



BUILDING COMMUNITIES WHERE TECHNOLOGY EXPANDS INDEPENDENCE

The future should be within reach.

Private, accessible homes. Neighbors who understand.
The Maker Lab: practical tools for greater independence.



A first Future Reach Community: 14 homes. Four small courts. Shared possibility.

West Mesa search concept. Generated aerial impression; the schematic on page 4 defines the proposed home count. No land, approvals, legal entity, or funding secured.



THE LIFE WE WANT TO MAKE POSSIBLE

Your own home. A community within reach.



Generated concept with fictional people and proposed accessibility/site changes. This is not an existing community or a supplier-approved design.

Founder Nexon Louis is a wheelchair user with limited hand function. He wants to live in this kind of neighborhood and help make it possible for others.

"A neighborhood where a good idea can become a useful tool -
and a useful tool can open up someone's day."

01 / PRIVACY

Your front door.

Private kitchens, bathrooms and room for equipment, family or optional caregiver support.

02 / CONNECTION

Neighbors nearby.

Covered porches, shaded paths and a gathering room for hot afternoons.

03 / CHOICE

Your choices.

Making, work, product trials and publicity are voluntary. A quiet day at home belongs here too.



THE HEART OF THE COMMUNITY

The Maker Lab

Tools for the things nobody sells.

People to help turn an idea into a little more freedom.



Generated concept of the proposed shared lab. Fictional people and equipment layout; accessible workstations, storage, ventilation and clearances require detailed design.

01 / MAKE IT FIT

An everyday task.

Explore a custom grip or a mount for an everyday item. Design, print, try it with support, then refine it around the person.

02 / MAKE IT REACH

A useful control.

A reachable switch, an adapted input or low-voltage electronics can open a new way to use a computer, hobby tool or home device.

03 / MAKE IT YOURS

A skill to share.

Accessible computers and shared tools. Explore a hobby, learn with mentors or help a neighbor solve a problem.

A solution for one person can become a possibility for many. Fund accessible tools, skilled help, training and upkeep. Share useful designs with permission. The lab can begin as a small pilot before the homes are built. [12-15]

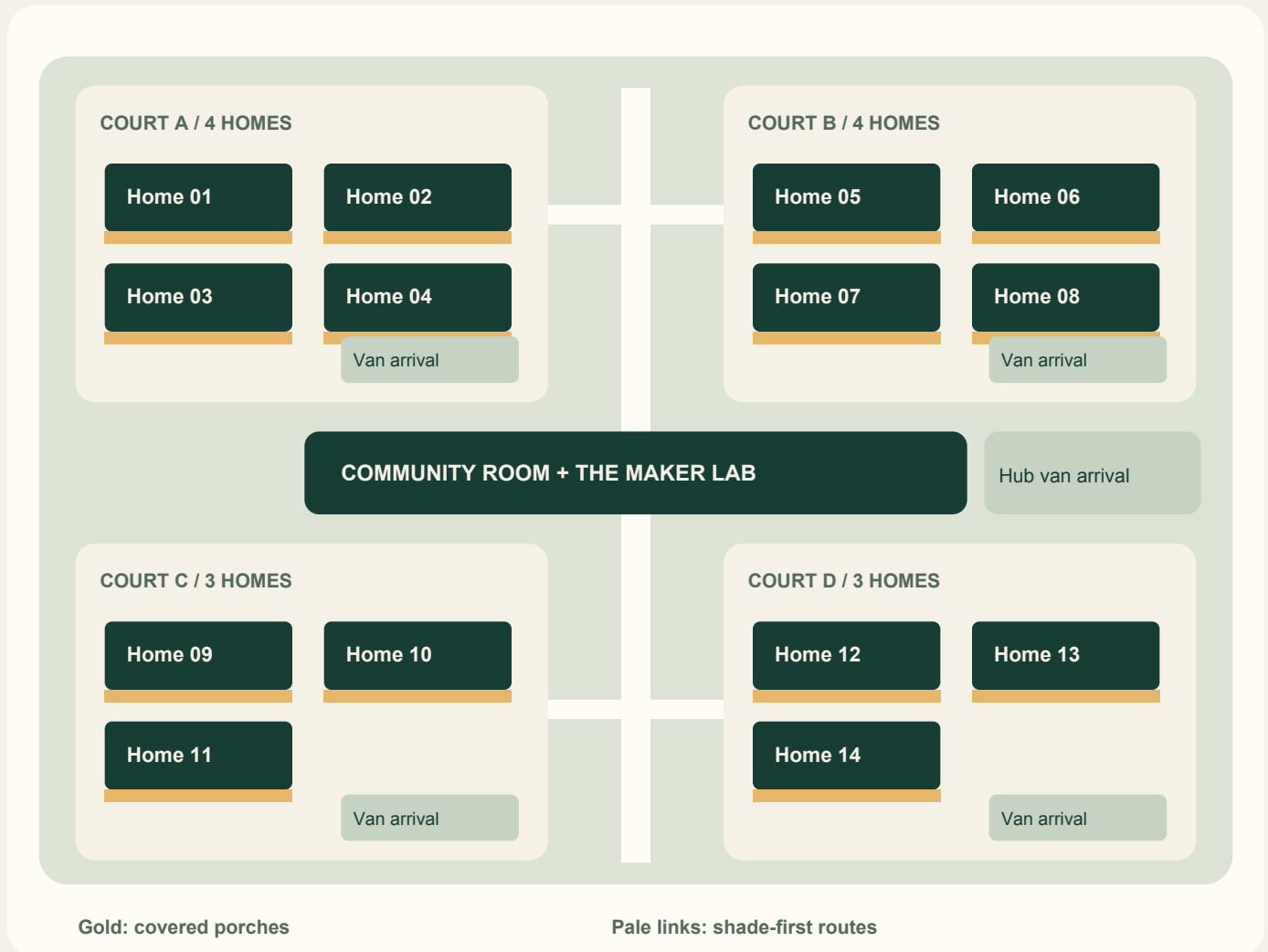
Resident priorities guide the work. Participation is voluntary. AI is one useful tool within a broader technology mission.



A CONCRETE STARTING POINT

Fourteen homes. One connected neighborhood.

A hypothetical West Mesa pilot: four courts and a cooled community room + The Maker Lab.



Not to scale. Illustrates relationships, not engineered access, grades, drainage, fire circulation or clearances. A 2.5-3.5 acre search envelope is a hypothesis to test, not approved acreage.

Why West Mesa? The Main Street-Sycamore/Dobson corridor has a real transit center, shopping and food businesses, EVIT's technical campus and Banner Desert south along Dobson. [18-22]

The permitting question: Mesa's standard manufactured-home park/subdivision rules generally require 10 acres. A smaller ID-1/ID-2 infill subdivision route exists; the partner must confirm classification and eligibility. [23]



REAL HOMES. REAL STARTING POINTS.

Ask builders to price a real vision.

These are current Arizona prospects, with repeatable single-story designs. Stock plans still require accessibility redesign and verification. No supplier is selected or committed.

CHAMPION / CHANDLER [1]

American Freedom 2848PC

1,280 sq. ft. | 2 bedrooms | 2 bathrooms

Porch-front HUD-code multi-section home. Review bathroom geometry, kitchen knee space, bedroom transfers and level-entry installation.

CLAYTON / BUCKEYE [2]

Desert Sky 28x55P

1,448 sq. ft. | 2 bedrooms | 2 bathrooms

Community/independent-retailer offering. Its larger plan gives more space to test for equipment, household choice and an inviting porch.

CAVCO / PHOENIX [3]

Westin Porch WP-24442A

1,041 sq. ft. | 2 bedrooms | 2 bathrooms

Compact, porch-centered candidate. Bathroom and circulation changes may be substantial; assess real chair clearances before selecting it.

Before repetition: test a full-size accessible home with wheelchair-user advisors, occupational therapy and design expertise. Engineer front and secondary usable exits together with foundation and drainage.

Cavco Goodyear offers another same-company factory route. Compare HUD-code, IRC modular and slab cottages using the same accessible brief and total installed cost. [4]



THE MAKER LAB AND THE HOME

Technology begins with a resident's goal.

Advanced technology belongs here when it expands independence: accessible controls, robotics, 3D printing, electronics, adaptive computers and useful AI.



Generated concepts: proposed home controls and a shared workshop, with fictional people. These are not stock interiors. Qualified review is required for medical, transfer, structural or safety-critical adaptations.

01

Choose the task.

A custom grip, a useful switch, a reachable home control. Residents set the priority.

02

Make. Try. Improve.

Accessible design tools, electronics and 3D printing. Mentors and AI can help where useful.

03

Keep what helps.

Training, reliable operation and repair. Share the lessons only with permission.

Learn from Makers Making Change, AzTAP and selected robotics pilots; fund staffing, consumables, safety, maintenance and support alongside the equipment. [12-15]



AFFORDABILITY IS A WHOLE-PROJECT QUESTION

Price the neighborhood, not just the home.

Factory production may save time and cost. The savings are a hypothesis to test against equivalent accessible modular and site-built homes. Foundation, access, utilities and operations still have to be funded.

ILLUSTRATIVE 14-HOME CAPITAL SCENARIO

14 homes x \$180,000 allowance	\$2,520,000
Land allowance	\$800,000
Site / infrastructure allowance	\$650,000
Common facility allowance	\$350,000
Direct allowances	\$4,320,000
+ 35% soft-cost / contingency allowance	\$1,512,000
+ initial reserve allowance	\$180,000

Illustrative 14-home total**\$6.012m**

Planning assumptions only: no quotes, appraisal, site plan or finance terms. These deliberately visible placeholders will be replaced by a site-specific installed-cost comparison and operating model.

Operating check: at assumed \$600 monthly rent per home, 14 homes produce \$100,800 annually. Assumed housing/lab operations of \$225,000 leave a \$124,200 gap before debt, personal care or additional costs.



A HOME WITHIN FINANCIAL REACH

A payment that leaves room for living.

Disability benefits and SSI can already count as mortgage income. Income eligibility does not mean the payment is affordable. Rental housing remains the pilot's current planning baseline. [24-26]

Land + capital gifts + public support

Reduce the amount the home must finance.

Supportable mortgage or project debt

Use verified income and all-in housing costs.

Rental assistance + upkeep + reserves

Keep the payment affordable and the home working.

AN AFFORDABILITY ILLUSTRATION, NOT A LOAN QUOTE

2026 FEDERAL SSI MAXIMUM [24]

\$994 / month

\$298 at an illustrative 30% housing allocation.
Actual benefits and household circumstances vary.

ASSUMED \$50,000 LOAN

\$316 / month

Principal and interest at 6.5% for 30 years.
Taxes, insurance, utilities, land charges and repairs are extra.

Seek an affordability demonstration with secure land tenure, reduced principal, resident choice and funded upkeep. Explore suitable ownership options alongside affordable rental. [26-28]

No mortgage, voucher, subsidy or eligibility is secured. Individual benefit rules need review before ownership, gifts or assistance are offered.



THE PROPOSED FOUNDING ASK

Fund the decisions that make it real.

\$150,000

Proposed feasibility and predevelopment funding.
A scoped plan and quotations will refine these allocations.

Development and financial plan	\$35,000
Site and planning due diligence	\$30,000
Resident co-design, access, and occupational therapy	\$20,000
Legal structure and fiscal sponsorship	\$15,000
The Maker Lab pilot	\$20,000
Fundraising materials and partner development	\$15,000
Contingency	\$15,000
Total proposed seed phase	\$150,000

The tangible result: a resident-tested home brief, manufacturer capability and installed-cost comparisons, an experienced housing partner, screened sites, a permitting route, and a ten-year operating model.

Sponsor a prototype. Fund a shaded connection to a neighbor. Equip The Maker Lab with a workstation, training and ongoing support. Support reliable cooling or the planning that turns this illustration into a buildable neighborhood.



BUILD THE FIRST. LEARN. REACH FURTHER.

A collective effort, a repeatable community.

Founder Nexon Louis is recruiting directors to shape the pilot: disability leadership, housing, practical technology and financial stewardship.

01

Shape and test the home

Meet manufacturers around the shared brief. Ask for paid or donated engineering time, a supported prototype, accessibility upgrades or defined discounts. [1-4]

02

Choose the development partner

Bring marked plans, supplier responses and cost comparisons to an experienced housing developer. Confirm program eligibility, tenure, stewardship and operations.

03

Find and qualify the site

Screen West Mesa infill sites and alternatives. Confirm usable routes, grade/drainage, utilities, cooling, van access and the actual entitlement pathway. [18,23]

04

Fund, build, learn and expand

Secure capital and operating support before construction. Document practical lessons with resident permission so future communities can benefit.

A SHARED PROJECT HUB

The website includes a reviewable hub for a project timeline, personal commitments and documents. Google sign-in through WorkOS and permission-controlled document sharing need final account configuration before live participant use.



EVIDENCE AND CONCEPT STATUS

The evidence behind the vision.

Organization in formation: incorporation and tax-exempt status are not completed. No site, supplier approval, partner, funding award or resident eligibility is secured. The materials do not accept donations or promise a tax deduction.

PRIMARY SOURCES / CLICKABLE LINKS

- | | |
|--|---|
| 01 Champion: American Freedom 2848PC
Current manufactured model | 15 Bambu Lab: accessibility initiative
2026 challenge and collaboration |
| 02 Clayton Buckeye: Arizona Collection
Desert Sky 28x55P and sales route | 16 NWS: Phoenix temperatures
Heat informs access and cooling |
| 03 Cavco Phoenix: Westin Porch
WP-24442A current listing | 17 AHCCCS: HCBS settings
Funding-specific integration review |
| 04 Cavco Communities
Factory/community development route | 18 Mesa redevelopment assistance
Site matching / no-cost process help |
| 05 U.S. Census manufactured housing
Home-price evidence, not turnkey cost | 19 Mesa public transit
Local / rail / paratransit resources |
| 06 Clayton / Family Promise
Established home-donation precedent | 20 Valley Metro park-and-rides
Sycamore/Main location |
| 07 Next Step: nonprofit housing
Factory-built affordable development | 21 EVIT main-campus programs
Technical education in the corridor |
| 08 Palm Canyon: Idea Box
Desert porch/community inspiration | 22 Banner Desert Medical Center
1400 S Dobson Rd, Mesa |
| 09 Clayton: Harvest Meadow
CrossMod neighborhood precedent | 23 Mesa Chapter 34 / infill rules
Small-site classification must be tested |
| 10 Community First! Village
Shared places and creative community | 24 SSA: 2026 SSI maximum
Income amount used in illustration |
| 11 Eden Village of Arizona
Different mission; local small community | 25 CFPB: public-assistance income
Income source and fair lending |
| 12 Makers Making Change
Adaptive design and making | 26 Fannie Mae: Social Security income
Documentation / continuance rules |
| 13 AzTAP device services
Assistive-tech demonstrations / loans | 27 HUD: voucher homeownership
Optional local-PHA program |
| 14 Hello Robot: Stretch Assist
Voluntary co-design / pilot invitation | 28 SSA: home resource exclusion
Benefit-specific ownership review |

About the visuals. Generated concepts use real Arizona home exteriors as references. People, accessibility changes, community layout and interiors are fictional proposals. The schematic defines the proposed 14 homes; the aerial conveys atmosphere. Neither is an engineering drawing or accessibility certification.

Research checked October 9-13, 2026; Maker Lab expanded October 14. Linked organizations are examples, not committed partners. HTML is the primary accessible version.