



JEREMIAH COMMUNITY

A HOME FOR OUR NEIGHBORS

Jeremiah Community is a 31-acre master-planned supportive housing neighborhood.

Phase 1 (2025-2027) will include:

- 50 small, accessible dignified dwellings
- A community center
- Community partnerships and support services
- Neighborhood empowerment

**BECOMING A COMMUNITY WHERE
NO ONE HAS TO SLEEP OUTSIDE**



**LIFT PEOPLE OFF THE
STREET**



**FACILITATE HOUSING
SOLUTIONS**



**CARE FOR HUMAN
FLOURISHING**

A \$17.5 MILLION CAMPAIGN

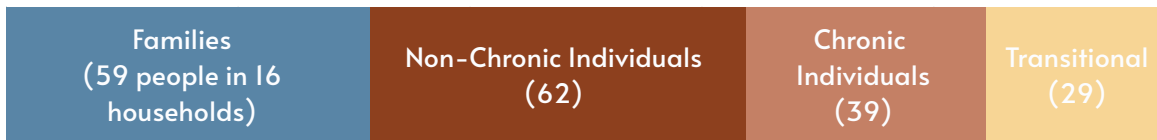




THE CRISIS AT OUR DOORSTEP

189 NEIGHBORS HAVE NO HOME TONIGHT

Every night in the Fredericksburg region—Stafford, Spotsylvania, Caroline, King George and the city of Fredericksburg—189 of our neighbors sleep in shelters or on the streets. On average, 60 are completely unsheltered. They are veterans, former foster youth, people with disabilities, and individuals who have experienced catastrophic losses. Most have one thing in common: they didn't become homeless when they ran out of money. They became homeless when they ran out of relationships.

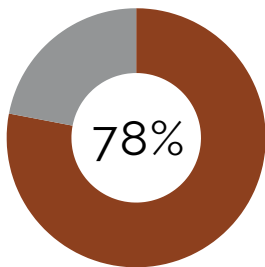


60 average unsheltered on a given night

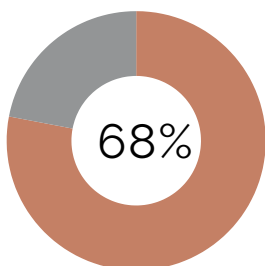
Tent, car, street or other place not meant for human habitation

**Data from 2025 Point-in-time Count

People don't become homeless when they run out of **money**;
people become homeless when they run out of **relationships**.



of unhoused neighbors
have one or more
disabilities.



of unhoused neighbors
report 4+ traumatic
childhood experiences

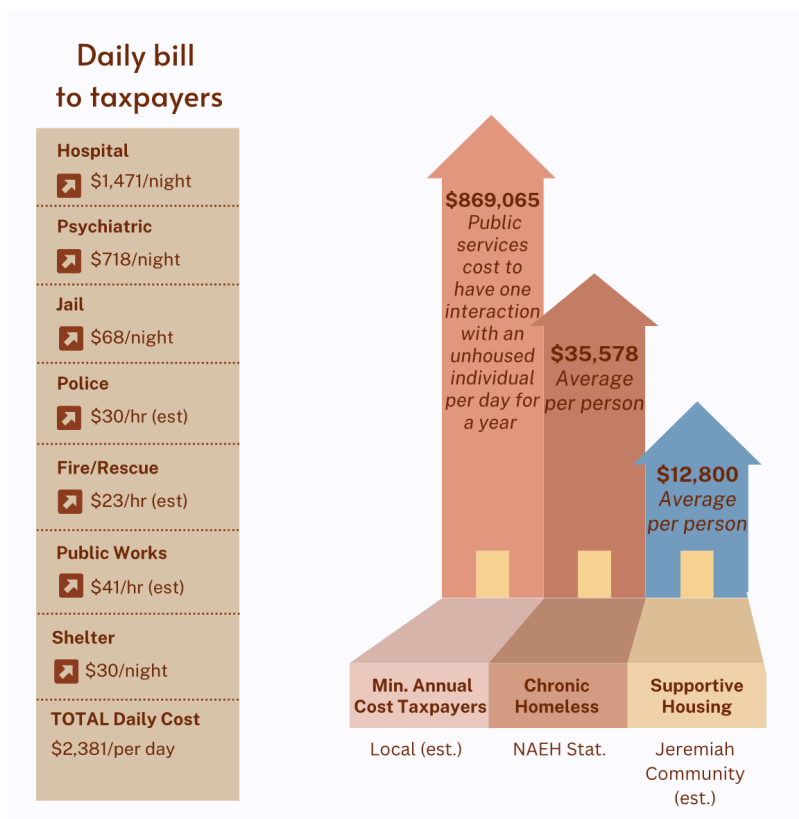
15-30

NEIGHBORS PASS AWAY EVERY YEAR

Most neighbors supported
by Micah cannot name an
emergency contact



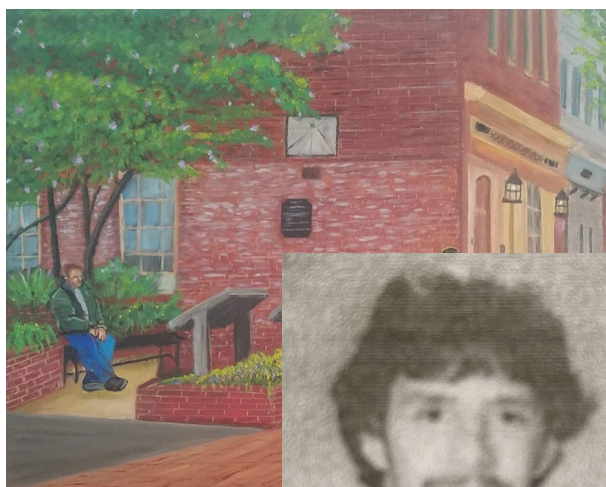
THE COST OF DOING NOTHING



Without addressing the root cause of homelessness, taxpayers spend more money than they would if unhoused individuals were offered housing + support.

MEET JEREMIAH...

For 27 years, Jeremiah lived on Fredericksburg's streets. He grew up in the region, he served in the military, but faced circumstances that left him without a home and support system. After years of earning his trust, he now has a home and people who care for him; but keeping it requires more than four walls and a case manager visiting occasionally. He needs a community. centered on belonging, connectedness, shared burdens and relationships.





OUR SOLUTION

A HOME FOR NEIGHBORS: JEREMIAH COMMUNITY

Jeremiah Community is a life-sharing community, where neighbors overcoming homelessness can live affordably, discover purpose and grow meaningful relationships. It is not just housing--it's home.



HOUSING

- 50 small homes (~500 sq ft)
- Permanent, not transitional
- Affordable rent: \$300-500/month
- Built with front porches and the unique needs of individuals overcoming homelessness in mind



PURPOSE

- Micro-enterprises: gardens, workshops, market
- Skill development opportunities
- Dignified income generation
- Community contribution
- Community engagement and empowerment activities



RELATIONSHIP

- Residential care team of professional service providers
- Volunteer mentors
- Church partnerships
- Shared community spaces
- Missional residents on site to model healthy behaviors



A NEW RESPONSE TO HOMELESSNESS

NOW

Case managers spend bulk of their time **traveling** from house to house

Housing market **lacks units** for the volume and unique needs of the chronic homeless

Neighbors become **isolated** and struggle for loss of community

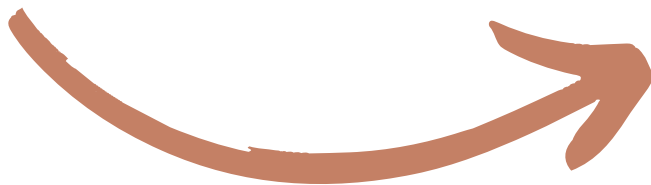
JEREMIAH COMMUNITY

Case managers spend bulk of their time **supporting** people

Added **availability of units** that cater to the unique needs of the chronic homeless

Consolidation of **support services** in proximity to the place people live

Expansion of **organic support**, including others who have shared homeless experience, church/community members who choose to be in relationship



AND SOME OF THE PARTNERS MAKING IT POSSIBLE





A HOME FOR OUR NEIGHBORS

SINGLE UNIT



www.jeremiahcommunity.org



TWO UNIT



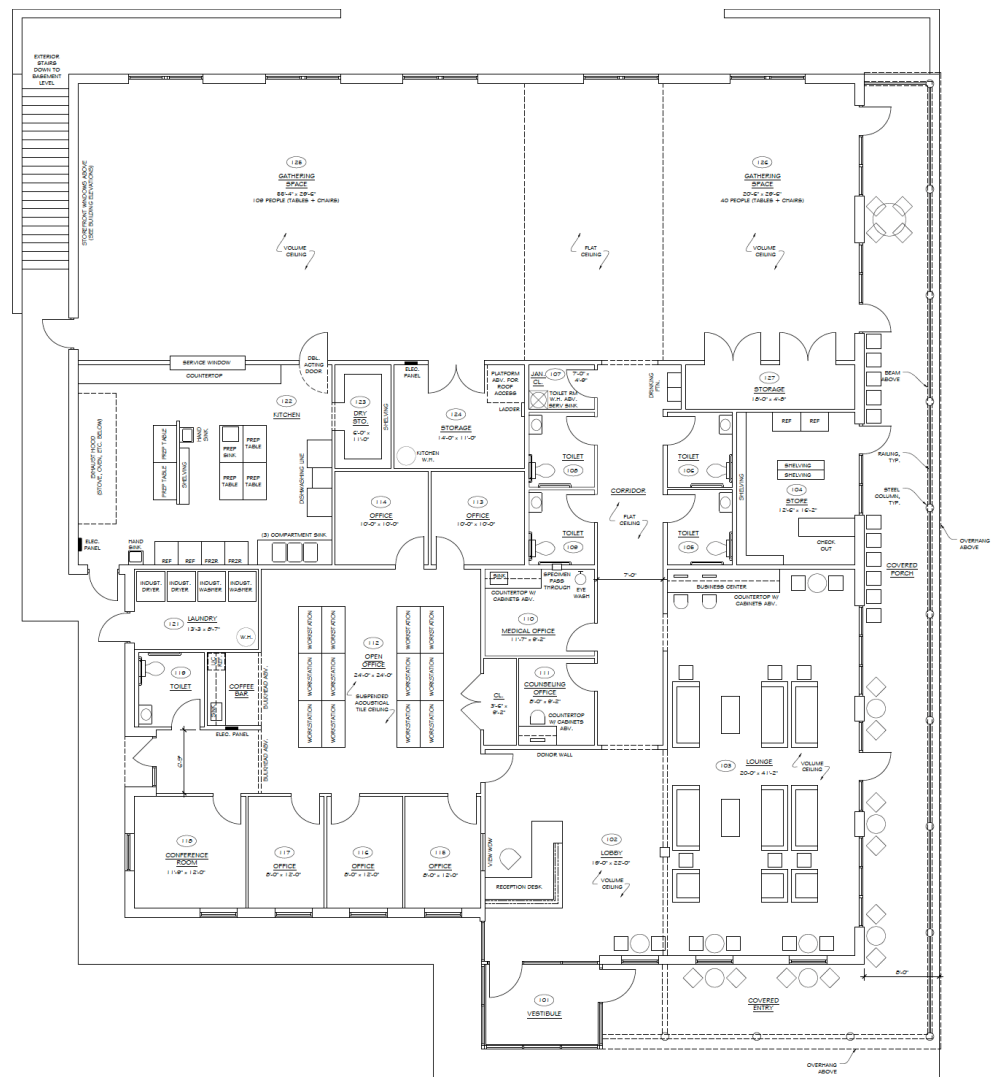


BUILT ON RELATIONSHIPS



8,865 SF

- Gathering Space for 150
- Commercial/Training Kitchen
- Medical office
- Counseling office
- Industrial Laundry for workforce development
- SAWS Workshop
- Maintenance and Groundskeeping Space
- Community Lounge
- Store/Pantry
- Computer access
- Office for professional services
- Wrap around porch



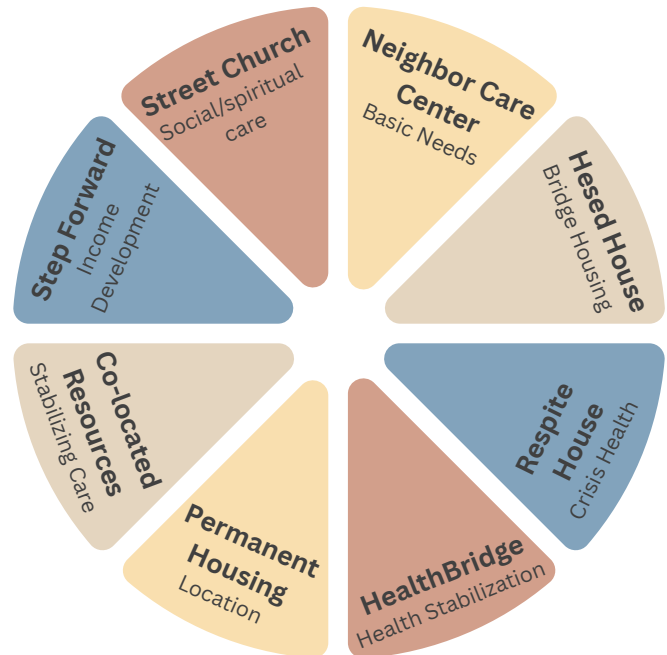


WHY IT WORKS

EVIDENCE-BASED. COMMUNITY-TESTED.

Micah's Track Record: Since 2005, Micah Ecumenical Ministries has been the backbone of care for the region's street homeless population.

- 56% reduction in chronic homelessness since 2010
- 170+ individuals housed annually
- Partnership with 60+ community organizations
- 20+ years serving our most vulnerable neighbors



THE GOAL IS WITHIN OUR REACH

a community where **no one has to sleep outside**

What Our Neighbors Tell Us that they Need



We conducted focus groups with 50+ individuals experiencing homelessness. They told us clearly:

1. **Safety & Security** - "I need a place where I don't have to worry"
2. **Privacy** - "I want my own space, not shared walls"
3. **Community on My Terms** - "I want neighbors who understand me"
4. **Access to Support** - "I need help, but I want to choose when and how"



BUILT ON PROVEN MODELS

Success Stories from Across the Nation:

Community First! Village (Austin, TX)

- Began with 51 acres, 200+ residents
- 85% retention rate
- Residents earn income through micro-enterprises
- Now expanding with a goal of 1900 homes

www.mlf.org



Eden Village (Springfield, MO)

- Began with 31 tiny homes
- Zero returns to homelessness
- \$60,000 per home construction cost
- Franchised in communities across the country

www.edenvillage.org

The Unique Vision of Jeremiah Community:

- Designed specifically for the **Fredericksburg region's needs**
- Robust **community partnerships** with construction community
- Small home, **neighborhood** design for supportive housing
- Attentive to **strengths** of existing neighborhood.
- Amenities that **address the needs** of new and existing neighbors.
- **Integrated** with regional continuum of care
- **Faith** community engagement at its core
- 7-year **operational funding** included in the campaign
- Focus on **relationship**, not just services

Building a home for our neighbors

\$17.5 MILLION



LAND: \$1.4 MILLION
31 ACRES ON FALL HILL AVE



INFRASTRUCTURE: \$2.855 MILLION
ROADS, UTILITIES, SITE WORK



SITE PREPARATION: \$2.335 MILLION
GRADING, ENVIRONMENTAL



50 HOMES (PHASE 1): \$ 3 MILLION
SMALL, DIGNIFIED DWELLINGS



COMMUNITY CENTER: \$3.1 MILLION
SERVICES HUB, GATHERING SPACE

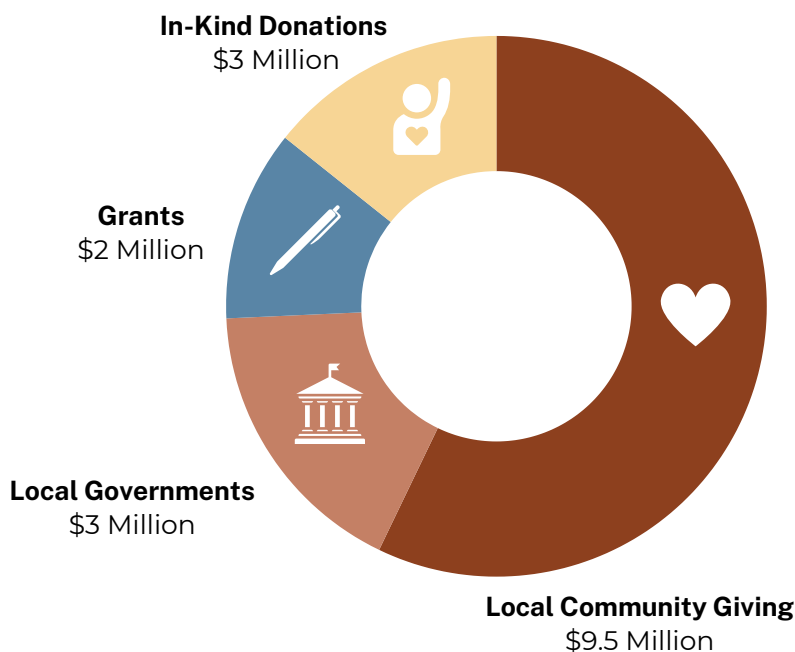


FINAL TOUCHES: \$1.1 MILLION
LANDSCAPING, SECURITY, LIGHTING



7 YEARS OPERATIONS: \$3.85 MILLION
ENSURING SUSTAINABILITY

PHASE 1 FUNDING STRATEGY



Building a neighborhood that is uniquely focused on caring for the region's most vulnerable neighbors requires compassionate giving from all parts of the community.

CAMPAIGN PROGRESS

as of [August 2026]

- ✓ Land donated: \$1.4M
- ✓ Cash commitments: \$4.03M
- ✓ Pledges: \$2.7M
- ✓ Grants Secured: \$4.16M
- Total secured: \$12.3M (70%)**

STILL NEEDED
\$5.2 MILLION

Every gift counts towards our goal

WAYS TO INVEST

Donors will be **acknowledged** through various signage and **celebration** events as Jeremiah comes to fruition. Opportunities are available, upon request, for **naming** of community facilities and features.

Foundational Giver: \$1 million and greater

Cornerstone Catalyst: \$500,000 to \$999,999

Sustainer: \$150,000 to \$499,999

Home Builder: \$60,000 to \$149,999

Neighbor: \$20,000 to \$59,999

Friend: under \$20,000

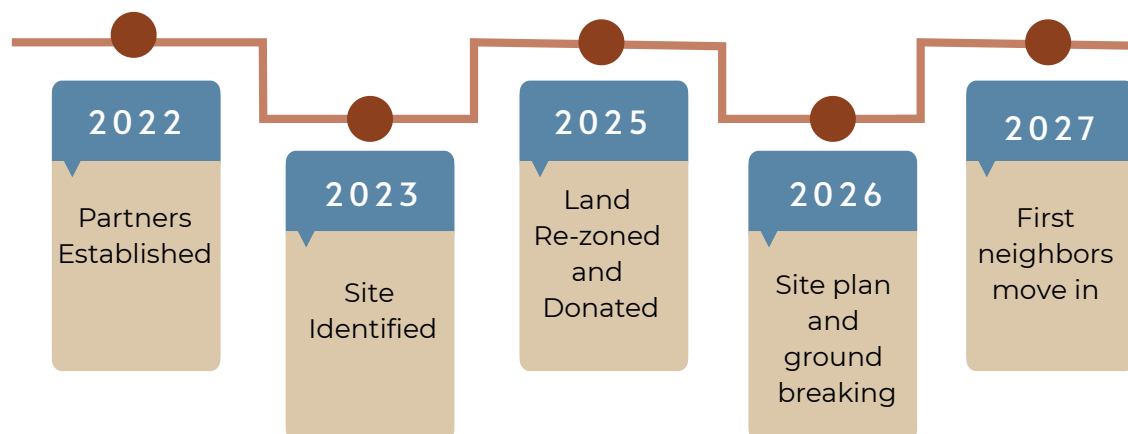
Other Ways to Give:

- Multi-year pledges (up to 5 years)
- In-kind donations (materials, professional services)
- Stock or appreciated assets
- Legacy gifts and planned bequests

All gifts are tax-deductible and held securely at the Community Foundation of the Rappahannock River Region until construction begins.



JOURNEY TO JEREMIAH



Join us in building hope

THE TIME IS NOW



CONTACT

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Project Manager
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1

MAKE YOUR INVESTMENT

Online: www.jeremiahcommunity.org/give
Mail: P.O Box 3277, Fredericksburg, VA

2

LEARN MORE

Schedule a site visit
Grab a seat on our bus tour
bit.ly/comeseejeremiah
Request a presentation for your group

3

SPREAD THE WORD

Share our story
Connect us with potential supporters
Volunteer your time and talents



EVERY DAY WE WAIT, 60+ PEOPLE SLEEP UNSHELTERED ON OUR STREETS



EVERY MONTH DELAYED COSTS US THOUSANDS IN PUBLIC SERVICES



EVERY YEAR WITHOUT ACTION MEANS MORE NEIGHBORS WITHOUT HOPE

CAMPAIGN COMMITTEE



Nick Cadwallender
Co-chair



Mary Jane O'Neill
Co-chair

Rob Billingsley
Jan Erkert
John Fick
Larry Haun
Kelly Johnson
Deneal Kennedy
Teri McNally
Clay Murray
Fred Rankin
Irene Roberts
Jack Rowley
Linda Worrell

Yes! I want to build a home for our neighbors



COMMITMENT

- ☐ **Foundational Giver:** \$1 million and greater
- ☐ **Cornerstone Catalyst:** \$500,000 to \$999,999
- ☐ **Sustainer:** \$150,000 to \$499,999
- ☐ **Home Builder:** \$60,000 to \$149,999
- ☐ **Neighbor:** \$20,000 to \$59,999
- ☐ **Friend:** \$5000 to \$19,999

I/we agree to make a total gift of \$ _____

Donor _____

Street Address _____ City, State, Zip _____

Phone _____ Email _____

It is my/our desire to invest in Micah Ecumenical Ministries' Jeremiah Community, by providing financial support for the planned supportive housing development for the chronically homeless. I/we understand that the subscribed funds will be held by the Community Foundation of the Rappahannock River Region until the project gets underway.

____ I am enclosing a one-time check payable to *Micah Ecumenical Ministries, PO Box 3277, Fredericksburg, VA 22402.*

____ I am forwarding my gift directly to the Community Foundation of the Rappahannock River Region, *Jeremiah Community Fund*, via check, credit card, your IRA's minimum contribution, stock, and other securities. Call 540-373-9292 x 120 with questions.

____ Please bill me \$ _____ per [] Month [] Quarter [] Semi-Annually [] Annually
Beginning _____, 20____, for the next _____ years.

____ I wish to donate securely by credit card at www.jeremiahcommunity.org.
Please consider paying the credit card transaction fees to provide the greatest benefit to the Jeremiah Community.

____ I wish to make my gift in _____ honor/_____memory of _____
Please provide detailed instructions on the reverse.

____ Please contact me about including Jeremiah Community in my Estate Planning.

Signature of Donor

Date

Signature of Donor

Date

Donor Name exactly as it is to be published: _____

- ☐ Publicize my name, but not my donation amount ☐ Do not publicize my name or donation amount