

FUNDING APPLICATION

GENERAL INFORMATION

Organization Information

Legal Name: Reaching Maximum Independence, Inc.		Federal Tax ID#: 74-2243259		501(c)(3) Public Charity 509 (a)(1)	
Address: 6336 Montgomery Dr.		City: San Antonio		State: Texas	
				Zip Code: 78239	
Website: www.rmihomes.org			Fax: (210) 656-6674		United Way Funded: No

Head Of Organization

Name: John Schwab		Title: Executive Director	
E-Mail Address: john@rmihomes.org		Phone: (210) 656-6674	

Application Contact

Name: Wendy Williams		Title: Development Director		E-Mail Address: marketing@rmihomes.org		Phone: (210) 508-8429	
--------------------------------	--	---------------------------------------	--	--------------------------------------------------	--	---------------------------------	--

Previous Najim Funding

Year	Funding \$
2017	\$20,000
2018	\$25,000
Total	\$45,000

Has the organization applied to the Najim Family Foundation in the past and been declined?

No

Grant Amount Requested \$:	Total Project Budget \$:	Organization's Annual budget \$:
\$20,000	\$32,450	\$5,091,723

Mission Statement:

The mission of reaching maximum independence is to assist adults with intellectual and developmental disabilities reach their maximum level of independence.

PROJECT INFORMATION

Program / Project Title:

To support required ADA and Life Safety renovation costs for a Group Home located on Puma Pass which will accommodate six ladies.

PROJECT TIMELINE

Start Date	End Date
01/20/2019	12/20/2019

Harvey E. Najim Family Foundation Priorities:

Program / Project Description:

Reaching Maximum Independence, Inc. respectfully submits this request seeking the support of the Harvey E Najim Family Foundation in the amount of \$20,000 to support the ADA and state Life Safety required renovations needed for our 10th group home, Puma Pass.

For the past two years RMI has been in "growth mode," and we are going to continue in that trajectory. Last year, we added two new group homes to RMI, our ICF Brook Hollow home and our HCS Helotes home. Just this year we have added two more new homes to our program, Stormy Skies, and Puma Pass, both ICF programs. Group homes are our bread and butter, and we have truly mastered the art of running high-quality "forever homes." Our proven model of success (our group homes) demonstrates that we are fully capable and ready to extend our resources and knowledge to transfer the wonderful ladies at our New World home to Puma Pass, a group home that will not only provide them each their own bedroom but has been fully renovated with new kitchen and bathrooms!

In the past two years, we have noticed a rise in crime near our New World group home (it is located in Windcrest/Camelot in the 78239 zip code). We feel it is our responsibility to relocate the 6 ladies at New World to Puma Pass, a quiet neighborhood located minutes from several of our other group homes. Our New World home is owed by The Foundation for the Challenge (we rent) but Puma Pass will be completely ours (we've already signed the dotted line!). These women are active members in the community and this new location will allow for a more inclusive life.

Puma Pass was an almost perfect home when we made our initial purchase. The original owners intention for the home was to have it serve as a Memory Care Facility but after realizing the absurd complexity of state requirements the owner gratefully sold it to us (washing his hands of the headache we are all too familiar with). Running a Memory Care Facility means that the needed fire suppression systems and some of the ADA requirements were already installed in the home! This was truly finding a four leaf clover in a field of dreams. All that was left were a few renovations. Utilizing an ADA consultant and a architect we obtained the needed format and renovations to make this home compliant, this cost \$2,500.

The first thing that needed to be done was to add a new slab of concrete to the front and the back of the home and to repave portions of the sidewalk to make the home ADA compliant, this cost \$5,500. While we were working on the sidewalks we were told the previously installed handrails were not ADA compliant. We immediately purchased new handrails and installed them in order to pass state inspections and to keep our participants safe, this cost \$1,300. Next, was the previously installed sprinkler system needed additional heads and additional insulation, this cost \$2,000. In order to pass regulations and to hold up to standards, we had to install a brand new water heater at \$2,500. Additional door knobs and blinds were one of our final steps, we replaced all blinds and spent \$1,000 doing so.

One of the requirements is to have an ADA accessible bathroom, unfortunately the previous renovations created a shower that was 2 inches too small....it had to go (new bathroom renovation \$2,000). The electrical work was a bit more straightforward that involved adding the proper brightness (50 lumens, bright enough to land a 747 airplane) and a myriad of GFCI outlets, this cost \$3,500 (electricians are very proud of their work)!

During reconstruction we discovered a secret room in the attic, unfortunately their was no treasure (if there was we wouldn't be writing this grant!) in it, nor the proper insulation or heat detection...\$2,500. During this process we also needed to reposition smoke detectors and update the alarm system...\$2,000.

Renovations are not cheap, nor is moving a group home but we want our participants to live in the safest most accessible home as possible and Puma Pass was just that.

Evaluation Plan:

This project will ultimately be deemed a success when we move the 6 ladies of our New World group home to their new group home, Puma Pass. In reality, this process is absurdly complicated, not only in purchasing the home but in providing the needed safety and ADA requirements. When the home is safe and passes inspection we will have succeeded in providing our 6 ladies with their new "forever home."

Plans to sustain project beyond the term of this request:

This home will remain a part of RMI forever. We view success as being a continued movement toward greater independence, we believe all people with IDD deserve the same opportunities to enjoy life as anyone else. All people should be able to participate in and benefit from the services available in the community and this home will provide just that for our 6 ladies.

This is an ICF home with its own Medicaid revenue stream that will ultimately sustain itself...however, this revenue stream will not "create it."

Children Impacted:

How many unduplicated children will the TOTAL PROJECT INITIATIVE impact?

181

How many unduplicated children will NFF REQUESTED FUNDS impact?

181

Please provide the percentage of each group below that will be served by the project in which funds are being requested. Do not leave any area blank. If that specific group will not be served, include zero. The percentage should total 100%.

A. Population Served Age		B. Population Served Ethnicity	
Infants (0-5)	0%	African American	7%
Children (6-13)	0%	Asian American	0%
Young Adults (14-18)	100%	Caucasian	67%
TOTAL:	100%	Hispanic/Latino	24%
		Native American	0%
		Other and Define	0%
		TOTAL:	100%

City Council District for Which Children are Being Served:

District7, District9, District10

Line item Budget:

Line Item Description	Total Project Funds Allocation	Najim Funds Allocation
Sidewalks	\$5,500	\$5,500
Handrails	\$1,300	\$0
Attic Renovation	\$2,500	\$2,500
Lighting for Life Safety inspection	\$2,500	\$2,500
Restroom Renovation to meet ADA requirements	\$2,000	\$2,000
Update and Add to Sprinkler System	\$2,000	\$2,000
Install Alarm System	\$2,000	\$2,000
New Hot Water Heater	\$2,500	\$2,500
ADA Consultant	\$1,000	\$1,000
Architect	\$1,500	\$0

Door Knob/Blind Installations	\$1,000	\$0
Electrical Work/GFCI	\$1,000	\$0
Furniture/Fixtures	\$6,950	\$0
Texas Health & Human Services License Relocation Fee	\$250	\$0
Gas Pressure Test	\$100	\$0
Annual Fire Inspection Fee	\$200	\$0
Fire Alarm Remodel Permit	\$150	\$0
TOTAL:	\$32,450	\$20,000

OTHER FUNDING RESOURCES

For Project being Requested: Funding sources and amounts, pending and committed.

PROJECT - PENDING

Funder Name	Amount Requested
Najim Foundation	\$20,000
Cowden Foundation	\$10,000
TOTAL:	\$30,000

PROJECT - COMMITTED

Funder Name	Amount Requested
	\$0
TOTAL:	\$0

Other funding sources and amounts, pending and committed not specific to this request.

ALL OTHER ORGANIZATION REQUESTS - PENDING

Funder Name	Amount Requested
St. Luke Lutheran Health Care Ministries	\$5,000
Jr. League	\$2,500
St. Marks	\$5,000
Anderson Foundation	\$15,000
TOTAL:	\$27,500

ALL OTHER ORGANIZATION REQUESTS - COMMITTED

Funder Name	Amount Requested
Valero	\$50,000
Wells Fargo	\$5,000
HEB	\$5,000
Gordon Hartman Family Foundation	\$20,000
A.S. Gage Foundation	\$2,500
Joan and Herb Kelleher Foundation	\$5,000
Baptist Health Foundation	\$7,500
Cowden Foundation	\$10,000
H.E. Stumberg Foundation	\$5,000

RMI Champion Fashion Show	\$132,000
TOTAL:	\$242,000
BOARD OF DIRECTORS	
What percentage of your board contributes financially to the organization?	
100%	
If Board giving is not at 100%, please explain why?	
How are board members expected to participate in your organization?	
We expect our board members to contribute not only financially but in leadership roles such as QA Committee, Recruitment Committee, Investment Committee, Advisory Committee, and Finance Committee. In addition to the above committees, each one of our board members comes to the table with a unique set of talents and perspectives that benefit our mission greatly and we are very thankful.	
LIST OF BOARD DIRECTORS	
Name & Office Held	Corporate Affiliation
Bill Swann, President	Swann Real Estate, Inc.
Lynn Walsdorf, Vice Chair	Broadway Bank
Theresa Rosenheim, Treasurer	Valero Energy Corporation
Kenda Willoughby, Secretary	parent
J.R. Cantu	Independent Education and Behavioral Counselor
Jerry DuTerroil	Attorney at Law
Tony Martin	Retired engineer
Mary Hanlon-Hillis	Transition Specialist, Alamo Heights I.S.D.
Marcia Stipek	parent
Signature	
Wendy Williams	