



THERE'S NO PLACE LIKE HOME!

LIFE UNLIMITED EXECUTIVE SUMMARY

Life Unlimited, Inc. is a dedicated nonprofit organization with a mission to support individuals with disabilities as they experience life with unlimited possibilities. With over five decades of experience in delivering comprehensive care, advocacy, and community integration services, we have established ourselves as a trusted leader in the field.

Our recent Commission on Accreditation of Rehabilitation Facilities (CARF®) evaluation placed us among the top 3% of health and human service organizations, reaffirming our commitment to excellence. Additionally, our Beyond Feedback survey, gathering insights from individuals we serve and their families, guides our ongoing efforts to provide the highest quality services.

The Dunn Family's creation of Immacolata Manor laid the foundation for our accessible housing model, and strategic mergers have strengthened our capacity to serve. A pivotal moment came in 2019 with another generous donor's \$2M gift, which expanded housing options that continue operating successfully today. These key investments, alongside our smart growth strategy, have propelled us to over \$40M in 2024 and positioned us to launch our most ambitious initiative yet—**The Trails Neighborhood**—a vibrant, inclusive community designed to provide affordable, accessible housing for those who need it most.

With a proven track record in securing transformational funding and fostering strategic partnerships with local, state, and federal stakeholders, our experienced team is uniquely equipped to lead The Trails Neighborhood project. This visionary development embodies our commitment to sustainable, inclusive communities where individuals of all abilities can thrive.

We are honored to have Kathy Nelson, a Kansas City native and esteemed community leader, as Chair of our capital campaign. As President and CEO of Visit KC and the Greater Kansas City Sports Commission & Foundation, Kathy has played a key role in landmark achievements, including securing the 2023 NFL Draft and FIFA World Cup 2026™ for Kansas City. Her leadership and passion for driving transformative initiatives make her an invaluable advocate for The Trails Neighborhood.



MARKET ANALYSIS

THE NEED FOR THE TRAILS NEIGHBORHOOD

● **Market Demand for Affordable, Accessible Housing**

There is a critical need for affordable and accessible housing in the region, particularly for adults with disabilities. Missouri is currently experiencing a significant shortfall in housing options for this demographic. A recent report from the Department of Justice reveals that over 6,800 adults with disabilities are being unnecessarily housed in nursing homes across the state due to a lack of suitable housing alternatives.

● **Clay County's Commitment to Growth and Inclusion**

Clay County, as part of its 2023 to 2040 Comprehensive Plan, has articulated a strong commitment to welcoming and supporting new residents. The city of Liberty, where our housing project will reside, emphasizes inclusivity in its strategic Comprehensive Plan, Leading Liberty Forward. Liberty prides itself on being a diverse and welcoming community, offering significant tax incentives to developers and companies contributing to its vibrant, connected community ethos. Its strategic focus on strong neighborhoods and a resilient economy makes it an ideal location for developing The Trails.

● **Life Unlimited's Contribution to the Metro & Surrounding Area**

Life Unlimited has driven economic growth and provided essential services in metro Kansas City and Northwest Missouri. With over 450+ team members and its headquarters in North Kansas City, Life Unlimited is a pivotal community player. The organization has experienced a remarkable 500% growth in the past decade, making it the second-largest nonprofit service provider in Clay County.

● **SWOT Analysis**

Strengths: Established presence in Clay County, strong community support, robust growth trajectory. Weaknesses: Limited competition in the affordable housing market. Opportunities: Support from Liberty's strategic initiatives, potential partnerships with local developers, growing demand for accessible housing. Threats: Economic fluctuations impacting funding streams and resource availability.

● **Strategic Positioning**

Given the strong alignment with Clay County's comprehensive plan and the significant unmet demand for accessible housing, "The Trails" is strategically positioned to fill a critical market gap. Life Unlimited's proven track record and community contributions further bolster the case for this essential project.



THE TRAILS NEIGHBORHOOD

A VISION OF
INCLUSIVE LIVING

The Trails Neighborhood embodies Life Unlimited's vision of creating a vibrant, inclusive community where individuals of all abilities can thrive. Nestled in the rolling hills of Liberty, Missouri, this innovative development integrates modern living with accessible design, creating a welcoming environment for people of all abilities and degrees of need.



COMMUNITY DESIGN & FEATURES

The Trails is thoughtfully designed to blend seamlessly with its natural surroundings while promoting accessibility and community engagement. The development features a range of residential options, including single-family homes and accessible apartments, each designed with universal design principles to ensure ease of access and comfort for all residents.



COMMUNITY AMENITIES

At the heart of The Trails Neighborhood is a central community hub, featuring recreational facilities, green spaces, and a community center designed to foster social interaction and support. Residents will enjoy beautifully landscaped walking trails and pond, which not only provide recreational opportunities but also connect various parts of the neighborhood, promoting an active and engaged lifestyle.



INCLUSIVE DESIGN

Our commitment to inclusivity is reflected in every aspect of The Trails. The neighborhood incorporates accessible design elements such as ramps, wide pathways, and adaptive technologies, ensuring that everyone, regardless of ability, can navigate and enjoy the community with ease. The development also includes sensory-friendly spaces and adaptive play areas to support individuals with diverse needs.



SUSTAINABLE LIVING

The Trails Neighborhood embraces sustainability with energy-efficient building practices and green technologies. Our commitment to environmental stewardship is evident in the use of sustainable materials, water-efficient landscaping, and energy-saving systems, creating a healthy living environment that benefits both residents and the broader community.

THE TRAILS NEIGHBORHOOD

A VISION OF INCLUSIVE LIVING CONTINUED



COMMUNITY ENGAGEMENT

True to its name, The Trails Neighborhood is designed to encourage community engagement and connection. Regular community events, workshops, and social gatherings will be hosted in the community center, fostering a sense of belonging and collaboration among residents. Partnerships with local organizations and service providers will enhance the range of activities and support available to residents.



A VISION REALIZED

The Trails Neighborhood represents a significant step forward in creating accessible, supportive housing that meets the needs of individuals with disabilities. By combining thoughtful design, comprehensive amenities, and a strong commitment to inclusivity, The Trails aims to set a new standard for community living, where every individual has the opportunity to lead a fulfilling, connected life.



TIMELINE

PHASE 1

Initial Development (2024)

- **Status:** Started
- **Activities:** Securing zoning approvals, land clearing, and initiating initial infrastructure development.

PHASE 2

Construction (2025 and Ongoing)

- **Activities:** Building residential homes and developing community amenities.

PHASE 3

Community Engagement & Sales (2025 and Ongoing)

- **Activities:** Marketing available homes and units, fostering ongoing community engagement, and managing properties.



OPERATIONS PLAN

UNLIMITED PROPERTIES MANAGEMENT PLAN

Life Unlimited has a strong history of successfully managing large-scale construction and rehabilitation projects that enhance the lives of individuals with disabilities. Our team is well-equipped to oversee every phase of The Trails Neighborhood project, from construction to long-term operation, ensuring its success for generations to come.

We have extensive experience in revitalizing and repurposing spaces to meet the needs of the people we serve—from transforming large facilities into state-of-the-art day habilitation centers to rehabilitating aging, run-down homes into safe, accessible, and welcoming residences for individuals with disabilities. Our commitment to quality and innovation was recognized in 2024 when Life Unlimited received the Clay County EDC Keystone Award for the major renovation of our four-story headquarters in North Kansas City, bringing new life to Armour Road and reinforcing our ability to execute complex, impactful projects.

The project will be operated and maintained by Unlimited Properties Management (UPM), Life Unlimited's dedicated property and facilities division. Under the leadership of Mark Bertrand, Chief Property and Facilities Officer, UPM brings extensive expertise in HUD-certified housing, safety compliance, groundskeeping, and long-term property care. Our team includes certified safety experts, skilled maintenance professionals, and landscaping specialists who will ensure The Trails Neighborhood remains a safe, well-maintained, and welcoming community for all residents.

RESIDENT PLACEMENT AND OUTREACH

To ensure that The Trails Neighborhood meets the needs of those who will benefit most, we will begin by auditing current individuals in our service. This assessment will help us identify those who would most benefit from the enhanced accessibility features of the new homes. We will prioritize these individuals based on their needs and circumstances, creating a hierarchy for transitioning them into the new homes.

Following this, we will address our existing housing wait lists, moving individuals who have been waiting for more accessible or suitable housing into available homes. This structured approach ensures that those with the most pressing needs are accommodated first.

Finally, we will engage in targeted marketing efforts to reach out to the broader community, including local organizations and service providers. This outreach will aim to fill any remaining homes with individuals and families who would benefit from the inclusive and supportive environment of The Trails Neighborhood.

Partnerships with local organizations and service providers will enhance the range of activities and support available to residents, ensuring that The Trails Neighborhood not only provides housing but also actively supports a thriving, connected community.

SUPPORTIVE SERVICES

Our supportive services create a connected and inclusive community where individuals of all abilities can thrive. We offer wrap-around services that enable people to age in place, including transportation services to nearby amenities, enhancing mobility and engagement. Life Unlimited fosters a connected community where individuals help one another, encouraging active participation across all ages and abilities. By integrating these services, we build a vibrant network that empowers all community members to live fulfilling lives.

FINANCIAL PLAN

FUNDING PLAN

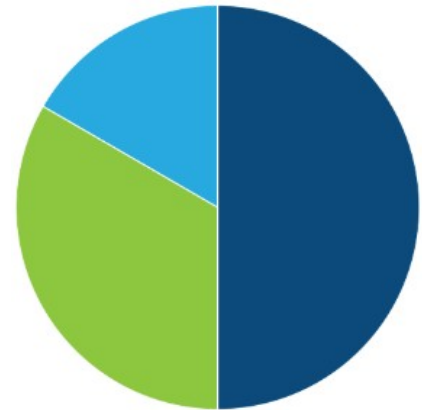


CAPITAL COSTS

\$30,000,000

LOCATION & ACCESS

FUNDING SOURCES



- **\$5M** - State Funds (*approved for this year*)
- **\$10M** - Federal Funds
- **\$15M** - Individuals & Foundations

Total Funding: **\$30,000,000**



This illustrative rendering highlights our development of 39 new structures, with terracotta areas representing new builds and gray areas indicating existing structures. Supported by a \$30MM campaign, funded through state, federal, and community donors, this project is strategically located within 2 miles of essential amenities such as health clubs, gyms, grocery stores, the Liberty Community Center, restaurants, cafes, churches, and an urgent care center. This prime location not only enhances the living experience but also strengthens our aim to provide residents with a vibrant, independent lifestyle while staying connected to a thriving community.