



Est. 2013

HOMESTEADS FOR HOPE

Community Farm

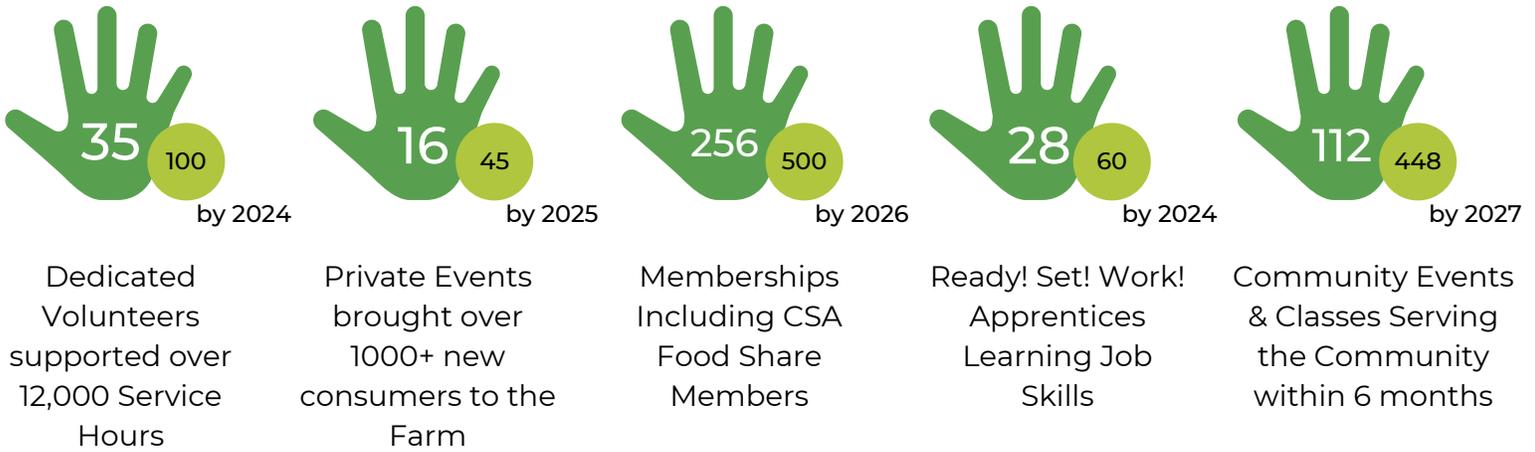


Pave the Way

CAMPAIGN 2022+

2021 ANNUAL REPORT

With the Launch of the 2022+ Pave the Way Campaign, we will triple our impact with a 12-month facility of options offered 7 days a week!

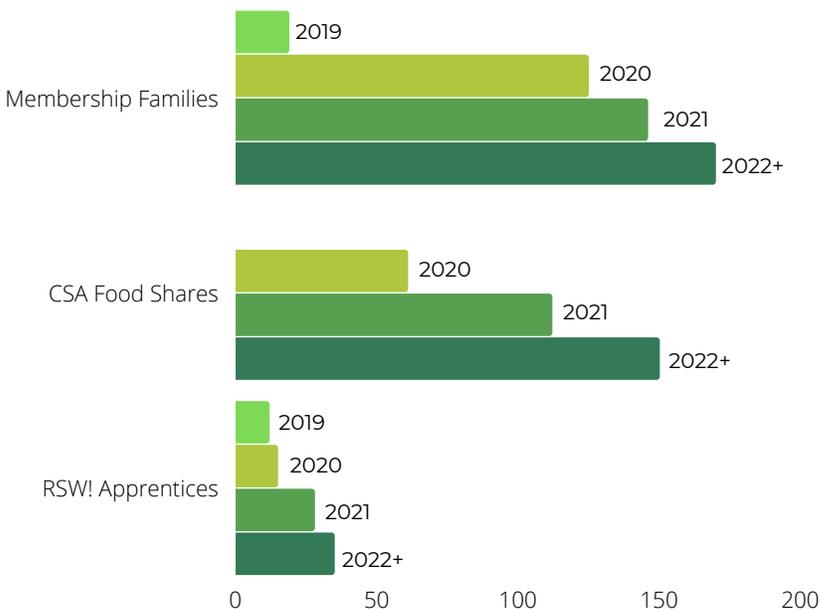


Special Thanks to our Major Donors over \$10,000+ in 2021 **New Donor*

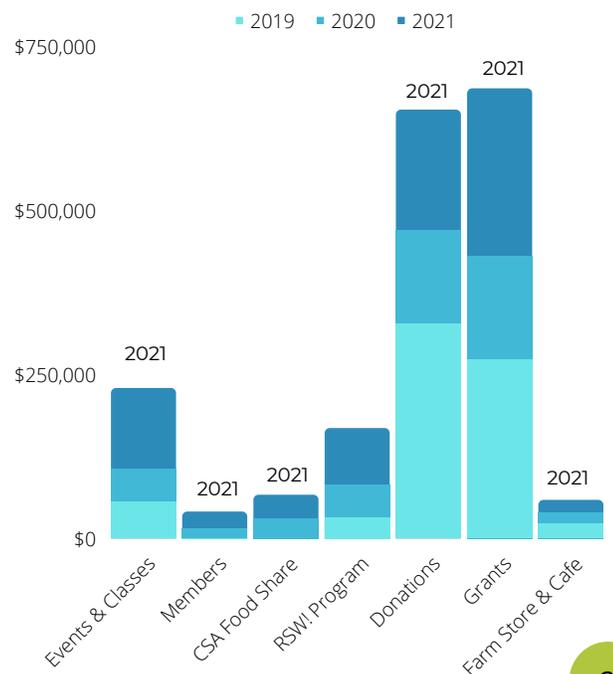


- The Donald & Maxine Davison Foundation
- The William & Sheila Konar Foundation
- *The Daisy Marquis Jones Foundation
- *The Emil Muller Foundation
- Mr. & Mrs. Palermo
- *The Golisano Foundation
- Wegmans Food Markets
- Mrs. Reuping
- Mr. & Mrs. Bass
- Mrs. Mullan Advised Funds

Main Program Participation by Numbers



Revenue Streams in the Last 3 Years



Pave the Way **CAMPAIGN 2022+**

Dear Friends, Supporters & Advocates,

A small family with a BIG dream founded Homesteads for Hope in 2013, which is now recognized as the first "intentional" modeled community to serve Western, New York. How did a mother, her daughter, and nonverbal son with Autism pull this off? We knew the challenges families living with intellectual and/or developmental delays face and we found allies throughout our community who wanted to join our mission. Long before we bought the Farm in the Fall of 2016, we were creating a plan built on compassion, respect, and HOPE for families seeking a "life worth living" for their adult children of all abilities.

A few tough winters, some heartbreaks, and even a pandemic have not stopped us from making substantial progress over the last five years. Our 55-acre Community Farm proudly served more than 600 families last year with our unique program offerings, farm store, and public events. We may have exceeded expectations, but WHY we are doing this compels us to do more. At our farm, we grow more than organic tomatoes - We are growing people's unique abilities in nature's classroom. Families have fully embraced what we currently offer, which means we are unable to serve everyone else knocking on our door. We never want to turn away people in need. We know how that feels. So, as we look forward to the next five years, we have bigger and better plans to transition our farm from a seasonal opportunity to one that is open seven days a week, 12 months a year.

For the first time ever, we are launching a formal campaign that allows us to TRIPLE OUR IMPACT in the next 1-2 years and gives us room to grow beyond that in the years to come. With group homes and day programs closing at alarming rates, we know what we are creating is long overdue. Our **Pave the Way Campaign** will help us fast forward to a time where no one gets turned away and every person of every ability level has a welcoming place to learn, work, grow, and LIVE. Your support will ensure that Homesteads for Hope is one of the first truly inclusive and fully accessible farms in the country. Once we meet this goal, we will be able to finally put the HOMES in Homestead with our innovative residential housing village.

We are proud of what we stand for and are honored to be supported by wonderful families, organizations, and people like Temple Grandin, a leader in the Autism world. At a recent tour of our farm, Temple told us to "keep doing what we were doing" and we will! With your support, we will do it even better. Thank you for taking the time to get to know us and we encourage you to stop by and see our potential in person.

Jennyrae Brongo

Jennyrae Brongo, Founder & CEO
Jenny@HomesteadsforHope.org
Office: 352.4673 Ext 105

Heather M. Burroughs

Heather M. Burroughs, Grants & Media Coordinator
Heather@HomesteadsforHope.org
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"Homesteads for Hope needs to keep doing what it's doing. People don't stretch and grow unless they are given real jobs that need to be done. We all need to feel like we are productive and that our work is valued. No one wants busy work. I'd act up too if that's all people thought I was capable of. Educators and medical professionals need to stop focusing on what people can't do and try what you're doing on your farm - Grow the things people CAN do."

- Temple Grandin, April 2022



This is Michael's "Happy Place" there is no other place he would rather be. - Linda & Ed Debellis



“ Some people talk, some people do - Jennyrae is a doer. She is a sister on a mission to help families like hers and has created a critical resource on the Westside. We are impressed by what has already been achieved and are invested in the future of Homesteads.

- Karen & Andrew Gallina
Gallina Development, Inc.

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Pave the Way FOR 55 ACRES OF OPPORTUNITIES

Homesteads for Hope needs your support to Pave the Way for its future. We are seeking substantial funding to help us grow within the next 5 years.

CAMPAIGN GOAL: \$3 MILLION

CAPITAL



CAPACITY

\$1.5 MILLION DEDICATED TO CAPITAL IMPROVEMENT:

"If you build it, they will come" has always been our mantra. Homesteads for Hope is a one-of-a kind farm with historical assets located in the Town of Ogden directly on the Wide Waters of the Erie Canal. We have had incredible support from in-kind donations from the local construction industry to develop what you see today. We still need critical facility improvements to accommodate people of all abilities.

Our capital improvements include:

- **Create a Forever Homestead** with the renovation and addition to the 200 year old Estate Home.
- **Make our property more accessible to all abilities** by paving lots and pathways.
- **Renovate our main historic barns** to increase reservations and revenue from public events.
- **Redesign our raised garden area** to create an ADA compliant sensory experience for our Social Garden program and field trip participants.
- **Finish our 1-Mile recreational trail** along the canal to encourage healthy movement, exploration, sensory wellness, and inclusive opportunities in more of nature's classroom.

\$1.5 MILLION DEDICATED TO CAPACITY GROWTH:

With new facility improvements, we will be able to expand all of our services from program offerings to enterprise models. Your support will improve staff recruitment, training and assist in the development of:

- **Improve Ready! Set! Work! Vocational Program** with additional job coaches, so we can double our number of apprentices.
- **Launch Social Garden Program** from seasonal pilot to full-time experience for individuals with abilities that require more 1:1 routine supports in a unique environment.
- **Expand Our Capacity** to help us grow in the next 5 years:
 - Volunteer Outreach Coordinator
 - Marketing & Event Coordinator
 - Enterprise Business Manager
 - Development & Advancement Director
- **Support Opportunities to Increase Equity** as we move into our next phase of Residential Housing Village.

"People may say my child is profoundly delayed, but that doesn't erase her profound desire to be seen as a fellow human being. Devyn has definite ideas about how she wants to spend her time and live her life. Her preferences deserve to be honored even if she cannot use words to articulate them the way we would. She deserves to be treated with dignity and respect and to be surrounded by people who have compassionate hearts that help her realize her full potential... Like most people, as an adult, Devyn will want a place of her own. Someday, when we are no longer here, she will need to be in a safe, accessible setting that feels like home to her. A place that won't close at a moments notice; something that will grow with her in the years to come."

- Heather B, Homesteads for Hope Staff



Devyn, 2019 at the Farm



Charles Brongo, The Inspiration



2021 Eagle Scout

"This was my first time at the Farm and I have lived down the street for 25 years. I am glad I stopped by and purchased some veggies from the Farm Store. I am kicking myself for not coming sooner! I loved meeting the apprentices and seeing their pride in where they work. Happiness grows here and the positive energy will bring me back soon for another visit!"

- Ashley B. Greece NY

EXPLORING "INTENTIONAL" COMMUNITIES TO APPLY BEST PRACTICES AT HOMESTEADS FOR HOPE

What is an "Intentional Community"?

Similar to a college campus, all amenities are designed and planned around sustainable shared resources. For serving people with disabilities, this offers *choice of options* to its learners, workers and residents.

Feeling like you have a good idea versus knowing you have a good idea is RESEARCH.

We knew what the farm did for the Founders, but we wanted to look at industry standards and explore what was working well in other intentional modeled communities. Starting in 2013, Jennyrae Brongo, Founder & CEO collected invaluable information by attending conferences and visiting intentional communities across the country. She took what she learned back to our Farm. With key stakeholders, we developed a plan that would raise the bar and provide a one-of-a-kind experience for our community.



"Homesteads for Hope is an almost identical model to Benjamin's Hope. Although we rely on certified services, I almost wish we didn't. I spent 10+ years planning our model before ever starting where Jennyrae took immediate action. She should be commended for her vision and her perseverance. Today, Benjamin's Hope has \$18 million dollars in debt free infrastructure and that's what Homesteads needs so they can make an even bigger impact for the people who are lined up and waiting for a community like this in Western New York."

- Krista Mason, Founder & CEO
Benjamin's Hope: Holland, Michigan

Attended the Following Conferences:

Farming & Ranching Communities for People with Disabilities (Los Angeles, California) Networked & learned from:

- LTO Ventures
- Golden Heart Ranch
- Vine Village
- Sunflower Hill

Misericordia Conference (Chicago, Illinois) Networked & learned from:

- Safe Haven Farms
- Bittersweet Farms
- Misericordia Community
- Hannah & Friends

Marbridge Conference (Austin, Texas) Network & learned from:

- Marbridge Community
- Down Home Ranch
- Brookwood Community
- BIG: Brookwood in Georgetown



Historic Barns & Gravel Parking



Corner Stage for Events



Barn facing the Canal with new roof



New 2019 - Farm Store, Original Classroom & Bathrooms

"We love the Farm and all it will be someday. We come on music nights and would like to see a parking lot that is paved with dedicated spots for our wheelchair van. Once the stone walkways are paved, our individuals will be able to more safely navigate the farm. Accessibility for all is a priority in my mindset and I know Homesteads is working hard to make it happen."

- Lisa, Group Home Manager



Original Estate Home over 200 years old 1960's addition removed



Historic Barns, first impression from parking and Road



2019 Remodeled Barn Area, used for Events

Critical Capital Improvements will allow expansion of sustainable enterprise revenues and job experiences:

Current enterprise models

- Farm Store & Café
- Harvest Grill
- Wedding Venue
- Private Event Rental



2019 Farm Store



Pave the Way

FOR FACILITY WEATHERIZATION & ACCESSIBILITY

THE FOREVER HOMESTEAD

This venue is our first capital priority because it allows Homesteads for Hope to be open all year round!

The renovation and construction of the nearly 200 year old Estate Home will create 6,000 square feet of multi-use space to expand all our programs, classes, and offer an inviting space to grow our capacity of valuable staff, volunteers, and interns. It's also a step towards the introduction of housing options with the "farmer's residence."

ACCESSIBILITY IMPROVEMENTS

With a growing focus on accessible athletic fields and playgrounds - Have you yet to see or hear of an accessible Farm? We strive to be the first one! It is a critical priority to make our 55 acres available to all. These improvements include asphalt pavement, designated parking, and pathways to all structures and experiences. Additionally this includes upgrades to our outdoor lighting, and installing emergency exits and entrances.

HISTORIC BARN RENOVATIONS

Currently, our Historic Barns are the largest venue and focal point of our organization and they can only be utilized during the warm weather months.

In 2019 and 2020, with in-kind construction support we put in new concrete floors and with this improvement, we have been able to offer more classroom space and Barn Rentals for weddings and other private events. These events are invaluable for many reasons, including the additional work experiences they give our apprentices who help host them.

In 2021, someone who attended one of our live music events was moved to become a member and he generously donated metal roofs for our barns after just one visit.

Currently, we need to further weatherize with new barn siding, doors, windows and electrical upgrades. The weatherization and beautification of our historic barns will allow us to create a year round inviting space for all, attract new community members, and expand our sustainable revenue streams.

THE SOCIAL GARDEN & CLASSROOM

To expand our programs, we will need to create more adaptable learning spaces. Our current garden area is centrally located around our greenhouse classrooms, farm store, café, grill and restrooms. It is not yet truly accessible. We plan to redesign this garden space with more sensory specific adaptations, such as garden boxes on wheels and modified education tools - All on a smooth surface for our friends with balance issues who may use wheelchairs or walkers. This space is also used by students who attend field trips and students who are harvesting fresh herbs for the Store & Café.

CANAL SIDE RECREATIONAL TRAIL & AMENITIES

Currently we have used donated asphalt millings to create a designated one-mile trail around the property. With your support, we plan to pave the trail, create educational stations, and expand recreation for bike riders, roller skaters and those in wheelchairs to access all of the farm along the Erie Canal.





The Forever Homestead

OFFERING A DOOR THAT'S ALWAYS OPEN - ALL YEAR ROUND



With your support of the renovation and addition to the existing Estate Home, we will have a total of 6,000 square feet of usable space to be utilized all year round to triple our impact for our community. Major Program related spaces will include:

THE FOREVER CLASSROOM

- This spacious classroom will be utilized for our Ready! Set! Work! program, Social Garden program and Community Classes 12 months a year. Classroom time for each program will be scheduled and rotated throughout the week.

THE TEACHING KITCHEN

- This large kitchen is designed to meet the daily needs of our inclusive community. It is a multi-purpose space that encourages a shared "farm-to-table" lunch experience for students and volunteers. We will use it as a teaching kitchen, enterprise center and bakery. We will also rent the space for private events to increase revenue, which can be poured back into our community.

THE GATHERING SPACE

- This sizeable gathering space will be utilized for classroom cohorts, presentations, additional dining space, and meetings.

The FARMER'S RESIDENCE

- This apartment area will be utilized as a unique and inclusive transitional housing experience for graduated students and/or interns who will live on site for a maximum of 3 years to gain additional life skills and support their growth towards living independently. A residence manager will be placed within the home for oversight.

THE PROGRAM & VOLUNTEER OFFICES

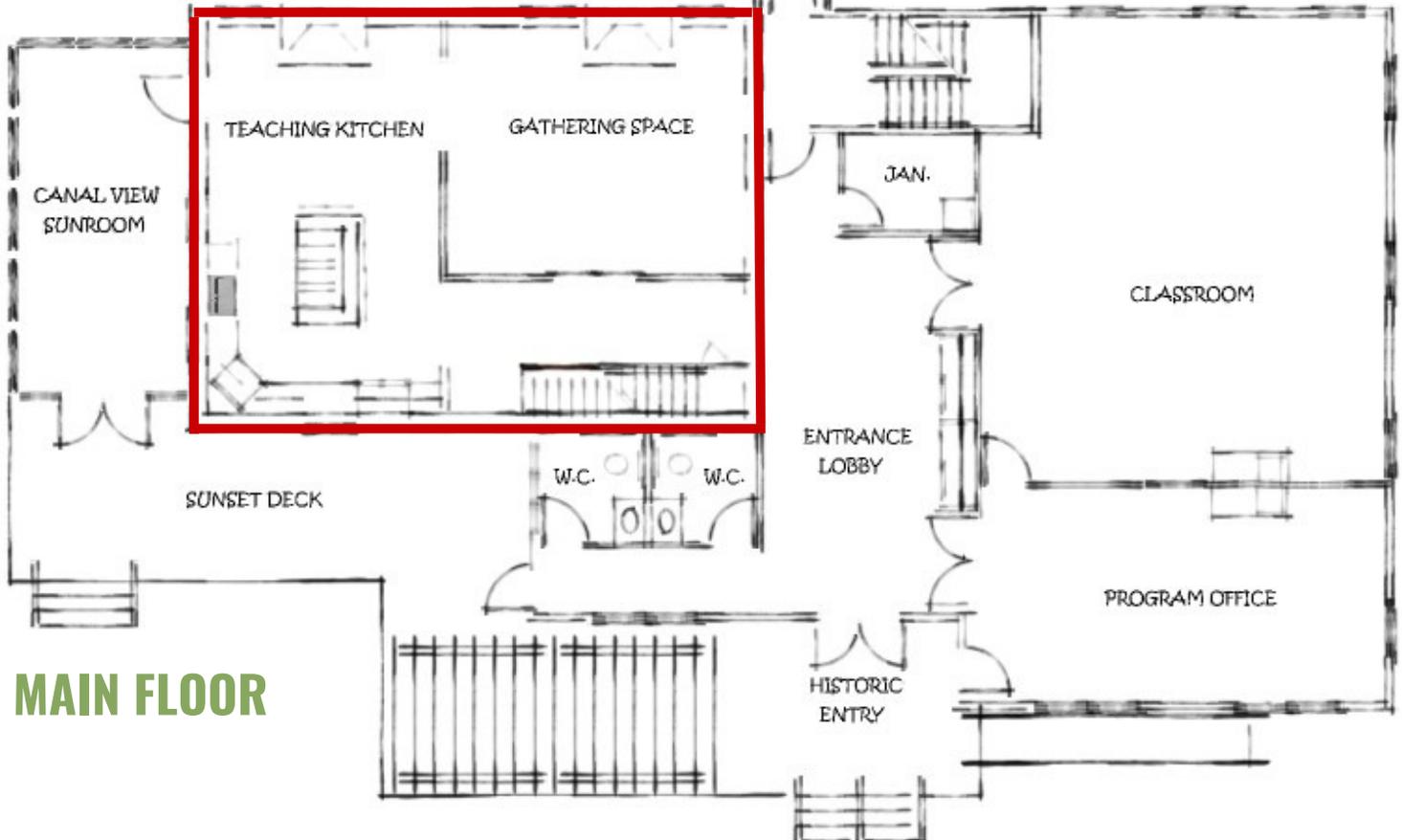
- With our growing programs and staff needs, this will be an inviting workspace for volunteers, interns and RSW graduates to be part of the team experience.

“

When the weather prevents us from visiting the Farm, our son will say he is sad, that he misses his friends, and that he wants to 'GO FARM. See chickens.' He has never been so motivated like this before, but this setting has helped him grow his social skills and we all feel welcomed and valued at the Farm. We don't want to lose this motivation during the winter months. We have heard about the dream of this house since our first visit and it would be a true blessing for the Farm to have winter options! It has been life changing.

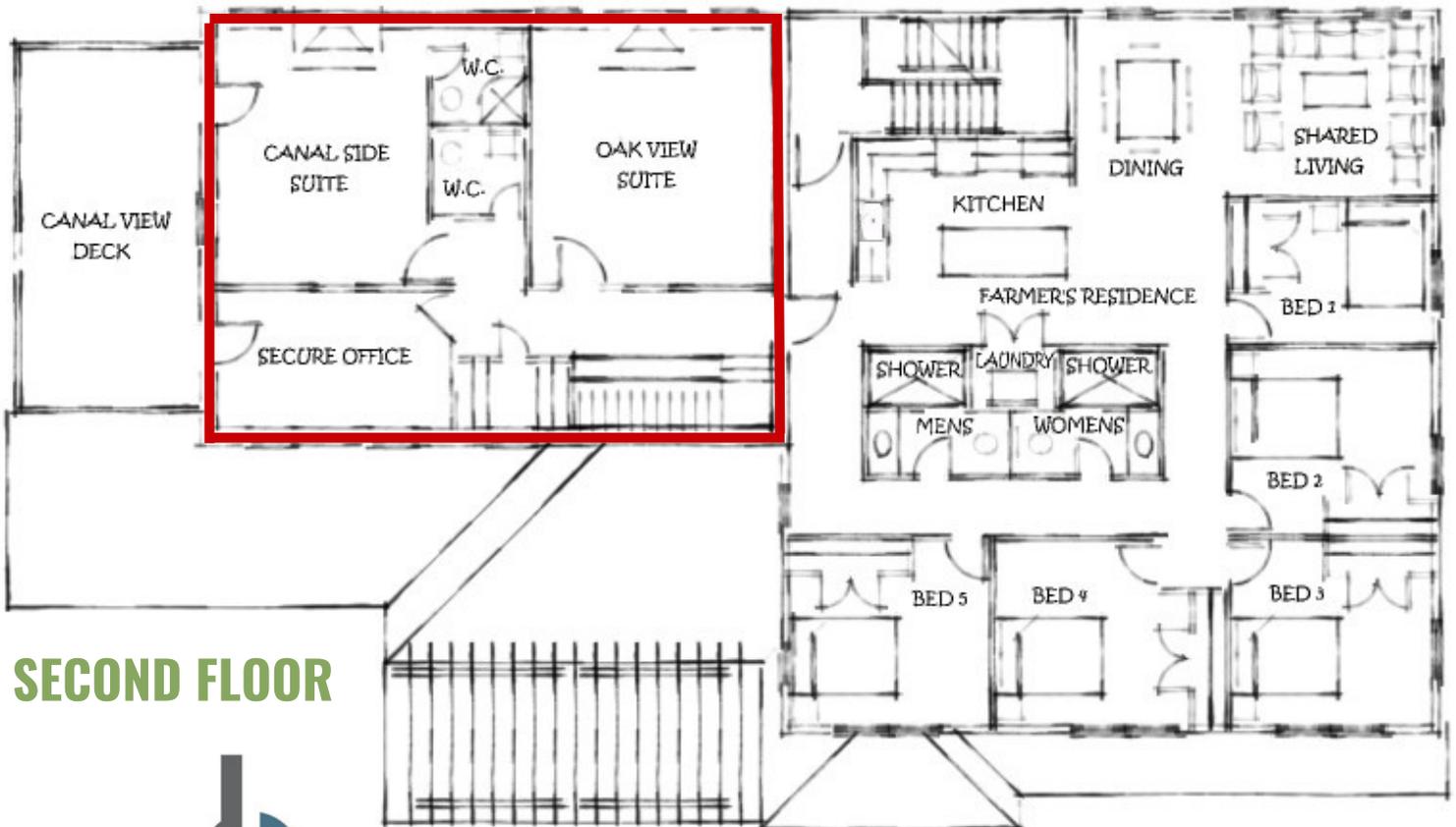
- RSW Parent

Original Footprint



MAIN FLOOR

Original Footprint



SECOND FLOOR



"It's so crucial to expose autistic kids to lots of interesting things, even if they're afraid. I was so scared to go to my aunt's ranch when I was 15, but it was the best thing that ever happened to me."
- Temple Grandin



"My son needs a PLACE TO BELONG. He has more needs than those enrolled in the current Ready! Set! Work! Program. Our goal is not to get him ready for employment. We want him to be excited to take part in meaningful activities, like feeding the chickens and welcoming people at the Farm Store. I know the Farm is working on the Social Garden program for people like him, which is great, but if I am being honest, I hope he can also live in a community like this someday, a place where he is valued and loved."

- Jennie M., Hilton NY



Pave the Way

FOR PROGRAM & IMPACT EXPANSION

With Capital Improvements underway, we can begin shifting our services from seasonal options to annual experiences and enhance all of our major programs and service models. Funding from this campaign will offset the initial expense of staff hires, further curriculum development, and expand our enterprise models. This will help us grow our sustainable revenue streams and most importantly, allow us to serve more people.

- **Ready! Set! Work! Program** - RSW! is our premier vocational training experience that provides "learn to work" skills that offers hands on and authentic tasks of real jobs at the Farm, which are transferrable to many employment opportunities. Apprentices in the program have 3 years to master skills and a final year of internship at the Farm or an employment model of their choosing.
- **Social Garden Program** - Currently a seasonal experience and pilot curriculum offering a therapeutic and social approach within nature's classroom for adults who need more routine and skilled based learning. Our HOPE is to grow our Social Gardeners into the RSW! program.
- **Homesteads Membership** - We offer three tiers of membership experience to individuals and families including the **Social Membership** for those who simply want to join the farm family. This includes free community events, classes and access to our #HopeCrew and Farm Club programs. Those seeking more hands on and frequent experience at the Farm can join the **Garden Membership** which includes a 5x10 garden plot, gardening classes and a u-pick garden. Lastly, our most inclusive and revenue producing tier is our Community Supported Agriculture program. The **CSA Membership** is when members join our Farm weekly to pick up their seasonal food share of organically grown vegetables directly from our Farm. **All memberships include access to our clubs, community events as well as 7 days of recreation to include our picnic area, kayak storage and launch and qualify for a discounted barn rental on Sundays.**



Addition of the following positions within the next five years will allow us to expand and enhance 12 months of services:

- Volunteer Outreach Coordinator
- Marketing & Event Coordinator
- Enterprise Business Manager
- Development & Advancement Director



"Homesteads is a naturally therapeutic setting. Getting our hands dirty, doing some heavy work, and being apart of something special does wonders for people of all abilities. I've seen magic happen at the Farm and look forward to the day when more families are blessed with all that it has to offer."

- Kate Ellis, Volunteer & Occupational Therapist



Pave the Way

FOR INCLUSIVE RESIDENTIAL HOUSING

With your support, our **Pave the Way Campaign** will provide the critical capital improvements and fulfill our capacity needs, so that we can surpass our initial "Place to Belong" priorities. Then we can begin to address the very real and overwhelming concerns our families have regarding viable residential housing options for their loved ones.

We all need a place to call *Home* - So, what comes next?

- **30 of our 55 acres** are dedicated to our residential housing village, which will serve adults of all abilities. We will be using an inclusive model where those in need are paired with those who can help support their daily needs.
- Currently, we have over 600 families we serve and we can absolutely fill every available home with a person in need. We will develop the housing in stages:
 - **Phase 1:** Includes ten homes where three people with disabilities share a duplex with a supportive, understanding family. This model will work well with the paid neighbor option available through self-direction and will create a residential option for **30 PEOPLE WHO NEED A HOME**. This phase will occupy approximately ten of the thirty acres we have slated for housing. Our families who are involved at Homesteads for Hope and dedicated to making this opportunity a success will be the first chosen for this phase.
 - **Phase 2:** Includes an apartment complex model to serve an additional **70 PEOPLE WHO NEED A HOME**. It will include supports from other inclusive and collaborative agencies partnering with Homesteads for Hope. Having a person's home, work, recreation, and social options available on one campus, 7 days a week will alleviate common transportation issues faced by our population and create a one-of-a-kind experience for everyone involved.



NAMING OPPORTUNITIES



\$250k	Classroom
\$250k	Teaching Kitchen
\$250k	Gathering Space
\$250k	Farmer Residence
\$250k	Program Office
\$250k	Canal View Sunroom
\$100k	Canal View Deck
\$100k	Oak Room Suite
\$100k	Canal Side Suite
\$100k	Sunset Deck
\$100k	Historic Entry

Pave the Way **DONOR RECOGNITION**

& Property Beautification

Price Range

- \$50,000+
- \$25,000+
- \$10,000+
- \$5,000+
- \$2,500+
- \$1,000+
- \$250+

Recognition

- Naming Opportunities in the Forever Homestead
- Engraved Bench on Property in Honor / Memory
- Engraved Boulder on Property in Honor / Memory
- Engraved 2x2ft Patio Block Entrance of the House
- Engraved 1x1ft Patio Block Entrance of the House
- Engraved 8x8in Patio Block Entrance of the House
- Engraved 4x8 Brick on Forever Homestead Wall

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