

THOMPSON SPRINGS

Housing Designed for Access.
Built for Community.



Make an IMPACT. See the CHANGE. Give LOCAL.

Invest in Thompson Springs.

The Concept

Thompson Springs is an affordable accessible housing community nestled on a 3-acre lot in a natural setting in Nehalem, OR.

- All the units will be built with the principles of universal design.
- Each unit will contain the infrastructure for customized adaptability.
- Every unit will be accessible for someone who has a disability or who will be aging into a disability.
- Thompson Springs will be permanently affordable, ensuring generations of affordable housing inventory.



The Units

This community will include 10 homes that will be a mix of 2-bedroom and 1-bedroom, semi-detached units.

Six - 2-bedroom: 882 sq ft

Four - 1-bedroom: 592 sq ft

- Designed to accommodate personalized adaptive technologies
- Single-story living, and every unit is accessible & visitable
- Barrier free entrance/exit with no steps
- Outdoor living space, both private and communal
- Wider doors and corridors for easier





Universal Access

Every person has what they need to fully participate and enjoy a place, product, service, or role independently.

Universal Design

A philosophy of design where the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.



*Scan the QR code
to learn more.*

Housing Built for Community



**Permanently Affordable
Homes in your community.**

- Keeps homes priced below market through a land trust and deed restrictions.
- Limits sales to qualified low-income households.
- Ensures resale to another low-income buyer.
- Preserves affordability for future generations.



*Scan the QR code
to learn more.*

The housing crisis can feel overwhelming.
You can change that.

INVEST IN THOMPSON SPRINGS

The Impact of Your Investment



GENERATIONAL CHANGE:

Families with low incomes and Intellectual/Developmental Disabilities (IDD) achieve stable homeownership.



COMMUNITY STRENGTH:

Stable housing reduces displacement, strengthens neighborhoods, builds resilience, and fosters community.



WEALTH + STABILITY:

Homeowners build equity while affordability is safeguarded forever.



PERPETUAL RETURN:

Every dollar benefits not just one family, but every family after.



Why Philanthropists Choose **THOMPSON SPRINGS**

HIGH LEVERAGE:

Your dollars are paired with public funds for maximum reach.

SYSTEMIC CHANGE:

Tackles root causes of housing inequity, not just symptoms.

LEGACY OF EQUITY:

Your support builds enduring assets for generations.

Invest once. Impact forever.

Help families today — *and tomorrow* — achieve the stability, wealth, and dignity of homeownership.



Scan the QR code
to read more about
Thompson Springs

Visit us online at
sammysplace.info

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THOMPSON SPRINGS

Housing Designed for Access.
Built for Community.

What is universal accessibility?

Universal access is the philosophy that every person deserves what they need to fully participate and enjoy a place, product, service, or role independently.

What is universal design?

Universal design is a philosophy of design where the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Universal Design has seven (7) principles:

1. Design is useful and marketable to people with diverse abilities.
2. Design accommodates a wide range of preferences and abilities.
3. Design is easy to understand.
4. Design communicates necessary information effectively.
5. Design minimizes hazards.
6. Design with a minimum of fatigue.
7. Appropriate size and space is provided.

*Scan the QR code
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Thompson Springs.*





Why Universal Accessibility?

Because, we are all aging...

- For almost all of us, if we live long enough, we will either develop a disability ourselves or have close friends and family who develop a disability.
- According to the ADA National Network, ***“More than 30 percent of Americans over age 65 have some kind of disability, and over 50 percent of those over age 75. These may range from difficulties seeing and hearing to walking and thinking.”***
- This means that we all stand to benefit from creating the conditions for easy access that allow any individual to participate and enjoy a place, product or service independently and from changing cultural norms, attitudes and perceptions of disability in our community.



*To learn more about
universal accessibility
scan the QR code.*

Visit us online at sammysplace.info



HOME READINESS PROGRAM

Building Stability That Lasts

Sammy's Place creates permanently affordable homes through innovative partnerships.

Community Land Trust

By keeping land in nonprofit ownership, homes are sold at lower prices and remain affordable for generations. A resale formula ensures every new buyer benefits — not just the first.

Shared Appreciation

With state and private investment, homes are sold below market value to qualified buyers. As homeowners build equity, the nonprofit retains a share to protect long-term affordability.

Every dollar invested continues to serve the community.

Supporting Successful Homeownership

Sustainable homeownership requires education and support—and Sammy's Place provides both.

Education & Savings

In partnership with Proud Ground, we prepare buyers through homeownership training and financial coaching. We also help participants with developmental disabilities build savings and credit through the Oregon ABLE Savings Plan while preserving their SSDI and SSI benefits.

***Your support creates
pathways to homeownership
— and stability that lasts.***



***Scan the QR code
to learn more!***

**Visit us online at
sammysplace.info**





A HOME FOR EVERYONE!

People with Intellectual and Developmental Disabilities (IDD) want the same options as anyone else, including the option to own their own home.

Consider the following:

- The National Low Income Housing Coalition reports that ***people with IDD want the ability to control where and with whom they live***, the choice of how they spend their time, and the choice to decide what supports are needed.
- The Arc and the Council on Quality and Leadership (CQL) report that ***people with IDD need and want more options to live independently in their communities*** – equal access to affordable and accessible public housing can help fill that need.
- Finally, at the Inclusive Leadership Summit in Salem, OR on September 12, 2024, Oregon self-advocates clearly articulated a desire for housing choice, ***including homeownership***.

DID YOU KNOW....

People with IDD are among the nation's poorest citizens.

- For many, Social Security and Supplemental Security Income (SSI) *benefits are their primary or only source of income.*
 - The average income for an adult with IDD in Oregon is *only \$967 a month* from SSI payments.
- People working while receiving SSI benefits see their *benefits decrease the more they earn*

SAVING FOR A HOUSE

- People with IDD who are on SSI benefits have limited pathways to saving for a home.
 - SSI benefits *only allow an individual to save up to \$2,000* within their personal accounts.
 - The Oregon ABLE plan affords a person with IDD the opportunity to make contributions to an investment account, but *only up to an additional \$19,000 yearly maximum.*



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IDD and housing choice
scan the QR code.*

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