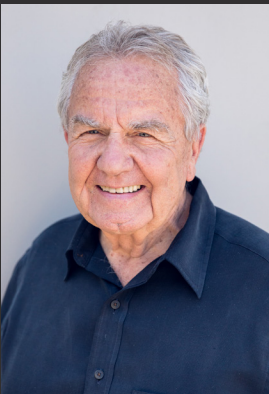
Age

Non-Senior 54%
Senior 46%

Lloyd Benson

Lloyd is a Las Vegas native and has served on the board of the Blind Center for more than 25 years. He was a part owner of Valley Foods Distribution which was sold to US Foods. Lloyd is now involved in the government relations and public affairs.

702-610-6630 lkbenson@mac.com



Jeremy Cooper

Jeremy is a partner with COOPER | COONS, Ltd. Jeremy's practice is focused on estate planning, asset protection, trust administration, probate, and any matters related to these areas of law. Jeremy is currently a member of the Nevada Society of CPAs and also serves on the Blind Center of Nevada's board.

702-290-1789 jeremy@coopercoons.com



William Covington

Will currently serves as the Senior Management Analyst for the Office of Clark County Commissioner Marilyn Kirkpatrick and he serves on the Clark County Business Development Advisory Committee. In addition to serving on the Blind Center's Board of Directors, Will also serves as an advisor to Housing Assistance Corp. He holds a Bachelor of Arts in Business Administration and a Minor in Marketing from Howard University.

702-807-7091 William.Covington@clarkcountynv.gov



Jeff Davis

Jeff is a Las Vegas native and graduate of UNLV. Jeff spent the majority of his career working in the concrete ready mix industry at Sierra Ready Mix. As a member of the Board of Directors for the past 25 years, Jeff has assisted the Blind Center of Nevada with its mission of helping the members of our community who are Blind and visually impaired.

702-520-5200 jdavis1820@gmail.com



Todd Imholte

Todd joined the Blind Center of Nevada in 2014 and is currently serving as the president. Prior to joining the Blind Center, Todd spent over 20 years in business development and executive leadership roles. He also served for 6 years as a board member of Vision Loss Resources which has been creating a community of service skills and support for people with vision loss in Minnesota for over 100 years.

702-755-0444 todd@blindcenter.org



Susan Johnson

Susan lost her sight at the age of 6 years old due to congenital glaucoma, a rare eye disease that primarily affects infants. She holds a Master of Rehabilitation Counseling from Utah State University and an endorsement in school counseling. Currently, she is a counselor for students who are blind and visually impaired in the Clark County School District. In the past, she worked as a vocational rehabilitation counselor and assist individuals who were blind and visually impaired with job training and job placement.

702-290-8955 johnssm3@nv.ccsd.net



Jim Kegley

Jim co-founded U.S. Micro Corporation, one of the nation's leading corporate IT asset management companies and served as its Chief Executive Officer and President until 2014 when he sold the company. Residing in Las Vegas, Jim is an active real estate investor and avid golfer, while concentrating philanthropic efforts with the Blind Center of Nevada as a 10 year board member.

404-307-8333 jkegley@10thandmonroe.com



Neal Marek

Dr. Marek founded the Nevada Foot Institute in 1989 to provide quality foot care services to the greater Las Vegas Valley. Dr. Marek is a volunteer physician at Volunteers in Medicine of Southern Nevada and has served on the Blind Center of Nevada's board of Directors for over 20 years.

702-768-4157 nealmarek@gmail.com



Larry Piparo

Larry is a CPA and partner with JB & Associates. He has over 16 years of experience serving clients in a wide range of industries. He has a master's in accountancy from UNLV and received undergraduate degrees from both UNLV and SUNY Albany. He is currently serving as board chair of the Blind Center of Nevada, and treasurer for Family and Child Treatment of Southern Nevada (FACT).

702-610-5114 lpiparo@jbaccountants.com



Helga F. Pizio

Dr. Pizio is one of the most experienced ophthalmic surgeons in Southern Nevada. Dr. Pizio has been offering her services in Ophthalmology to Las Vegas since the Fall of 1996. Dr. Pizio founded New Eyes in 2008 and is a Board member of Comprehensive EyeCare Partners. She volunteers as clinical faculty at UNLV School of Medicine and is on the UNLV Foundation Board of Trustees.

702-756-1255 helga.fuenfhausen@gmail.com

REFERENCES

- National Low Income Housing Coalition
nlihc.org/housing-needs-by-state/nevada
- Office of Policy of Development and Research (PD&R)
huduser.gov/portal/datasets/fmr.html
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