

FACT SHEET

The Big Wave Model

June 22, 2020

There is [a critical shortage of housing for developmentally disabled](#) (DD) adults

- Currently, the best alternative is a group home which, while usually providing a safe environment, is in very short supply, and does very little to enhance the well-being and lifestyle for DD adults
 - <https://www.spectrumnews.org/opinion/viewpoint/adults-disabilities-deserve-right-choose-live/>
 - <https://disabilityjustice.org/justice-denied/abuse-and-exploitation/>
- Big Wave was created to establish a community which not only provides a safe and secure housing environment, but also provides an enriched lifestyle for DD adults

Purpose of The Big Wave Project: This is what adults with developmental disabilities need...

To create a financially sustainable community for adults with developmental disabilities that provides:

- ✓ affordable housing with the equivalency of home ownership
- ✓ job and career opportunities
- ✓ a community with daily support and interaction
- ✓ a purpose each day

The Big Wave Project Mission: What we can do...

To have a community property and program which can serve a broader purpose for all adults with developmental disabilities throughout San Mateo county by providing:

- ✓ affordable housing
- ✓ a day program run by One Step Beyond and other qualifying Day Programs
- ✓ a vocation program through One Step Beyond and other qualifying Day Programs
- ✓ local commercial tenants willing to hire adults with developmental disabilities
- ✓ a culinary school for adults with developmental disabilities through One Step Beyond
- ✓ a model for future developments like this to provide housing and community for adults with developmental disabilities

Big Wave has a residential component surrounded by a commercial component; the two work together for the benefit of adults with special needs.

Strategies for Quality Control: These strategies seek to promote optimal independence, self-reliance and fulfillment for adults with special needs.

1. Provide the most researched, dynamic and empowering programs and services for residents and non-residents so that they are acclimated with their peers into the community. One Step Beyond will run the principal program at Big Wave.
2. Each Big Wave adult is recognized for their potential and talents and has the option of using each in work and play. They have the opportunity to participate in their communities through this work, which adds dignity to their lives.
3. A communal atmosphere ensures a community for each adult with special needs.
4. Adaptive environment e.g. Slow down the pace day-to-day, including mealtimes, as well as programs,, sufficient with the needs of each resident.
5. Staff is paid at competitive rates to help ensure the quality of care.
6. Parents are involved and partners in the community. Family is an integral part of Big Wave society.
7. Enrichment activities are the heart and soul of the program and include optional activities such as:
 - ✓ group outings
 - ✓ personal outings
 - ✓ civic/government participation
 - ✓ working on the Big Wave Farm
 - ✓ art and music options
 - ✓ exercise
 - ✓ Culinary Academy classes
 - ✓ employment opportunities
 - ✓ solitary time and space as needed
 - ✓ parent and/or family time
8. Health-focused care is included day to day. The mental and physical well-being of residents is a large focus.
9. Security and safety are critical to the program and will be specifically designed for the Big Wave property (e.g. cameras, professionals)
10. Progressive programs will be inclusive and discrimination of any kind will be strictly prohibited.

Financial Model

Big Wave is a privately funded partnership between the:

- **Big Wave Group, a 501 c3 non-profit founded in 2006**
 - with Jeff Peck, CEO and a Board of Directors from the community
 - owns the land on which the *Big Wave Community Center* will be built ; oversees operations and brings in needed donations
 - We have contributed to the costs in the entitlement process for the population to be served
- **Big Wave Community Cooperative (Co-op)**
 - Consists of 23 families who have purchased 23 out of 33 residential units (another 23 units are expected to be built) to provide for additional families and revenue for adults with special needs
 - Has created an ad hoc committee of members (primarily parents or family members) who will:
 - Work with all future residents to match housemates
 - Work with the architect to determine the best ratio of one, two and three bedroom units prior to submission to the county for building permits in order to design for the unique comfort of each resident.
- **Big Wave, LLC, which donated the land to the (501c3) Big Wave Group**
- Members of Big Wave Co-op have all purchased a convertible note which gives them the right to convert to a membership once construction of the Community Center is completed (all are expected to convert)
- Some of the units could be sold to additional members to enhance cash flow

*I look forward to visiting [my daughter] Sarah at Big Wave.
We are going to have a network of family members who
contribute whatever Big Wave needs.
--Jeanne*