

**From:** Kristy Tanguay <ktanguay@parentsandfriends.org>  
**Sent:** Wednesday, February 22, 2017 9:55 AM  
**To:** Owen, Jennifer  
**Cc:** Kristy Tanguay  
**Subject:** CDBG  
**Attachments:** FEE PROPOSAL 2017.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Jennifer,

Parents and Friends, Inc. has continued to provide support to persons with developmental challenges and similar needs on the Mendocino Coast since 1955. Many of the individuals we served in the beginning are now approaching their senior years, and we have become their primary source of support as their parents have aged.

What the medical community has learned in recent years is that the needs of the aging population is different for those with developmental disabilities. Diseases such as dementia and Alzheimer's are more prevalent, as such, the level of care required is much greater.

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*"As they age, those affected by Down syndrome have a greatly increased risk of developing a type of dementia that's either the same as or very similar to Alzheimer's disease...Scientists think that the increased risk of dementia — like other health issues associated with Down syndrome — results from the extra genes present. One of the chromosome 21 genes of greatest interest in the Down syndrome-Alzheimer's connection codes amyloid precursor protein (APP)." – Alzheimer's Association*

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Much like the baby boom, and, the autism "epidemic," Parents and Friends would like to be ahead of this need, rather than reacting to it as it is happening. We have recently been awarded a grant from the Redwood Coast Regional Center to provide this specialized, around the clock service. We currently own property located at 350 Cypress Street, which we endeavor to convert to housing facilities to provide these services to low income, developmentally disabled seniors who have developed Alzheimer's disease and/or Dementia comorbid to their disabilities.

As such, we would like to develop the proper housing to support the needs of the service as follows:

- (2) 4-bedroom, 2+ bathrooms each, single level homes, plus
- 6000 square feet of office space at our currently near-dormant property.

In achieving readiness for CDBG 2017-2018 grant application, we are requesting funds from the City of Fort Bragg in the amount of \$8275.00 which will allow us to revise our previous plans from our 2012 project proposal. Once the schematic, site plan, and feasibility analysis have been revised we will then be able to ensure readiness by obtaining contractor bids for services for our proposed CDBG project. I have attached the bid summary we received via pdf format.

To clarify, the project we had submitted in 2012 provided for a mixed use of the property consisting of commercial facilities (a café, and "green" laundry services), apartments, and office space. Through that process, Parents & Friends, Inc. learned that as a service provider we cannot act as landlord and collect rents from the individuals whom we serve. With our new project, we will be reimbursed by the California Department of Developmental services for providing around the clock care for up to 8 individuals, thus removing the "landlord/tenant" relationship and replacing it with a "service provider/participant" relationship. In order to provide this service, we need to attract, hire, train, and retain the proper personnel to support the needs of the persons being served, as well as occupy and retrofit the proper facilities to support the needs of the individuals we will serve.

I welcome and feedback or questions you may have, and thank you in advance for your consideration and support.

Kristy

**Kristy Tanguay**

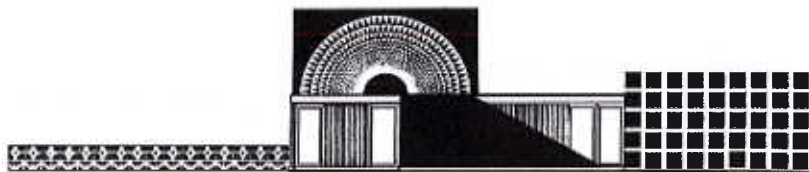
Parents & Friends, Inc.

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*Schlosser, Newberger, Architects*

## ARCHITECTURAL SERVICES PROPOSAL

New Group Home and Office Development

Parents and Friends, Inc.

350 Cypress Street

Fort Bragg, Ca 95437

Date: February 13, 2017

### LSN HOURLY SUMMARY

Item	Task	Partner	Drafter	Total
1	Feasibility Analysis	10		10
2	Schematic Design	24		24
3	Conceptual Site Plan	10	18	28
	<b>Total</b>	<b>44</b>	<b>18</b>	<b>62</b>

### FEE SUMMARY

Item	Task	Partner	Drafter	Total
1	Feasibility Analysis	\$ 1,500.00	\$ -	\$1,500.00
2	Schematic Design	\$ 3,600.00	\$ -	\$3,600.00
3	Conceptual Site Plan	\$ 1,500.00	\$ 1,350.00	\$2,850.00
	<b>Total</b>	<b>\$ 6,600.00</b>	<b>\$ 1,350.00</b>	<b>\$7,950.00</b>

### EXPENSE SUMMARY

Item	Task	Expenses
1	Telephone/Fax	\$ -
2	Travel	\$ -
3	Reproductions	\$ 325.00
4	Other	
	<b>Total</b>	<b>\$ 325.00</b>

**GRAND TOTAL**

**\$ 8,275.00**

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