



**Visions for Creative Housing Solutions**  
2019 Annual Report

## **Mission Statement**

The mission of Visions for Creative Housing Solutions, Inc. is to provide residential options, services, and supports designed to meet the needs of adults with developmental disabilities and similar disabling conditions. We are dedicated to fostering growth and independence through vocational, social, and recreational opportunities.

## **History**

Visions for Creative Housing Solutions is based at Sunrise Farm, located on 80 pastoral acres in a safe rural setting with built-in pool, hiking trails, and flower and vegetable gardens in Enfield, New Hampshire. Once the family home of founding director Sylvia Dow, Sunrise Farm was originally owned and operated, beginning in 1955, as Kluge's Inn on Sunset Hill by Sylvia Dow's family.

Visions at Sunrise Farm currently has eleven residents, each living in their own home on site. The Sunrise Farm property includes three individual bedrooms in the "Main House", two bedrooms and communal living area in an attached apartment, a separate house (known as the "Brown House") with three bedrooms and a shared living room and kitchen, and another on-site building with four efficiency apartments. All residents have access to common social areas, pool, and the main farmhouse kitchen where family-style meals are offered as an option for all every evening.

Plans are in the works for expansion into Lebanon, New Hampshire, with the Green Street Apartments in early 2021 and work will begin on a third site in Hanover in 2022.

Sign up for our quarterly newsletter by visiting our website at: [www.visionsnh.org](http://www.visionsnh.org) to stay in touch as those plans take shape.

### **Visions for Creative Housing Solutions**

8 Sunrise Farm Lane

Enfield, New Hampshire 03748

(603) 632-7707

[www.visionsnh.org](http://www.visionsnh.org)

## Letter from the Executive Director

What an eventful year we had at Visions! I am both humbled and honored by the community support that has helped us to establish, sustain, and nurture the wonderful community we have here among the 11 residents at Sunrise Farm.

Visions is unique in our commitment to supporting residents in their own homes with the opportunity to be part of an extended, mutually supportive community. A place where independence and individual choice are valued and where staff are available to provide supports as needed. The exponential growth of our organization since we began at Sunrise Farm just a few short years ago has been truly astounding. This growth highlights just how necessary it is to provide supported housing options for adults with disabilities in our communities.

On any given day, Visions' residents are normally out in the community working and volunteering, either independently and or with staff support as needed. Each individual is encouraged to take advantage of all that the Upper Valley has to offer, from specialized opportunities like Global Campus and Special Olympics, to all of the same recreational and leisure opportunities any of us enjoy, such as trips to New Hampshire's coastal beaches, kayaking on area lakes, walks along the Rail Trail, volunteering at the Humane Society, and going out to dinner. Our goal is to support each resident in living a rich, full, meaningful adult life with the same range of choices and opportunities as we all enjoy.

As 2019 came to a close none of us could have foreseen the pandemic that would so significantly change life for all of us in 2020, but I am happy to say that although we experienced a bit of a delay in our ability to complete this report, we have managed to ensure the safety of everyone here at Visions with no instances of COVID among residents or staff.

I want to take this opportunity to thank every single one of our residents, their families, staff and members of our board of directors, without whom Visions would not exist. I also want to express my most humble thanks and gratitude to the countless volunteers, extended family members, individual donors, foundations, nonprofit partners, state agencies and businesses that support and enhance what we do.

Because of each of you, Visions came to the end of 2019 able to take on the challenges and opportunities 2020 would bring.

Thank you for supporting our vision,

Sylvia Kluge Dow, Executive Director



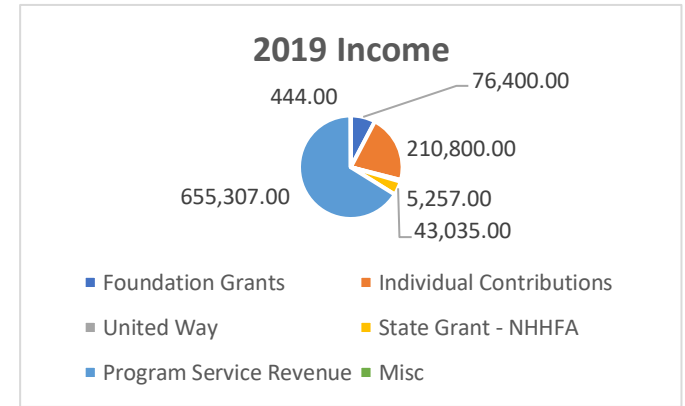
## Visions for Creative Housing Solutions 2019 Highlights

- Support from the New Hampshire Housing Finance Authority (NHHFA) and Mascoma Bank resulted in significant energy efficient upgrades at Sunrise Farm including solar panels with a generator backup, new windows, insulation, fresh paint, carpeting, and energy-efficient appliances.
- An Emerging Opportunities grant from NHHFA supported publication of *The New Hampshire Supportive Housing Toolkit*, a free online resource designed to encourage families and communities interested in exploring replication of the Visions model, available on our web site at [www.visionsnh.org](http://www.visionsnh.org).
- Support from Granite United Way helped Visions to hire a part-time volunteer, marketing, and development coordinator.
- Staff worked with Steve Giroux of Third Generation Design on a wonderful 7-minute video about the history of Visions and our work to establish the Green Street Apartments. To see our video, check out the history page on our website.
- With the support of Visions Board of Directors and countless community supporters and volunteers, Visions was able to make a \$20,000 down payment and sign a purchase agreement for what will become a second Visions site, the Green Street Apartments in Lebanon.
- Interest in our work resulted in a wonderful feature story in *Image Magazine*, a cover feature in the Winter 2020 edition of *NH Challenge*, and feature articles in the *Valley News*, *NH Business Journal*, *The Concord Monitor* and *The Lebanon Times*.
- The *VISIONS 2020* Green Street Capital Campaign got off to an excellent start with a total of \$217,825 in grants and individual contributions raised in 2019 towards our \$800,000 campaign goal to fund renovations on the Green Street apartments.
- The Hanover-based nonprofit Outreach House, which closed its doors in the spring of 2019, donated its centrally located property to Visions and a dedicated group of parents began the groundwork to establish what will become a third Visions site there as soon as the Green Street Apartments are established in Lebanon.

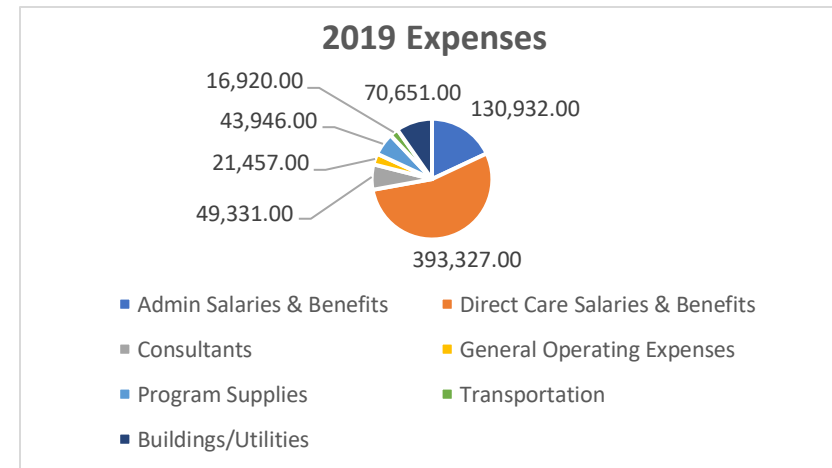
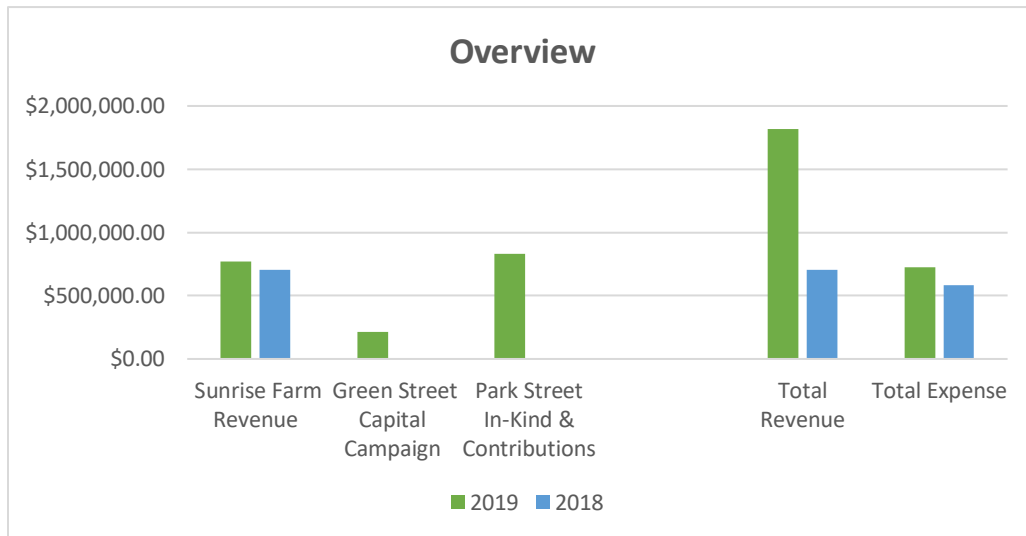
## 2019 Financial Snapshot

**Overview:** Visions for Creative Housing Solutions experienced tremendous financial growth in 2019 due to more than \$200,000 in individual donations and grants contributed for development of the Green Street Apartments as part of the VISIONS 2020 Green Street Capital Campaign and the donation of Hanover property valued at \$824,000 from Outreach House, a nonprofit that closed in April. Once the Green Street Apartments are fully renovated and residents have moved in, work will begin in earnest to develop the Hanover property as a third and final Visions site.

A total of 157 donors contributed \$50,038 to the Visions General Fund and another 38 individuals, corporate sponsors and foundations contributed \$217,825 and another \$90,000 in pledged support for the Green Street Apartments. Every donation, no matter the size, makes a significant difference in our ability to fulfill our mission to provide permanent supportive housing for adults with developmental disabilities.



Note: The in-kind donation of property in Hanover, valued at \$824,700, is not reflected as income in this chart.



**Visions thanks our wonderful 2019 supporters including the more than 200 individuals, businesses, foundations, and trusts without whom we could not do what we do! This year our generous foundation and corporate supporters included:**

Agnes M. Lindsay Trust  
Arthur Getz Trust, Citizens Bank N.A. Trustee  
Jack and Dorothy Byrne Foundation  
Christ Church at Dartmouth College  
Community Lutheran Women's Fellowship  
Co-op Food Stores Pennies for Change  
Couch Family Foundation  
Dartmouth-Hitchcock  
Dobles Foundation  
Donor Advised Fund of the New Hampshire Charitable Foundation  
Donor Advised Fund of the Vermont Community Foundation  
Dorr Mill Store  
Emily Landecker Foundation  
Emma M. Kelly Charitable Trust  
Enfield United Methodist Church  
Enfield Village Association  
Exelon Foundation  
Ferrotec Corporation  
Geokon, LLC  
Grafton County

Granite United Way  
Henry E. Niles Foundation, Inc.  
Hypertherm Hope Foundation  
Jammer Golf Fundraising Auction  
Lane and Elizabeth C. Dwinell Charitable Trust, Bank of America, N.A., Trustee  
Madelaine G. Von Weber Trust  
Martin's Mechanical  
Mascoma Bank  
Mascoma Bank Foundation  
Mascoma Valley Guitar Orchestra  
New Hampshire Housing Finance Authority (NHHFA)  
Oleonda Jameson Trust  
Rotary Club of Lebanon  
TD Bank, N.A. as Trustee for The James and Fernande Kelly Trust  
The Help for People Foundation  
Timken Foundation  
Town of Enfield  
Valley Turf Services  
White Mountains Capital



**Visions residents all enjoy supporting their community as volunteers with the Enfield Shaker Museum, Enfield Village Association, The Upper Valley Humane Society, Listen Community Services, Road to Independence Donkey Farm, and the Town of Enfield.**





**Support from Granite United Way in 2019 helped Visions to develop our volunteer programming and we couldn't be happier! A total of 84 volunteers contributed 537 hours of service between June and September 2019. We could not do what we do without the wonderful volunteers who support our work in so many wonderful ways.**



Special thanks is due to volunteers from Hypertherm, Mascoma Bank, the New Hampshire Charitable Foundation, Ferrotec, Geokon, Dartmouth College, Special Needs Support Center, Kimball Union Academy, Cardigan Mountain School, along with the many other generous individuals who contributed their time and skills in support of our vision this year!





All Visions residents receive individualized supports as needed to ensure that they lead a rich, full lives made possible by the range of recreation, leisure, volunteer and employment opportunities the Upper Valley has to offer.

Many of these opportunities are offered or enriched by our collaborations with Special Olympics, Global Campus, SPARK Community Center, the Special Needs Support Center's Happenings events and the rich range of community activities the Upper Valley has to offer! All Visions residents maintain paid employment and we want to take this opportunity to acknowledge and express our thanks to Panera Bread, B.J.'s, Price Chopper, Hannafords, and Dartmouth Dining Services for offering such supportive workplaces.

## Looking towards the future:

Visions is poised to double in size by early 2021 with the Green Street Apartments in Lebanon, NH, and then to triple in size by late 2022/early 2023 as we develop a third and final site on the property in Hanover donated by Outreach House in 2019.

Visions is enthusiastic about sharing our model. We encourage interested families and community members to explore the potential to replicate what we do using *The New Hampshire Supported Housing Toolkit*, a free on-line resource funded through a \$50,000 Emerging Opportunities grant from the New Hampshire Housing Finance Authority. The Toolkit has already been used by Our Place NH, a nonprofit in the Dover area, and our hope is that it will enable others to establish opportunities for adults with disabilities to live as independently as possible throughout our region and beyond.



Attorney and disability rights advocate Ben Sahl, principal author of *The New Hampshire Supportive Housing Toolkit*.



Executive Director Sylvia Dow signs the purchase agreement for the Green Street property in Lebanon.

**The Visions for Creative Housing Solutions Board of Directors** contribute countless hours, invaluable advice, expertise, and each of them also contribute their financial support to our organization. The Visions board includes a broad cross section of community members and parents all dedicated to the furtherance of our mission. To learn more or find out how you can help, contact founder and executive director Sylvia Dow at [sdow@visionsnh.org](mailto:sdow@visionsnh.org), call (603) 632-7707, or visit our web site at: [www.visionsnh.org](http://www.visionsnh.org)

### Visions Pledge

I am amazing  
I can do anything  
Positivity is a choice  
I celebrate my individuality  
I am prepared to succeed  
With love and understanding  
We learn and grow together  
We are team Visions!



### Board of Directors - 2019

Lori Meyers  
***President***

Elizabeth Larsen  
***Secretary***

Fred Williamson  
***Treasurer***

#### ***Members at Large***

Scott Gilmore  
Adam Ricker  
Bobbi Gross  
Marie Stansfield  
Carl Thum

We would also like to thank the following Board members whose terms ended in November 2019:

Lyndsay Porreca  
Terry Dorr  
Richard Casano  
Carol Andrew



Board President Lori Meyers speaks during the September 2019 Open House at Sunrise Farm.