



Visions for Creative Housing Solutions 2020 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' founding location and main business offices are at Sunrise Farm in Enfield, New Hampshire, in a safe, rural, 80 acre setting with a built-in pool, hiking trails, and flower and vegetable gardens. Once the family home of founding director Sylvia Kluge Dow, Sunrise Farm was originally owned and operated, beginning in 1955, as Kluge's Inn on Sunset Hill by Sylvia's family.

Visions at Sunrise Farm 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 "Little House") with three bedrooms and a shared living room and kitchen, and another on-site building with four efficiency apartments. All Visions residents have access to common social areas, the pool, and the main farmhouse kitchen where optional family-style meals are offered every evening.

In response to our ever-growing waiting list, Visions is poised to open its second site on Green Street in Lebanon, New Hampshire, the end of June 2021. That site will offer permanent supportive housing for another 11 residents. Preliminary work has also begun to develop a third site on property donated to Visions in Hanover, in a central location within walking distance of Dartmouth College and the Main Street business district. That site is projected to open in 2023. These next few years will be an exciting period of growth for Visions for Creative Housing Solutions!

Sign up for our quarterly newsletter by visiting our website at: www.visionsnh.org and visit us on Facebook at Visions for Creative Housing Solutions to stay in touch and learn more about this exciting growth.

Visions for Creative Housing Solutions

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Enfield, New Hampshire 03748

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www.visionsnh.org

Letter from the Executive Director

What a year! No one could have predicted the challenges we would all face in 2020 nor the opportunities those challenges would bring. Here at Visions, we started 2020 enthusiastically, looking forward to our February event at AVA Gallery to announce the public launch of the Green Street Capital Campaign to establish our second site in Lebanon. The positive energy and community support generated by our efforts to expand, including a wonderful feature in the *Valley News* at the end of 2019, was truly humbling.

Then came the COVID pandemic. Here at Visions, we immediately went into lock-down because the adults we support are considered vulnerable and some have underlying health conditions putting them significantly at risk. By mid-March, all community activities were suspended, some resident worksites closed while others were deemed unsafe for anyone with underlying conditions, and we made the difficult decision to temporarily cut back to a skeleton staff to reduce the possibility of infection. In those early days of the pandemic, three of our residents decided to temporarily relocate to be with their families and just five of us provided 24/7 on-site support for the eight residents who remained on site.

It was a particularly challenging time but as a result, unexpected opportunities arose! Sunrise Farm residents adopted two ducks and welcomed a shipment of spring chicks that continue to provide plenty of eggs for the main house kitchen. Now grown, the Visions ducks happily wander the property, providing entertainment and keeping insect pests to a minimum. Residents participated in lots of onsite arts and crafts activities, and staff led many wonderful hikes and encouraged outdoor pursuits. As a result of all the physical activity (and lack of access to fast food), residents lost a combined total of more than 100 pounds this year!

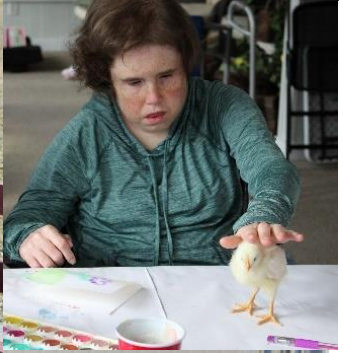
Then, as 2020 came to a close, we were challenged by an on-site COVID outbreak, even with enhanced safety protocols in place. We made it through that challenge and in early 2021, thanks to an outpouring of community support and advocacy, Visions' residents and staff were able to access the vaccine. Residents have returned to work and some of their community activities, and we are truly hopeful as 2021 begins. As always, Visions' residents continue to support each other as members of the wonderful extended family they have become.

We are stronger and even more committed to embracing our mission as we prepare to expand to other communities in the Upper Valley. Renovations are progressing nicely at the Green Street site in Lebanon with residents looking forward to having their new homes in a few short months, and early efforts have already begun to generate community support for a third Visions site on donated property in downtown Hanover with a goal of opening in 2023.

We could not do what we do without your generosity and support!

With my most humble thanks and gratitude,

Sylvia Kluge Dow, Executive Director



Visions for Creative Housing Solutions 2020 Highlights

- Over 200 people celebrated the official launch of the *Visions 2020* Green Street Capital Campaign in February during a special event at AVA Gallery in Lebanon. Thanks to the dedicated efforts of our campaign committee and more than 180 community supporters and foundations, we were able to raise over \$600,000 by the end of 2020 toward our campaign goal of \$800,000.
- After COVID-related delays, purchase of the Green Street property in downtown Lebanon was finalized in July. This second Visions site will house 11 individuals from our waitlist. Renovations began in the Fall of 2020 with a projected opening date in June 2021.
- Visions for Creative Housing Solutions was featured in an extensive cover story in the Winter 2020 issue of *The New Hampshire Challenge*, a publication covering disability issues from a family perspective.
- Special project grant funding from the New Hampshire Council on Developmental Disabilities helped purchase three iPads and a large screen Smart TV for residents to participate in remote activities through Special Needs Support Center, Global Campus, Special Olympics, and SPARK! Community Center, as well as to facilitate telehealth and continued connections with friends and family.
- Generous COVID-related support from the Hope Foundation, the NH Charitable Foundation, and CARES Act funding through the Governor's Office for Emergency Relief and Recovery helped us over the hump as our service income decreased.
- Visions Employment Specialist and Direct Support Mentor Meagan Hartley took on the role of House Manager at Sunrise Farm just as the year began, successfully facilitating nine Certifications, with the first just a month and a half after she assumed this position. Meagan also continued to provide employment supports for Visions residents throughout this challenging year.
- Visions resident Brandon Kilton self-published his very first novella-length book, *Prehistoric*, with support from staff mentors.
- Hanover families of individuals on the Visions waitlist volunteered to begin generating community support for what will become a third Visions site in Hanover, in 2023. They helped maintain the Park Street property as the former owner's final tenants relocated.
- Sunrise Farm residents participated in the Town of Enfield's annual Halloween Parade, the 4th of July Boat Parade on Crystal Lake, and the 2020 Virtual Wassail Horse and Carriage Parade hosted by the Woodstock Chamber of Commerce and High Horses Therapeutic Riding Program.

Treasurer's Report -- 2020

The 2020 COVID pandemic had a series of conflicting impacts on our organization, with the net result being that Visions for Creative Housing Solutions exceeded the budget projections drafted before the pandemic. These results, while wonderful on their face, include the effects of two major non-recurring, non-operating factors: the *VISIONS 2020* Green Street Capital Campaign, which after expenses contributed \$528,000 to Visions' net income, and targeted COVID-related relief added another \$58,000 to offset the deficits in our operational budget and help to cover additional expenses resulting from the virus.

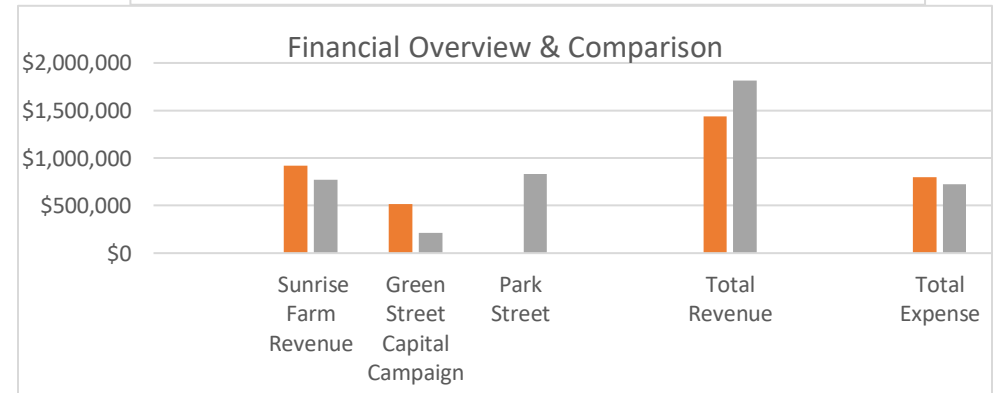
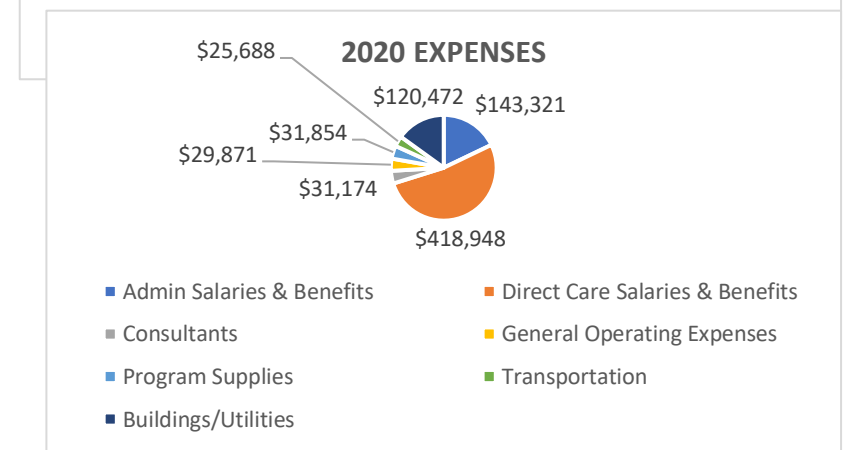
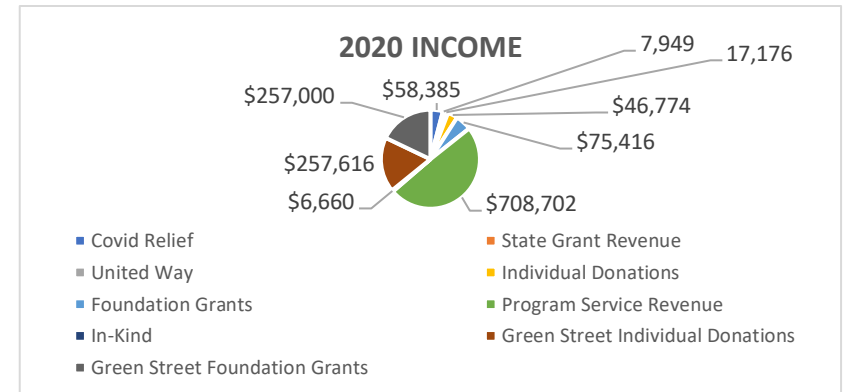
On the revenue side: some residents went home for prolonged periods and respite services were put on hold. On the expense side: residents were furloughed from their jobs requiring rearranged support efforts; staff turnover increased, and financial incentives became necessary to support retention; and Sunrise Farm initiated an extensive series of health and safety measures throughout the year, including major disinfectant efforts after an on-site COVID outbreak.

Even with these challenges, the *VISIONS 2020* Capital Campaign to fund the purchase and renovations on the Green Street property was delayed but eventually moved forward successfully, and the overall result was that Visions had a Total Net Gain of \$634,000 in 2020 on Revenues of \$1,435,000. Much of this gain represents income for the capital campaign, although on an Operating basis, Sunrise Farm achieved a gain of approximately \$134,000 comparing favorably to our pre-COVID projected budget of \$99,000.

Visions faces challenges as well as exciting potential as 2020 ends. In 2021 we will open the Green Street site in Lebanon and begin to gain community support for a third site on the property in Hanover donated to Visions at the end of 2019. Our management and administration team needs to increase to effectively support this growth and we will need to expand our accounting framework to accommodate multiple sites.

We look forward to tackling these challenges in 2021!

Frederic E. Williamson II
Treasurer



Note: 2019 income includes the donation of the Park Street property which we will begin developing as a third Visions site in 2023.

Visions thanks our wonderful 2020 supporters including the more than 250 individuals, businesses, foundations, and trusts without whom we could not do what we do! We are particularly grateful for Granite United Way and the New Hampshire Charitable Foundation, both of which awarded Visions multi-year funding beginning in 2020. Our generous foundation and corporate supporters this year included:

AJ Mailing Company, Inc
Amazon Smile
Appcast, Inc.
Atlassian, Inc
AVA Gallery & Art Center
Bio X Cell Team
Byrne Foundation
Canaan Hardware
Champlain Investment Partners, LLC
Church of Christ at Dartmouth College
Claremont Savings Bank Foundation
Cogswell Benevolent Trust
Dorr Mill Store
Dutille's Jewelry
Emily Landecker Foundation
Federal Home Loan Bank of Boston
First Nonprofit Foundation
Geobarns
Geokon, LLC
Glaser Mills, Inc.
Grafton County
Granite United Way
Hypertherm Hope Foundation
Kettering Family Foundation
MAKE Architects
Mascoma Bank
New England Construction Engineering, PLC

New Hampshire Center for Nonprofits
New Hampshire Charitable Foundation
New Hampshire Council on Developmental Disabilities
New Hampshire Housing Finance Authority
Oleonda Jameson Trust
Omer and Bob's Ski, Tennis and Bike Shop
PEG Properties
Rockwood Land Services
Rotary Club of Lebanon
Schuster, Buttrey & Wing
Shaker Hill Bed & Breakfast
Start Change
Sugar Face & Company LC; Jakes Market & Deli
Summit Wealth Group
Timken Foundation
Title Mortgage Solution, LLC
Tuck School of Business, Dartmouth College
Valley Turf Services

And we also want to express our most sincere thanks to **Special Needs Support Center, Global Campus, SPARK! Community Center, and Special Olympics** for the remote and socially distant activities they offered this year that helped residents to stay connected to their friends and the broader community.

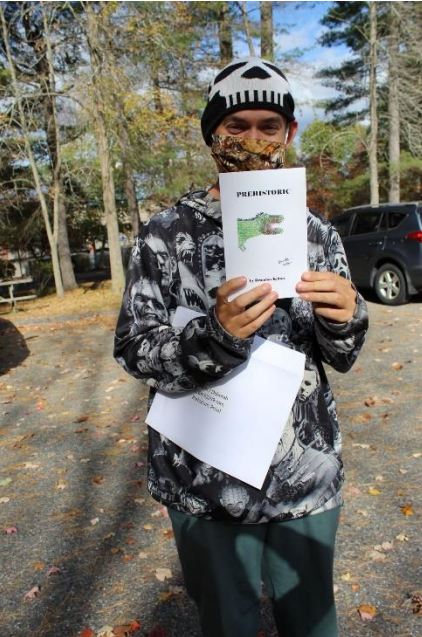


Visions residents enjoyed staying active and healthy in 2020 as they explored the outdoors and socially distant activities throughout the Upper Valley.



Even with COVID-related challenges and restrictions, **Visions had close to 1000 documented hours of volunteer support this year!** Kimball Union Academy students came to clean and prepare a meal just before the pandemic, and the *VISIONS 2020* Green Street Capital Campaign Kick-Off depended on lots of volunteer support. Dartmouth College staff helped with outdoor cleanup in Enfield and Hanover, students from Tuck School of Business served as Board Fellows and assisted with financial planning, volunteer Ryan Perras contributed 50 hours of his time, and Laura Perez, Executive Director of Special Needs Support Center spent countless hours delivering supplies for online activities.





All Visions residents and staff were challenged by the 2020 pandemic to find ways to support each other through the months where onsite activities were the best way to stay safe. From Brandon Kilton as a first-time author publishing his own book, to a cookie sale fund-raiser for Road to Independence Donkey Farm, onsite arts and crafts activities, and taking care of onsite pets and outdoor areas at Sunrise Farm, everyone managed to stay both safe and busy as everyone at Visions supported each other.



Looking towards the future:

Visions is poised to double in size in June 2021 with the opening of the Green Street apartments in Lebanon, NH, and then to triple in size by 2023 as we develop a third site on the property in Hanover donated by Outreach House in 2019.

Visions continues to be 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.



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 furthering our mission. To learn more or find out how you can help, contact Founder and Executive Director Sylvia Kluge Dow at sdow@visionsnh.org, call (603) 632-7707, or visit our website at: 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 - 2020

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Michelle Fechtor
Diana Ly

We would also like to express our sincere thanks to Lori Meyers, former Board President, whose term ended in 2020.



Board President Carl Thum

