



# GROWING HOME

LET'S GROW STRONGER, TOGETHER

2024 - 2026 Capital Campaign Deck- Wood Street South Expansion Project

Greater Englewood Neighborhood, Chicago, IL

# A PLACE AS UNIQUE AS THE COMMUNITY IT SERVES

Growing Home brings Jobs, Job Skills and Fresh Produce to Englewood.

Since 2002, Growing Home has been a non-profit leader in urban farming and job training, providing people with employment barriers a combination of **skills training, real work experience, job placement and life-planning**.

Growing Home is steadfast in its mission to create a nurturing and sustainable environment for residents of Englewood, a community on the South side of Chicago that requires long-term investment to combat years of segregationist policies and systemic racism. Today, Englewood suffers from high rates of unemployment and poverty, hundreds of acres of vacant lots, and a distinct lack of healthy food choices, worsened by the closing of four major grocery stores.

With our farms, fresh produce, job training programs and community partnerships, we seek to address the historic disinvestment in land, communities and people of Englewood so residents can more fully participate in the rejuvenation of their community.



# GROWING HOME THEORY OF CHANGE



## MEET JANELLE ST. JOHN EXECUTIVE DIRECTOR OF GROWING HOME



23+ years of nonprofit management experience

University of Chicago and DePaul University Graduate

Governor JB Pritzker Agriculture Equity Commission

Chicago Region Food System Steering Committee Member

Board Member, Urban Growers Collective

### Growing Home creates delicious produce AND beautiful stories of transformation

“What sets us apart is the extraordinary use of a farm-based setting. It’s not just a place where crops grow; it’s where hearts and dreams flourish. Unlike conventional programs confined within four walls, Growing Home invites participants to interact directly with the earth, fostering a therapeutic and nurturing space for growth and healing. But what truly touches my heart is the inclusive and warm embrace that Growing Home offers. Here, people from all walks of life are welcomed just as they are. It doesn’t matter if you’ve faced adversity or challenges; at Growing Home, you’re treated with the same love and respect as anyone else.”

# PLANTING DREAMS AND WATCHING THEM GROW

Growing Home stands apart from a traditional food pantry or urban garden by operating as a social enterprise focused on addressing food insecurity, affordability and sustainable food access, emphasizing self-sufficiency.

## WHAT SETS US APART

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**First and only nonprofit USDA-certified and high performing organic farm in Chicago.**

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Impressive 1.75 acres of farms and hoop houses.

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Englewood-based since 2006.

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Grow 25 major crops with over 100 varieties of vegetables and herbs.

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**Serve over 4,000 Chicagoans** through food access and workforce development programs.

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# ACCESS TO WHOLESOME FOOD

Growing Home provides produce to over 3700 Englewood residents annually and in 2019, committed to distribute no less than 50% of all produce in Englewood and surrounding areas.

## WHAT SETS US APART

**Prioritize affordable, discounted pricing for local residents** and an additional 50% off for those on public assistance and seniors.

Deliver free boxes of food to over 50 homes every two weeks through the Food Box Program.

Provide education and foster community through health and cooking workshops, awareness campaigns, tours and volunteer groups.

In 2023, Growing Home's Community Engagement Team, provided cooking and recipe skills to 1500+ community members.



40% of Englewood residents face low food access, compared to 20% city-wide.

*Chicago Health Atlas, 2020*

# GROWING HOME: A SOCIAL ENTERPRISE MODEL

Growing Home is a sustainable social entrepreneurship model supplying the local food systems in Englewood and surrounding areas.

Over the next 3 years, with a comprehensive sales plan in place, our goal is to expand our social enterprise to reach \$100,000 in earned enterprise revenue.



## MAKING FOOD AFFORDABLE, ACCESSIBLE AND EASY IN EVERYDAY LIFE.

**Markets:** Farmer's Market Expansion beyond Green City and Logan Square Markets. Now includes 61<sup>st</sup> Street Market in Hyde Park and Growing Home's own Thursday Farm Stands.

### Bulk Sale Community Partnerships:

- **Greater Chicago Food Depository (GCFD)**, we provide 75 bags of produce on a weekly basis through most of the year to three of its Englewood food pantries.
- A wholesale partnership with **Beyond Hunger** for their door-to-door food box deliveries provides food to individuals who are food insecure across the South and West sides
- Partnerships with JenCare Senior Medical Center and other community organizations.

**Local Grocery Store:** New partnership with **Go Green Community Fresh Market** in Englewood.

# LAYING THE GROUNDWORK WITH WORKFORCE DEVELOPMENT

A deep, personal investment in each participant and their success

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## 12-WEEK PAID TRANSITIONAL JOBS PROGRAM

Growing Home's farm is a therapeutic and a learning environment where people can feel comfortable walking in as they are and working in every aspect of farm production.

80 participants annually

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Vigorous recruitment process to assess suitability and motivation

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Combine rigorous real work experience with a job readiness curriculum that teaches transferable skills

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Growing Home staff trained in two highly regarded, evidence-based curriculums that instill personal and professional growth:

- **Roots of Success**, an empowering, environmental literacy and job training program
  - **Transforming Impossible into Possible (TIP)**, intervention model that addresses the psychological self-sufficiency process in workforce development
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Assist participants up to a year with interview prep, cover letter and resume writing, professional communications and more.

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# LAYING THE GROUNDWORK WITH WORKFORCE DEVELOPMENT *CONTINUED*



## IT TRAINING PROGRAM

Understanding that technology is a field where employees can make more than minimum wage without a college degree, Growing Home's workforce development specialists are highly trained in multiple IT curriculums.

- 10 week stipend provided - 40 participants annually
- Provide highly valued outside credentials including CISCO, CompTIA and Google programming certifications

## COMMUNITY JOB AND RESOURCE CENTER

A space for community members seeking IT training (add) or basic assistance such as computer skills, resume assistance, interview practice, internet service or job board access.

# LAYING THE GROUNDWORK WITH WORKFORCE DEVELOPMENT *CONTINUED*

## EMPLOYMENT OPPORTUNITIES

Through Growing Home's corporate partnerships, we focus on diverse industries that require transferable skills learned at Growing Home and offer graduates pathways to sustainable careers.

- **Focus on Opportunity Jobs that pay a living wage with benefits, are resilient to automation and provide opportunities for growth.**
- Negotiate fair salaries for applicants, arrange apprenticeships that enable participants to earn while gaining on-the-job training.
- Assist with new job essentials like uniforms and transportation subsidies, addressing any barriers in the initial weeks before a first paycheck is received.

**34+ Employer partners including** Lettuce Entertain You, Native Foods, Divvy, UPS, BCBS, CTA, Amazon, Freedman Seating Company, Walgreens.



**Top industries that employ alumni include** Healthcare (14%), Education & Health Services (13%), Administration & Support Services (13%), Food Manufacturing (11%), Customer Service (11%), Construction (8%), Agriculture (8%) and Transportation (5%).

# LAYING THE GROUNDWORK WITH WORKFORCE DEVELOPMENT *CONTINUED*



## CASE MANAGEMENT SUPPORT SERVICES

Employment stability cannot be achieved if there are other persisting social service needs. Growing Home's Case Manager partners with trusted organizations who provide direct support through memorandums of understanding that ensure each participant's needs are being met.

**Growing Home stays involved through frequent communication and collaboration to boost success and determine any further interventions.** We provide regular support and case management in the first year, with check-ins at 30, 60, 90 days and a year out.

## MEET JOSEPHINE GRADUATE OF GROWING HOME



“After struggling with addiction for thirty years and losing everything, I found hope through Growing Home's employment training program. With the support of my case manager and the staff at Growing Home, I secured a stable job as a Production Assistant. The program provided valuable tools, including resume building, mock interviews, and job-readiness training. Through urban agriculture, I discovered the joy of seeing something grow that I planted. Now, I am confident in holding a job and look forward to a financially stable future, aiming to save for a vehicle and take road trips on my days off. I am grateful for the opportunity and hope to return to Growing Home one day to support others in their journey.”

### 2023 PARTICIPANTS

44.8% live in and around Englewood; Auburn Gresham, South Shore, and Roseland are the next neighborhoods.

87% have been justice-involved

Range in age from 18 to 62, with a median age of 32

90% are African American or Black

45% are female, and 55% are male

50% have minor children

100% of our participants are low-income

## MEET MIGUEL GRADUATE OF GROWING HOME



“Growing Home is like an oasis, a sanctuary. After 23 years in prison, they really welcomed me at a time when I really needed it. I needed somebody to reinforce my positive outlook because I was at a low point. I’m learning things every day. When I got out of prison, I didn’t even know how to use a debit card. Or the Internet. Or a shopping cart at Aldi with the coin dispenser. I was lost. But now, I’m learning many things at a time, keeping a level head and moving on. My ideology is much different now than before – or even right when I got out of prison. I’m evolving now, everyday.”

### TRANSITIONAL JOBS 2023 IMPACT

**88 Production Assistants** enrolled (40% increase from 2020)

**67%** Job placement rate (24% higher than the average among the 78 DFSS funded workforce programs, as part of the 2023 Chicago Transitional Jobs Program)

**71%** Less recidivism when participants join our program compared to the Illinois state average\*

*\*Recidivism is measured by criminal acts resulting in rearrest, reconviction or return to prison with or without a new sentence three years following the person's release. IL rate 39%*

## CREATING SPACE TO GROW

At Growing Home, our ability to provide a transformative environment for the community is deeply intertwined with our farm space, and the physical building and mobile trailers where positive change happens.

As Growing Home embarks on a growth journey, **investing in our infrastructure** becomes a vital priority to effectively support our farm operations and training programs.

# CREATING SPACE TO GROW *CONTINUED*

## SPACE CONSTRAINTS AND FOOD PROCESSING LIMITATIONS

Growing Home's current facilities are limited. Staff are working in cramped offices and operating vital job training programs in two trailer classrooms. The main office with administrative staff is located blocks away from the farm. The produce processing facility, built in 2006, lacks capacity and modern equipment. Fresh food partnership requests from nonprofits, local food pantries and markets far exceed our current farm capacity.

## EXPANDING OUR FOOTPRINT

Building a new facility with a larger processing facility, commercial kitchen and ample classroom spaces will allow us to more easily adhere to food safety standards, train more people and ensure participants receive the best education and opportunities possible. Additional outdoor "Hoop Houses" and row crops will allow us to exponentially grow our food production, extend our growing season into late fall and winter, sustain our distribution commitment to the Englewood community and build out a larger-scale social enterprise sales model.



Current trailer offices and classrooms are too small



Current produce processing has insufficient space and equipment

# NEW POSSIBILITIES FOR GROWING HOME AND ENGLEWOOD

Greater Englewood is an essential Chicago neighborhood with incredible leaders, people and culture. As recognized in the Invest South/West Initiatives, our neighborhood requires long-term investment to combat years of segregationist policies & systemic racism in Chicago.

In 2015, Growing Home received a generous private donation of a **plot of land**, adjacent to our campus at the corner of 59th and Wood, across from Hermitage Park. The location, a major Englewood corridor that has suffered from disinvestment, is also home to the **future Englewood Nature Trail**.

Paired together, the projects will attract the attention of organizations, businesses, and individuals invested in the well-being of Englewood.





# GROWING HOME'S CAMPUS EXPANSION PROJECT

A source of education and inspiration, the flagship site will include a building encompassing 30,850 sq ft and **26,150 sq ft of new outdoor growing space.**

**A USDA-certified organic produce processing facility 3x larger than our current facility, equipped with large walk-in refrigeration and cold storage space units and an open work area.**

**Indoor and terrace grow spaces** for microgreens and small-scale growing, or vertical grow systems.

**Permanent storefront** (1250 sq ft) on 59th Street selling fresh produce and prepared food products.

**Technology Resource Center** with 8-10 computer workstations and an onsite staff person for IT training and career exploration.

**Lobby retail café** (770 sq ft) with salads, juices and other items lovingly grown on site by Growing Home and prepared in the new commercial kitchen.

**Teaching kitchen** open to the community for cooking demonstrations with wrap-around/flexible seating and learning tables.

**Commercial kitchen** to prepare food items for Growing Home's cafe and other retail vendors, and host a new culinary training program.

**Green Rooftop deck** with views of Growing Home's farms and the Englewood Nature Trail, a new neighborhood space for meetings and events..

**Workforce development classrooms and community meeting spaces** (5,300 sq ft) with soundproof movable partitions for educational programming and projectors and computer terminals for presentations and public seminars.

**Spacious offices** for case management, workforce development teams and administrative staff. 10 private and 15 open offices and conference rooms.

New facility will be designed consistent with LEED certification

## NEW SPACES, AMPLIFIED IMPACT

**Increase Food Access** by expanding production over 50%, meeting local demands for sales and donation that currently exceed our capacity

**Train More People** in essential job readiness, entrepreneurial and customer service & production skills, doubling our enrollment

**Strengthen Enterprise Opportunities** for our participants, local food entrepreneurs and the community

**Build Englewood Community Connection** with the teaching kitchen, event spaces and indoor and outdoor cafe spaces

**Reclaim a Concrete, Vacant Plot** as a nurturing farm and education space and directly



# GROWING HOME'S CAMPUS EXPANSION PROJECT- SYSTEMIC IMPACT!

## RESILIENT FOOD SYSTEM

Healthy, Sustainable, and Fair Food for all

Locally Sourced Food

Reduce Food Disaster Risks i.e. Covid-19

Increase access to healthy food & creating Jobs

Diverse and Culturally Competent food options

Support BIPOC growers and Producers

Expanded outdoor growing (26,150 sq ft)  
Indoor All Season growing (3450-sq ft)  
Produce Processing Facility (2660 sq ft)

## INCREASE CLIMATE RESILIENCE

Reduce transportation related carbon emissions

Reduce Urban Heat Island Effects

Soil & vegetation store carbon

Biodiversity & Expand Pollinator Habitats

Soil Remediation

Utilizing empty lots can lead to the reduction in the amount of land needed for Rural Ag.

USDA Certified Organic  
Outdoor Courtyard and Orchard  
Green Roof (1030 sq ft) & Outdoor growing space (26,150 sq ft)

## JOB & WORKFORCE DEVELOPMENT

Increase enrollment in paid job training programs

Increase enrollment in certified IT program

Increased job placement opportunities

Green Job Training

Computer Resource Center  
Lecture Classrooms (2)  
Case Management Offices

## HEALTH, EQUITY, & EDUCATION

Healthy & Affordable food options to combat chronic health conditions

Provide education about growing food, climate change, food security, biodiversity, pollution, and nutrition.

Increase food access and green spaces in a historically disadvantaged community-Englewood

Healthy Eating Demonstration Kitchen and Classroom  
Demonstration Garden

## ECONOMIC DEVELOPMENT & WEALTH BUILDING

Food Processing & Storage

Value Added Products

GH new building a catalyst to help attract other green businesses to Englewood.

Localized food Economy

Reduce disaster Risk

Employ more people

Processing Facility (2660 sq ft)  
Commercial Kitchen  
Produce Storefront (1250 sq ft)  
Café (770 sq ft)

# GROWING HOME CAMPAIGN GOAL: \$25 MILLION (2023-2026)

## Projected Budget: \$25,250,000 as of 2/28/2024

Building/Land Purchase | \$200,000  
General Construction | \$20,777,865  
MISC Owner Construction | \$50,000  
Architect/Engineer | \$1,476,783  
Survey | \$10,000  
Testing/ Inspection | \$66,000  
Furniture Fixtures Equipment | \$400,000  
Miscellaneous Consulting | \$193,200  
Project Management | \$591,356.00  
Permits | \$49,000  
Finance Fees | \$75,000  
Professional Fees | \$10,000  
Insurance | 86,328.00 \$  
Contingency | 1,264,468.28

## Public and Private Investments (as of 10/01/2024)

### Committed (Cash Received or Written Agreement):

Anonymous Individual Donor | \$1,050,000  
DCEO | \$300,000  
Chicago Community Trust #1 | \$100,000  
Chicago Community Trust #2 | \$100,000  
Chicago Recovery Grant | \$5,000,000  
DCEO (Rep. Harper Appropriation) | \$1,500,000

### Pledged or In Negotiation:

New Market Tax Credit | \$4,500,000 (SB Friedman/CDF)  
The Richard H. Driehaus Foundation | \$250,000  
Builders Initiative | \$1,000,000  
Anonymous Foundation | \$2,000,000

### Fundraising Gap

Capital Campaign/ Gap | \$9,200,000

# CONSTRUCTION TIMELINE *TENTATIVE*

1	2	3	4	5	6
<b>PRE-DEV</b>	<b>DESIGN</b>	<b>PERMITTING - FUNDING</b>	<b>CONSTRUCTION - BUILDING &amp; SITE</b>	<b>OWNER MOVE-IN &amp; ACTIVATION</b>	<b>CLOSEOUT</b>
<b>3/22 - 8/22</b>	<b>1/23 - 3/24</b>	<b>4/24 - 11/24</b>	<b>5/25 - 11/26</b>	<b>11/26 - 12/26</b>	<b>12/26 - 12/26</b>
\$64,682	\$806,135	\$376,595	\$23,575,973	\$132,490	\$44,125
Select Project Management	Programming	Environmental	General Construction	General Construction	General Contractor
Select Architect	Schematic Design	General Contractor	Planting Structures & Landscaping	Gen Cond / O&P / Contingency	Punch List & Close-out
Conceptual Drawings	Design Development	Permitting	Outdoor Plaza & Parking	Furniture Fixtures & Equip Install	Architects & Engineers
PMA	Construction Documents	Early Utility Fees	Gen Cond / O&P / Contingency	PMA	PMA
Architects & Engineers	Architects & Engineers	Architects & Engineers	Utility Fees During Construction	Public Phase Fundraising	Public Phase Fundraising
Silent Phase Fundraising	Silent Phase Fundraising	Project Contingency	Architects & Engineers		
	IEPA Review	Public Phase Fundraising	Project Contingency		
			Furniture Fixtures & Equip		
			PMA		
			Public Phase Fundraising		

# GROWING HOME - A RECORD OF SUCCESS

Growing Home's tremendous growth over the last four years demonstrates our ability to reach ambitious goals responsibly.

## Annual Budget 2019-2024

70% growth from a budget of \$1.7 to \$3 million

## Board Reserve 2019-2024

100% growth from a board reserve of 0 to nearly \$2 million

## \$50k+ supporters include:

Amazon  
Boeing  
Builders Initiative  
Chicago Community Trust  
Green Thumb Industries  
Paul Angell Family Foundation  
Polk Bros. Foundation  
The Robert R. McCormick Foundation  
Vision Management Services

We are well-positioned to reach the new annual revenue goal of \$5.254m in 2027.

## YEAR 1

Operating Budget: \$5,228,685

Revenue: \$5,253,685

## YEAR 2

Operating Budget: \$5,461,524

Revenue: \$5,463,832

## YEAR 3

Operating Budget: \$5,704,951

Revenue: \$5,722,185

25+ new full-time jobs will be open to the community and graduates.

# PROJECT LEADERSHIP

## Internal and External Expertise

### Lead:

Janelle St. John, Executive Director

### Additional Staff:

In preparation for the campaign, Growing Home has invested money and time to grow its development team. 2 new staff

### Consulting Teams:

Just Cause Consulting & Accenture

### Design, Legal, Management & Construction:

Top firms in Chicago





Donors like **YOU** are the roots  
of Growing Home.

“Growing Home addresses decades of disinvestment in Englewood by focusing on the space where the regeneration of land, individual accountability, and community resilience intersect. Expanding Growing Home’s campus will allow the organization to bring a long-vacant block back to vibrancy, to double production assistant enrollment capacity, and to provide a welcoming space for the Englewood community to gather”

**Stew Weiss, Growing Home Board Member  
and Former Board Chair**





We firmly believe in the power of community support and collaboration to create lasting change.

**AND WE CAN'T DO IT WITHOUT YOU.**

Growing Home has achieved remarkable success over the years. Your support for the Campus Expansion Project will enable us to grow our reach and transform more lives. By **joining hands with Growing Home**, you contribute to a future where everyone has the opportunity to reach their full potential and positively impact their families and communities.



Contact Janelle St. John at [jestjohn@growinghomeinc.org](mailto:jestjohn@growinghomeinc.org) or call us at 773-549-1336 to learn more.

[www.growinghomeinc.org](http://www.growinghomeinc.org) • 5814 S. Wood Street, Chicago

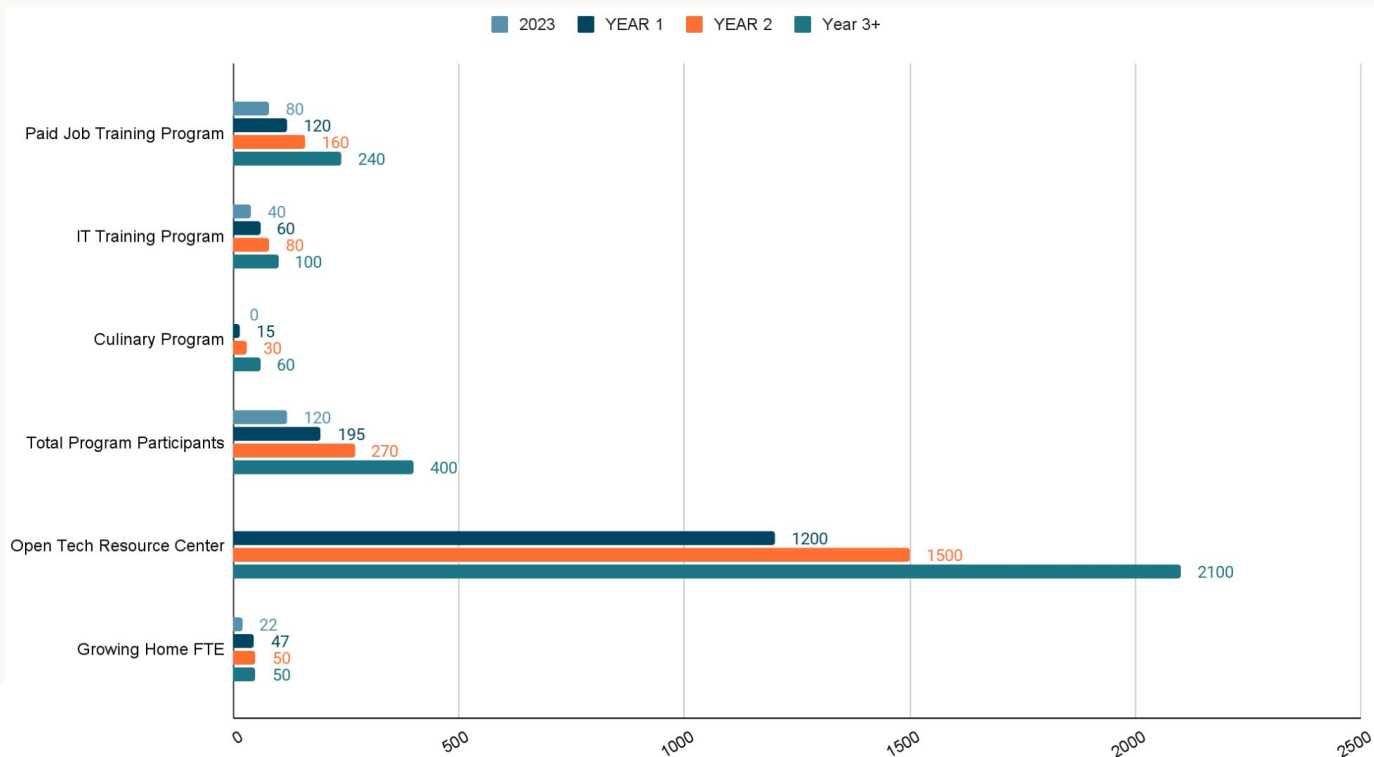
# Appendix

Please review the additional slides for more information about our projected impact and renderings.

- **Impact by the Numbers: Workforce Development and Growing Home's FTE**
- **Impact by the Numbers: Farm Production + Food Access + Earned Revenue**
- **Site Plan, Renderings, and Floor Plans**

# GROWING HOME'S CAMPUS EXPANSION PROJECT- IMPACT BY THE NUMBERS

## Workforce Development +GH FTE Growth Projection Year: 1, 2 & 3+



# GROWING HOME'S CAMPUS EXPANSION PROJECT- IMPACT BY THE NUMBERS

## Farm Production

### Outdoor Expansion

- **.6 acres** of additional outdoor growing space
- **35% increase** in outdoor growing space
  - up to a **50% increase** in outdoor production from **35,000 pounds to 52,000 pounds** per year
  - a heated greenhouse will support healthier seedlings for Growing Home's acreage and produce over **40,000 seedlings** for partner organizations and community members

### Indoor Expansion

- **2000 square feet** of indoor growing space
  - up to **7,500 pounds or 30,000 servings** of microgreens annually
  - potentially **\$200,000** in additional annual revenue
  - reliable year-round vegetable and herb production and training

# GROWING HOME'S CAMPUS EXPANSION PROJECT- IMPACT BY THE NUMBERS

## Food Access + Earned Revenue

### Growing Home Food Access Program

- Providing over **75,000 servings** of fresh produce
  - Distributed in the farm store, through home delivery, pantries, and farmers markets
  - Reaching **over 12,500** individuals through produce alone
- Offering open hours and access to fresh produce **7 days per week**

### Earned Revenue

- Increasing farm revenue from **\$70,000 (2023) to \$250,000+**
- Utilizing increased outdoor production, indoor production (microgreens and herbs), value added products, and seedling/ornamental sales



**59th and Honore Rendering**



59th and Wood Street Rendering



**Indoor Growing Rendering**





**Processing Room Rendering**



## Commercial Kitchen Rendering

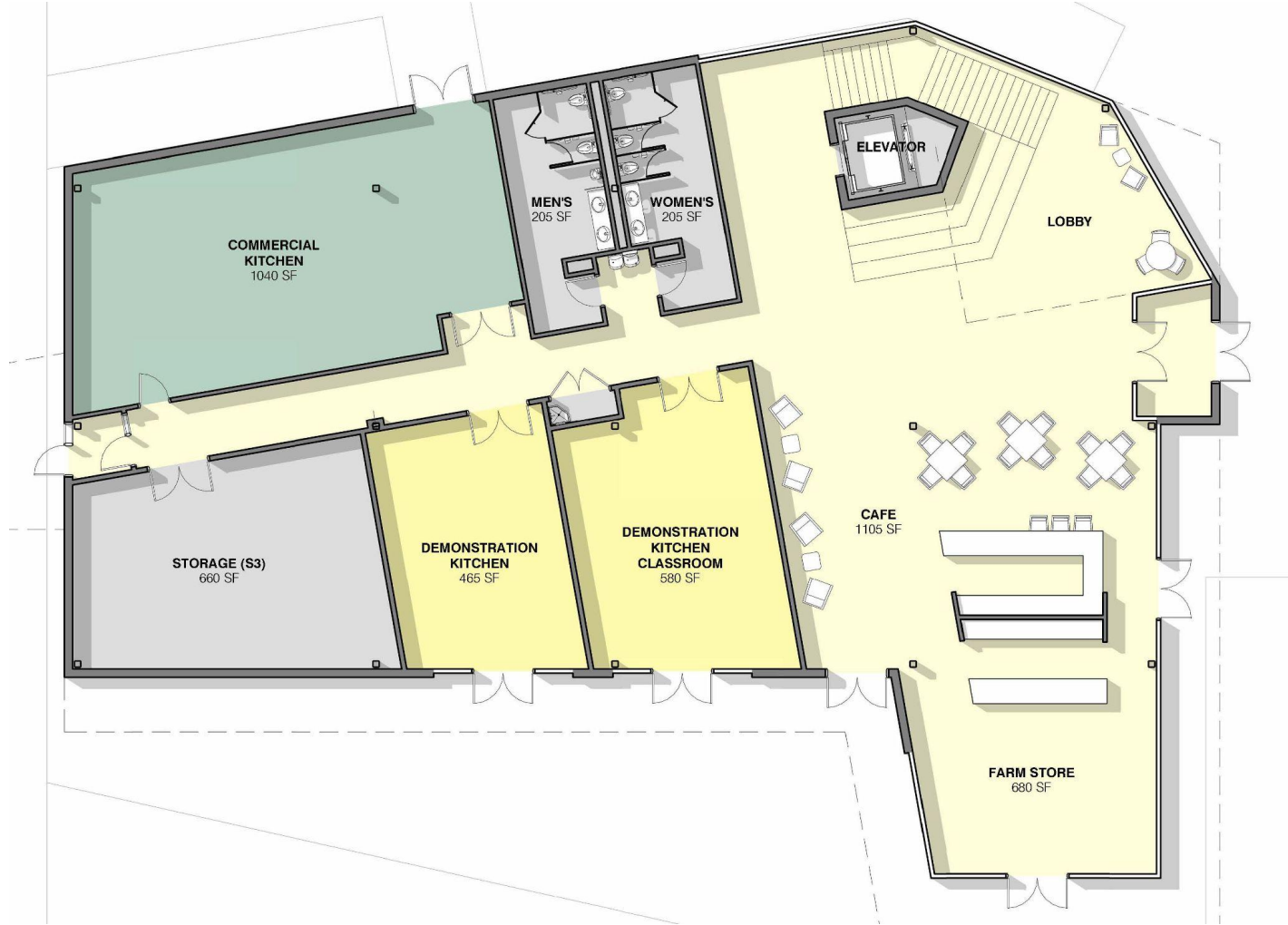


**Farm Store and Cafe Rendering**

## Site & Roof Plan

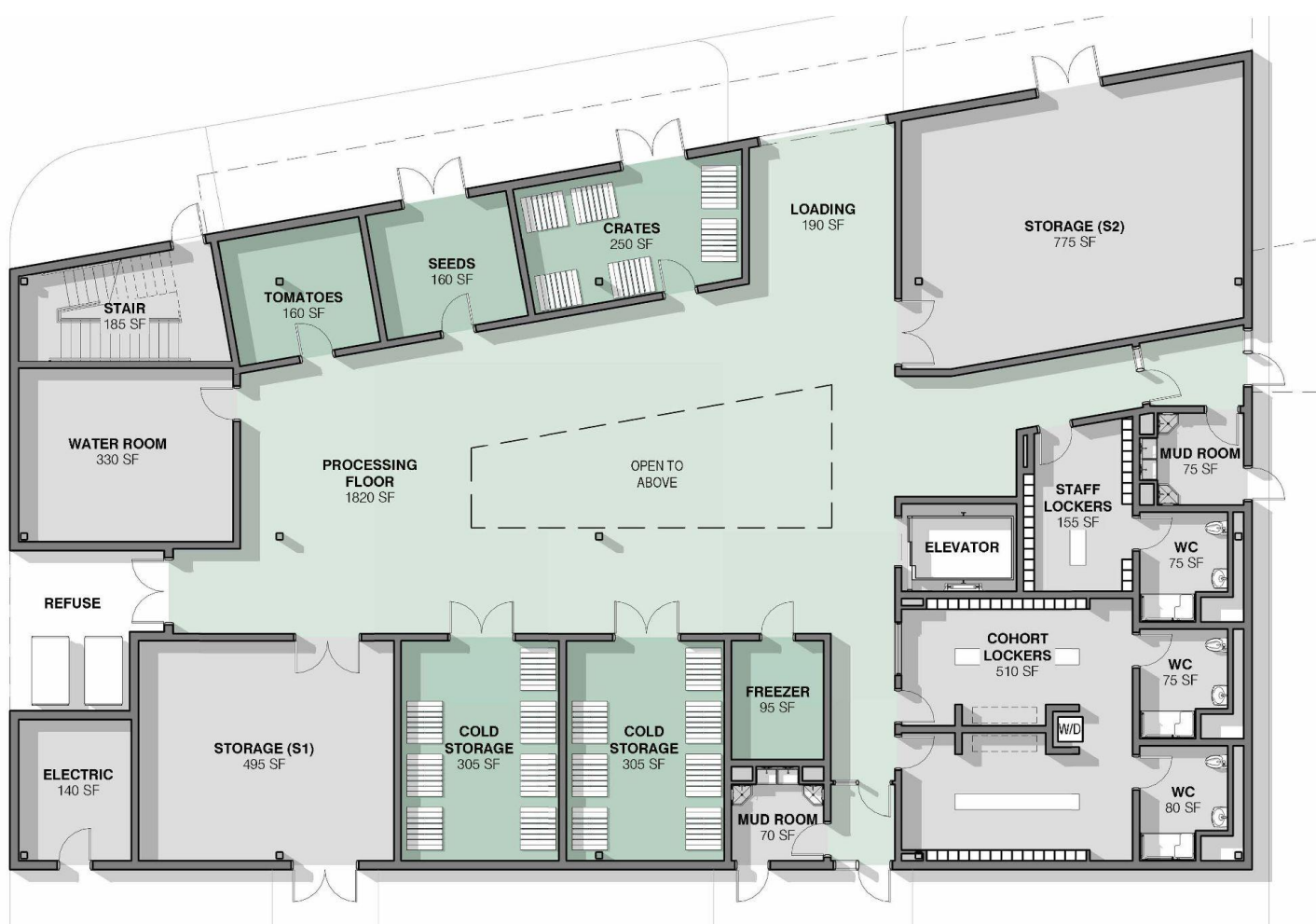


- 01 entry plaza
- 02 Honore Street patio
- 03 orchard
- 04 rooftop patio
- 05 row crops
- 06 greenhouse
- 07 hoophouse
- 08 new street trees
- 09 off-street parking
- 10 bike racks *beneath building overhang*
- 11 enclosed bridgeway *second floor*
- 12 demonstration garden *second floor*
- 13 green roof
- 14 rooftop mechanical unit w/ screening



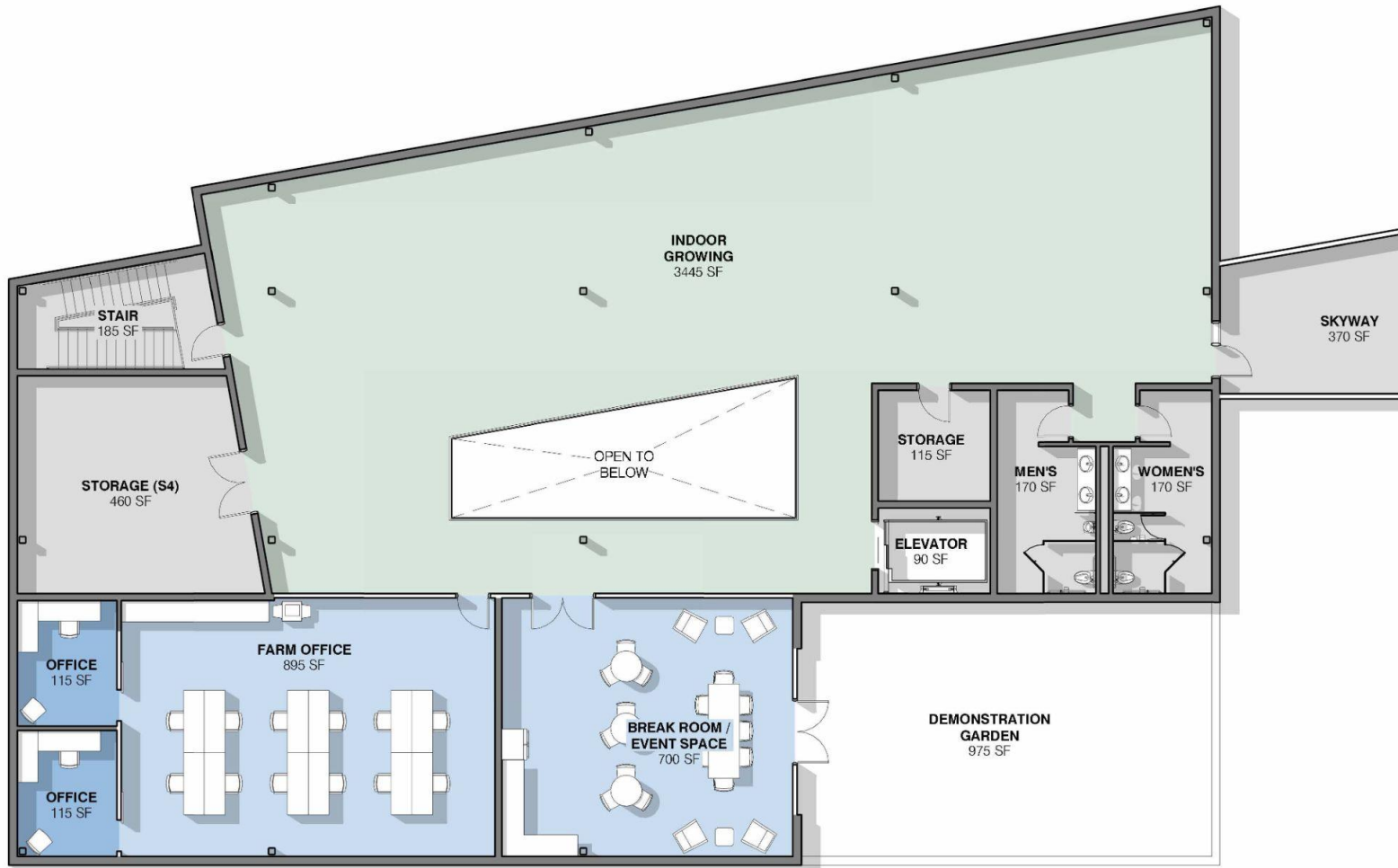
## 1st Floor North Building

# 1st Floor South Building





## 2nd Floor North Building



## 2nd Floor South Building



**For more information please contact:**

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