

## **Green Hills Farm & Community** (Non-Profit Organization)

### **Background**

- 1 in 6 U.S children have been diagnosed with a developmental disability.
- 1 million+ people have autism and this number is on the rise. 80% of those with autism are still under the age of 22. 800,000 new cases will enter the system for assisted care over the next 10 years.
- Advancements in medical technology are extending life expectancy resulting in the need for increased government funding over the lifetime of a special needs adult.
- In 2012, 20,000 adults in CT were classified as having special needs.
- Over three-quarters of the people with disabilities are unemployed, yet many of these individuals are able to work when given an opportunity.

The increasing demand for support services for developmentally delayed persons coupled with pressure to cut social programs will severely impact the quality of life for developmentally delayed adults. State governments are struggling to find residential and employment alternatives for the growing number of special needs (vulnerable) adults already in the system plus the increasing numbers of adults (age 21+) who are aging out of the school system and will be requiring state assistance. We are creating another option to the programs that are currently being supported by state agencies in; CLA (community living arrangement/group home) placement, CRS (continuous residential support and Community Companion Home (CCH).

### **Overview**

**Green Hills Farm & Community (GHF&C)** is an integrated multi-dimensional new life model incorporating an integrated community residence, a main street where our products will be sold, farm products & related enterprises, on site employment & training and social & recreational activities and spiritual nourishment. Each of the program components are designed to be self-sustaining and to work synergistically together to enrich the lives of the participants. **GHF&C** embraces green living, organic agriculture, farming, outdoors and fitness, as well as the arts and a sense of community. Creating the first, non-profit independent community for special need/disabled adults that is partially self-sustaining via commercial enterprises.

The residential community offers a variety of housing options for clients, employees and family members. It is important to note that this is a new life model embedded in a larger community and totally integrated.

**Green Hills Farm & Community** was formed on sustainability.

- community composition (Integration, quality of life, employment options, home for life, social & recreational, staff and clients living together);
- environmental (Organic farming and products, LEEDS certified buildings, use of solar and alternative energy, recycling and composting programs) and
- Economical (Revenue offsets, producing saleable goods and services in demand by the larger community, alternative work programs inside and outside the community).

The foundation of our community is built around farming. Much of our resources and land will be dedicated to open spaces and farming. From the farming (animal and vegetable) much of our commercial enterprises will be built. Our commercial enterprises were selected because they provide job opportunities for our clients plus these are businesses that will appeal to the consumer and will have longevity in the marketplace

Examples of our commercial enterprises are:

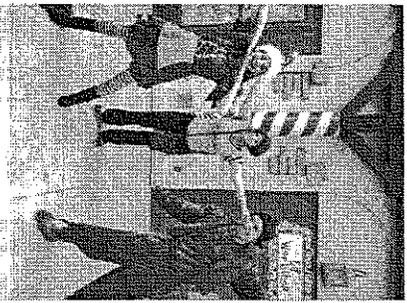
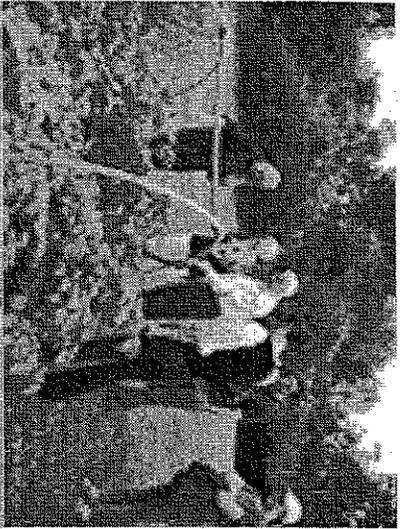
- farm to table breakfast and lunch restaurant (using produce and products from our farm)
- ice cream parlor and petting zoo (to attract visitors)
- farmers market (selling our own produce and products)
- Inn (place for visitors to stay and experience the community)
- equine program and boarding (therapeutic riding, trails and boarding for the community and clients) and
- Dog grooming/boarding/trails.
- Light industry.

The commercial enterprises were carefully selected in order to provide a variety of job opportunities at varying skill levels and independence allowing for participants to grow their skills and move into more challenging jobs when they are ready. The enterprises provide wages for our members as well as revenues to be used for running the community, off-setting costs for the clients, capital improvements, endowments and such. Ultimately, the goal is to be able to reduce the obligation of the state by the clients being able to contribute to their expense by working at a job that meet their level of ability.

Anticipated funding for the building/construction will come from: Foundations, Private Donations, and Grants. Operational monies will come from 4 sources: Community members statute-supported benefits (SSI, DDS) (60%), Revenue generated from commercial activities (10%), Endowments & Donations (10%) and Foundations and Grants (20%).

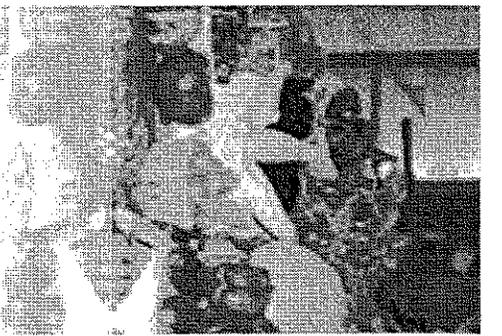
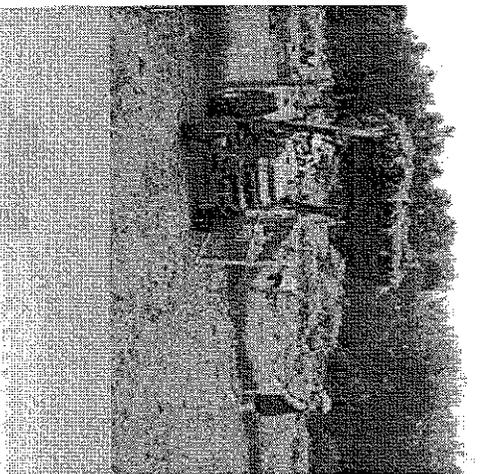
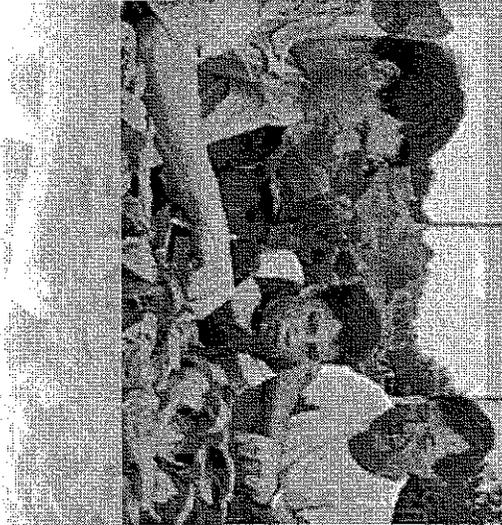
### **Summary**

GHF&C is a unique project. We have incorporated various aspects of programs from abroad as well as from domestic providers and built a new life sharing model that is truly unique. We did not come across any other existing program that offers the quality of life, array of services, vocational opportunities and a level of sophistication that GHF&C will be able to offer. We are combining business acumen that many of our founding members have with social responsibility to create an amazing place for special needs adults.



# GREEN HILLS™ FARM & COMMUNITY

Transforming disabilities into abilities



A non-profit organization providing lasting sustainability

February 2013

Kimberly Bastoni & Michael Gilerman, Co-Founders

# Shocking statistics

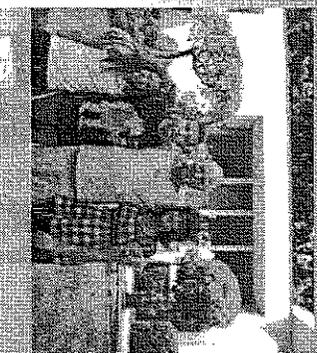
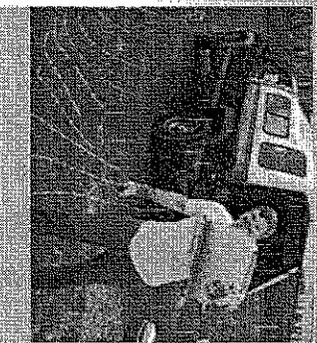
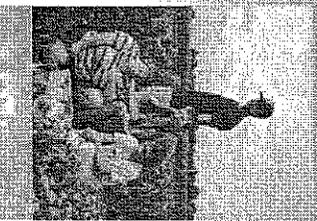
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- 1 CT has 20,000 developmental delayed (DDI) clients many are on waiting list for a home
- 2 CT State announced a \$21M budget cut to DDI funding
- 3 Estimated that 1 in 150 will be diagnosed with a developmental delay
- 4  $\frac{3}{4}$  of disabled people are unemployed, yet many are able to work
- 5 Longer life expectancy results in the need for increased government funding

# The New Life model

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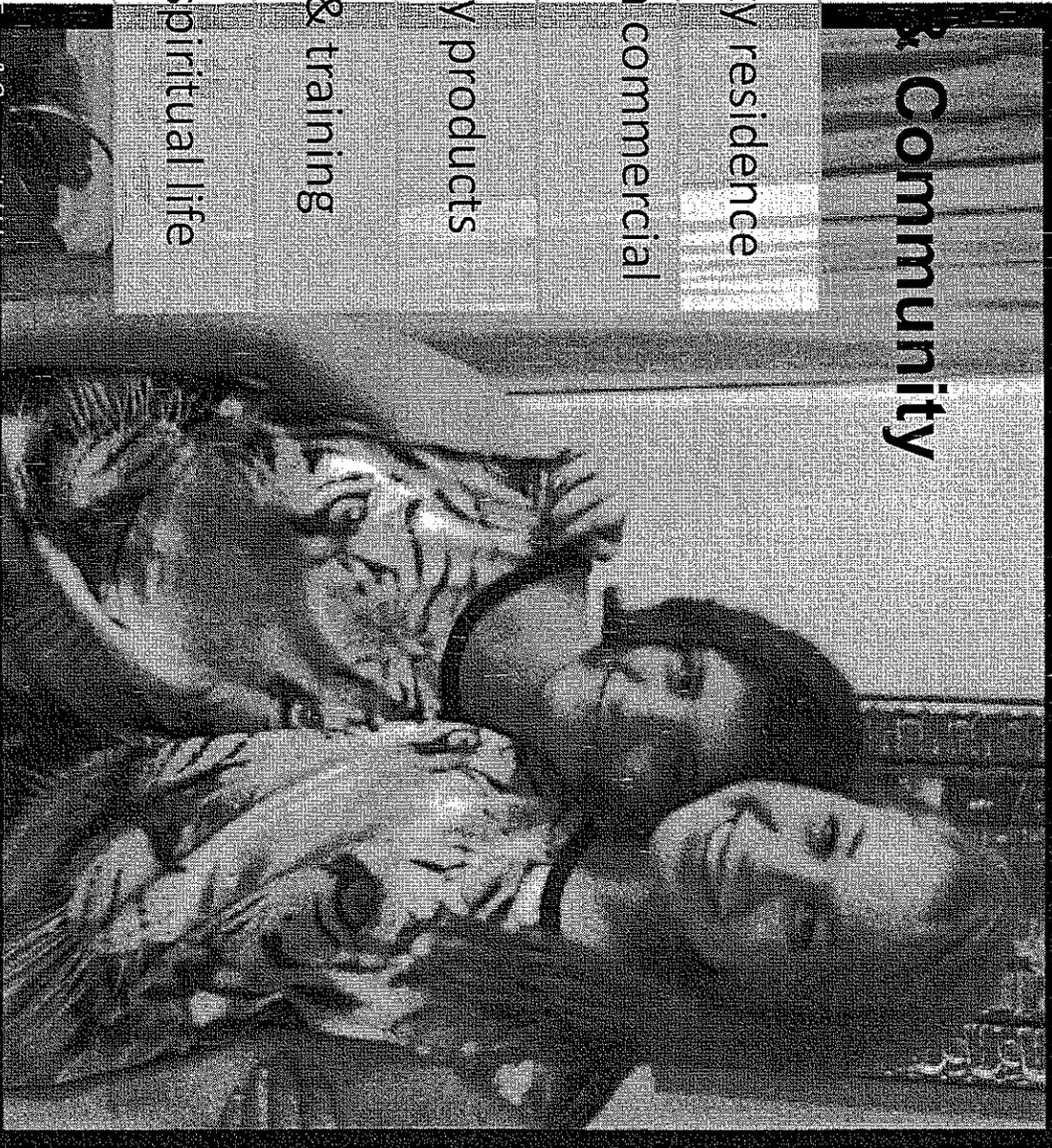
Creating a safe and nurturing environment where adults with developmental disabilities can live, work and develop lasting friendships in an integrated working community.



# What is the New Life Model

## Green Hills Farm & Community

- integrated community residence
- employment through commercial enterprises
- farming business & by products
- on site employment & training
- meaningful social & spiritual life



# Building an integrated community

## A life residence

- Continuity of routine and daily life
- Enabling independence

## Permanent staff

- Continually assesses and orchestrates the individual needs of each resident
- Reaching highest possible level of independence

## A variety of housing options

- Family-style homes with appropriate staff to individual ratio
- Apartments and townhouses with minimal staff assistance
- Staff homes

## On-site employment & job training

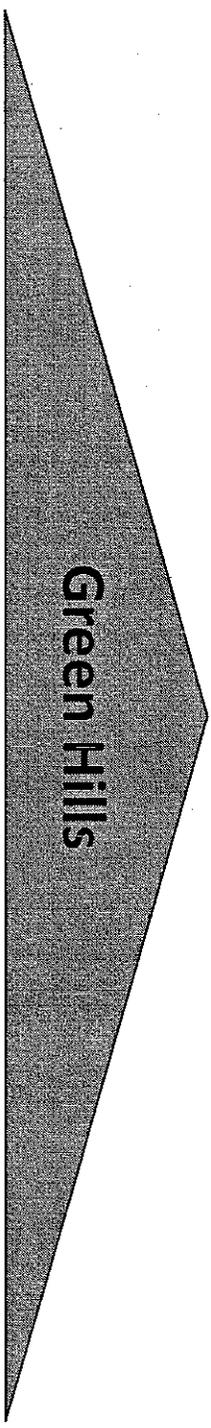
- Campus programs
- Community based programs
- GHF&C businesses

## A cultural center

- Dining room, auditorium, gymnasium, place of worship, fitness center
- Perfect environment for community activities

# Built for sustainability

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## Green Hills

### Community Composition

- Integration
- Quality of life
- Employment options
- Home for life
- Social & Recreational

### Environment

- Organic farming and products
- LEEDS certified buildings
- Use of solar and alternative energy
- Recycling and composting programs

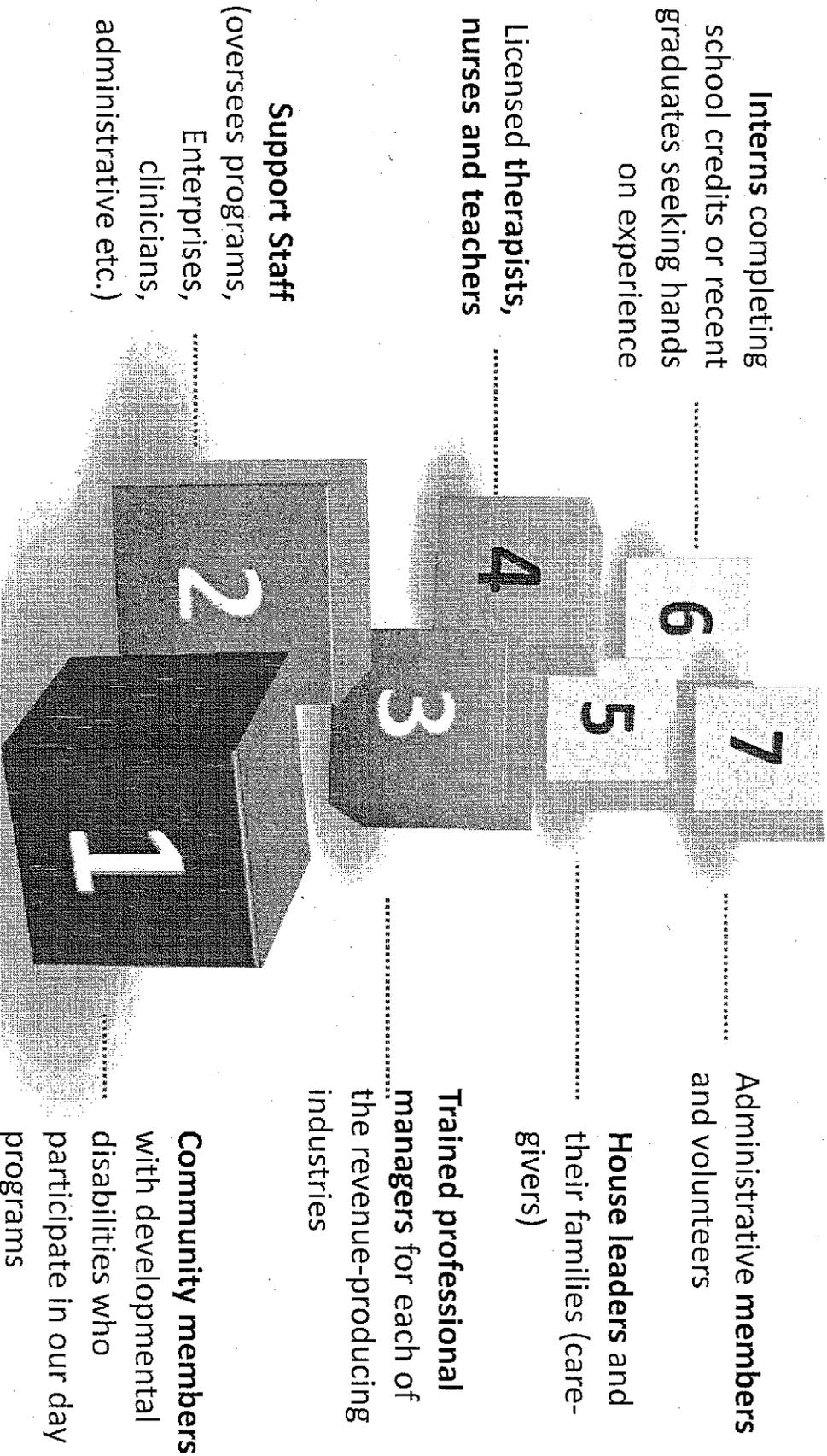
### Commercial Enterprises

- Revenue offsets
- Producing saleable goods demanded by the larger community
- Alternative work programs outside the community

**Residential, Main Street Shops, Farming, Light Industry, Recreation**

# Community composition

Residents of **GREEN HILLS FARM & COMMUNITY**:

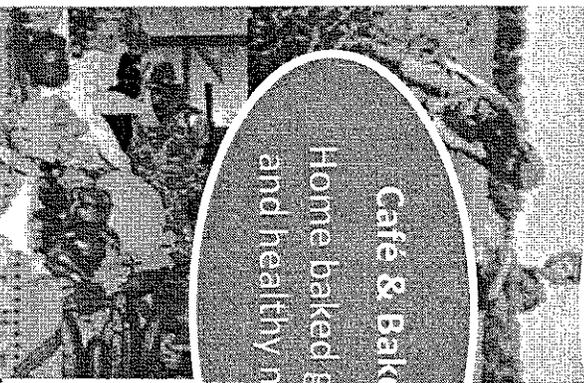


# Employment & commercial enterprises



**Restaurant**  
A farm-to-fork  
organic restaurant

**Cafe & Bakery**  
Home baked goods  
and healthy meals



**Farmers Market**  
Products from our  
value-added farm, e.g.  
high end cheeses

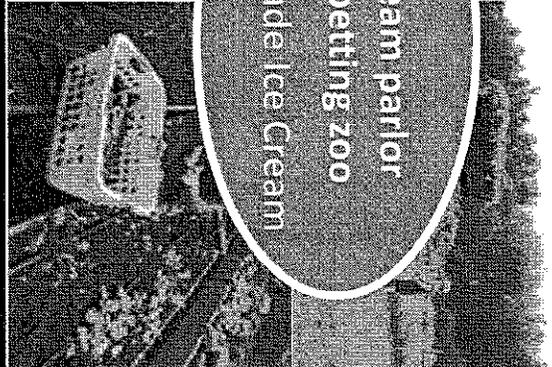
**Farm products**  
the foundation for  
our commercial enterprises.  
**Light Industry**  
in demand work - high tech  
computer repairs

**Bed and Breakfast**  
for visiting families  
and community



**Dog Boarding**  
Day care, boarding  
and walking

**Ice cream parlor**  
with petting zoo  
Homemade Ice Cream



# What sets us apart...brings us together

## Personal Home for Life

The guiding principle of **GREEN HILLS FARM & COMMUNITY™**: a home rather than a 'facility', 'institution' or 'therapeutic center'.  
A Community that has no 'patients', only **community members** of a thriving, supportive community.

## Living Green, Living Simply

a walkable community that is **environmentally friendly** in all respects from land management to housing to commercial enterprises.

## Personal Fulfillment in Work

**GREEN HILLS FARM & COMMUNITY™** makes full use of the **therapeutic value** of working.  
**Employment opportunities** through vocational programs whether in the community or working outside of the community is a vital part of everyday life.

## Valued contribution of each individual

Each community member contributes to the best of his ability and we provide the means to do it.  
Each community member is an employee of the community is also a **valued member** and will be recognized and treated accordingly.

# What does GHF&C bring to a town

## Create Jobs

- We bring 120+ jobs to the community
- support local businesses

## Ideal for conservation or farmland

- Buildings and structures estimated to occupy 165,000 square feet or estimated 4 acres.

## Thriving and prosperous farm enterprise

- organic produce and animal & bird farming

## Compliments New England's architecture

- GHF&C's strong New England farm architectural style

## Strong town integration

- Services and facilities will be built and shared with the town  
Open parks, dog trails, horse boarding, community center etc.

# What does GHF&C bring to a town

Programs for local community

- Day programs for special needs adults in the town
- Residential alternatives for special needs adults in their own town

Opportunities for meaningful volunteer programs

- Strong integration, collaboration and volunteer programs with the high school & the larger town
- Sharing daily life providing spiritual nourishment

Opportunity to be part of something "big" and "it's the right thing to do"

- Good will and PR for the town
- Showcase the town's understanding of social causes and the desire to be part of a solution

Open spaces for all

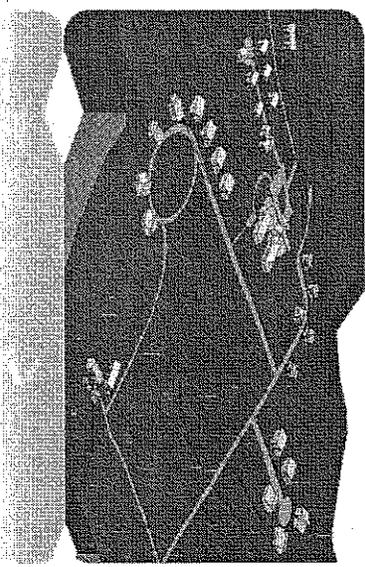
- Maintain the natural beauty creating dog trails and dog park
- Horse trails and paths
- Community gardens and farming

'love of the land'

- Our philosophy; appreciation, preservation and "love of the land" will only enhance the land

# Business Model – the first prototype

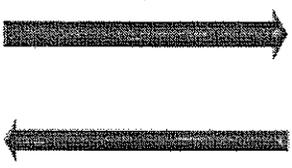
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**Community prototype**

## Model

- Build first prototype -share knowledge for future locations
- Each additional community will have its own board of directors and endowment
- Each site will be networked and share resources and best practices with its sister sites.
- Employment opportunities vary depending on location



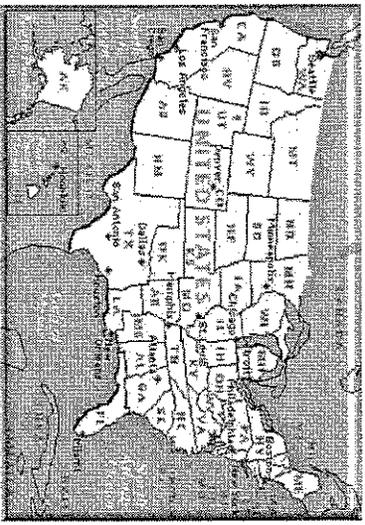
## Capital Funding

- Foundations
- Private donations
- State “tax credits”, grants, HAFA

**Future communities**

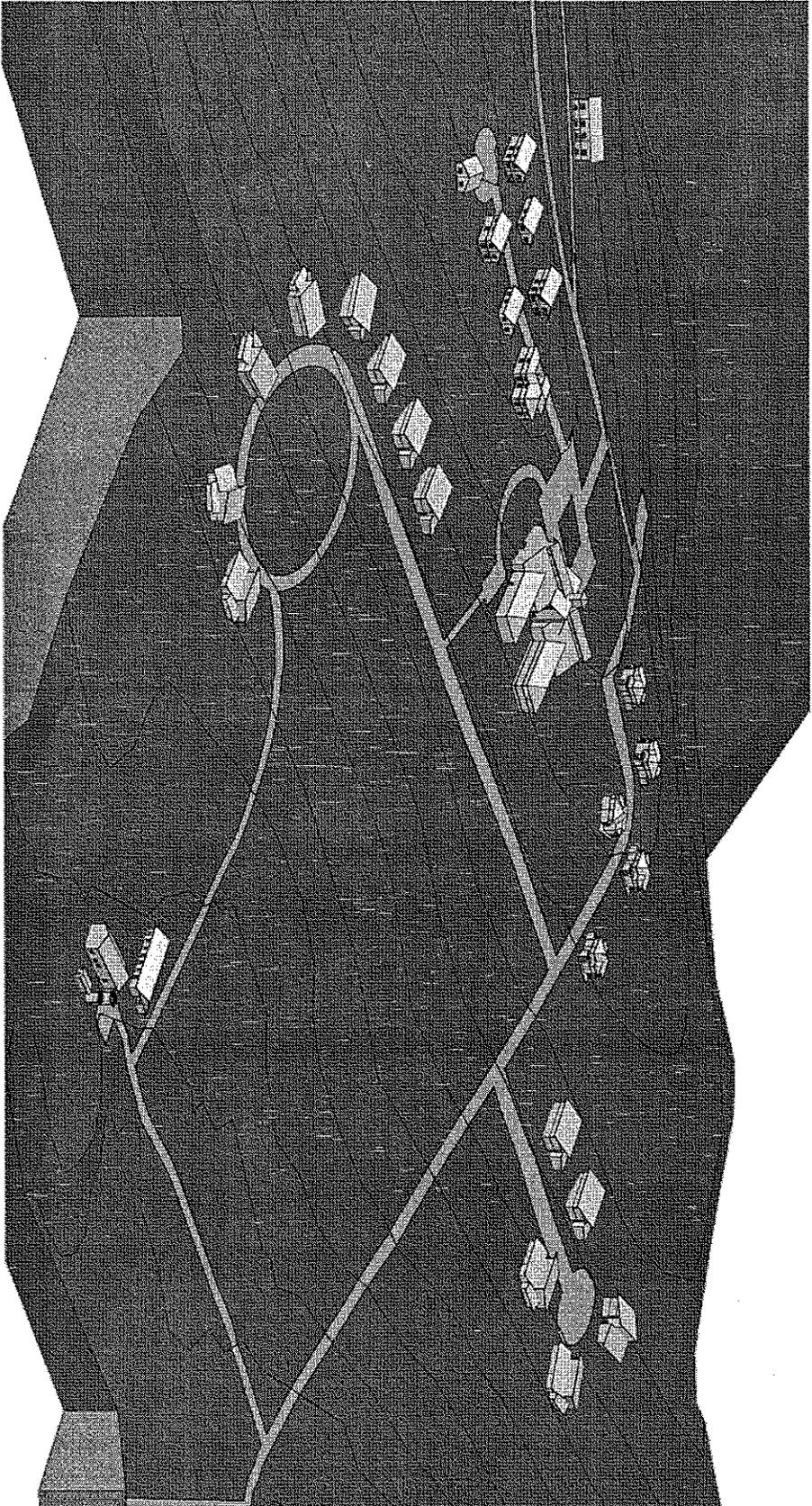
## Ongoing Operating Budget sources

- community members statute-supported benefits (60%)
- Endowments (10%)
- donations and corporate sponsorship (20%)
- commercial enterprises (10%)



# Green Hills Farm & Community

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# GHF&C Funding & Capital Investment (est.)

## Start-up

- Planning stage - Project director, community development consultant, program director, agriculture consultants, HR consultant, land assessment, marketing, fund raising etc.
- \$750,000

## Residential Construction

- 5 family staff homes, 6-4unit, 1 bedroom condos, 1- 8 unit 1 bedroom condo, 13-family style homes
- \$17 Million

## Employment & Commercial Construction

- Country Inn, Farm to fork restaurant, farmers market, ice cream parlor & petting zoo, dog grooming & boarding, Community center, employment training center, stables, barn & storage, chicken coup, animal barn, silo
- \$3.6M

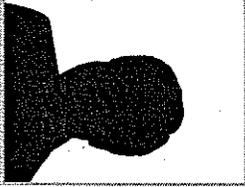
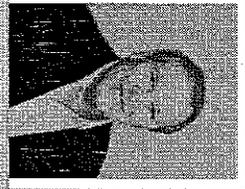
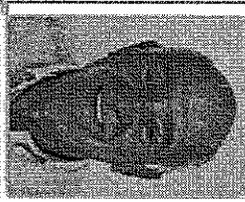
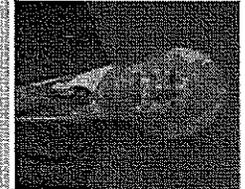
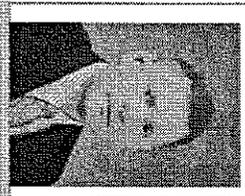
## Non construction costs

- Architecture, civil engineering, FF&E, landscape designer, legal fees and project contingency
- \$9M

## Infrastructure (site specific)

- Roads, utility infrastructure, develop ½ acre per structure and 10 acres for roads and farm
- \$6.4M

# Meet the Team

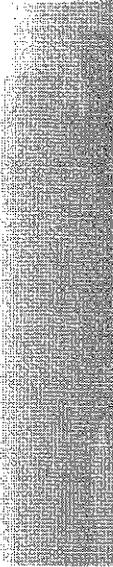
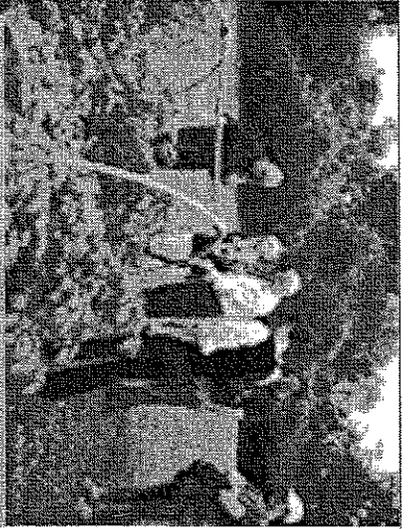
Strategic Partner & State Advisor	Peter O'Meara	
Developer	David Waldman	
Real Estate	Sharon Maddern	
Architectural Firm	Frederick William Hoag	
Kaye Scholar Law Offices	Alison King, Esq.	
Director & Business Development	John Lowman	
Advisor	Marty Bell	
Community Leader	Michael Berardo	
Dworken, Hillman, LaMorte & Sterczala, P.C	Paul Sterczala, P.C	

Co-Founder & CEO



Co-founder & Business Development





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