



Housing and Hope **BUILT TO LAST**

ANNUAL REPORT 2025



**HOUSING
FOR NEW
HOPE**

DEAR FRIENDS...

The Strength of What We've **BUILT** Together

Dear Friends,

As we close 2025, we celebrate another year of connecting our neighbors to housing and hope. Thanks to your partnership, **Housing for New Hope** provided housing and support to hundreds of neighbors across Durham and surrounding counties.

This year, we partnered with privately owned apartments and homes across our region to serve **189 people through Community-based Supportive Housing**. We served an additional **131 individuals across our Campus-based Supportive Housing and Affordable Housing communities**. Our commitment to long-term stability is reflected in a simple truth: **housing opens the door to mobility and better health**. Once basic needs were met, participants significantly increased their income. Stable housing also strengthened health outcomes across our communities. Nearly every resident was insured, reducing emergency room dependence and laying the foundation for long-term well-being.

We also advanced key initiatives. **Renovation planning for Carver Creek Apartments** has continued as we expand space for supportive services and prepare to improve common areas and all 48 apartments. Receiving the **Bank of America Neighborhood Builders Award®** was a milestone that brought multi-year funding and leadership development to strengthen our work and expand impact.

Finally, **after more than 20 years, we concluded our Street Outreach program**, transitioning this vital work to the City's HEART Team as we focus on expanding supportive housing opportunities across our region. Before the program concluded, we served **210 individuals**, connecting them to essential housing and supportive services.

Thank you for standing with us. **Together, we are building stronger, more just communities—one home at a time.**



Russell

Russell Pierce
Executive Director





Recipient of the 2025 Bank of America **NEIGHBORHOOD BUILDERS AWARD®**

This prestigious recognition includes multi-year flexible funding and leadership development—resources that will help expand our impact, strengthen our mission, and continue opening doors for individuals and families experiencing homelessness. We are deeply grateful to Bank of America for investing in local organizations working to create lasting change. **A heartfelt thank you to our dedicated staff, committed board, and all of our partners and stakeholders. This milestone wouldn't be possible without you.**



CONSTRUCTING Pathways of Stability, One Valuable Person at a Time

SUPPORTIVE HOUSING PROGRAMS—COMMUNITY IMPACT

Every home is a starting point for a stronger, healthier community. Housing for New Hope's Supportive Housing programs provided stability and opportunity to over **170** households in 2025, helping neighbors move into homes and rebuild their lives. With **90%** of participants maintaining or increasing income, **75%** growing earned income, and **93%** securing health coverage, these programs reduced homelessness, improved well-being, and strengthened our community—one household at a time.



CAMPUS-BASED SUPPORTIVE HOUSING PROGRAM

Housing for New Hope's Campus-based Supportive Housing provides housing and individualized support to neighbors recovering from chronic homelessness. Residents receive stable housing and personalized support from a Housing Stability Coordinator, connecting them to health care, mental health resources, recovery services, and more.



COMMUNITY-BASED SUPPORTIVE HOUSING PROGRAM

Community-based Supportive Housing connects individuals and families exiting homelessness to safe, affordable housing across Durham, Wake, Orange, and Alamance Counties. Residents benefit from individualized support, housing search assistance, crisis response, and peer-driven encouragement on the path to greater stability.



AFFORDABLE HOUSING

For over 25 years, Housing for New Hope has expanded affordable housing for families and individuals across Durham. These homes, alongside our supportive housing programs, provide stability, opportunity, and a foundation for stronger, healthier communities.

THE IMPACT OF OUR WORK

51 participants supported in Andover Apartments and Williams Square

100% living with at least one disabling condition and receiving the support to maintain stable housing

117 households served

90% maintained/obtained health insurance

88 landlord partners through the Unlocking Doors Initiative

100% living at or below 50% of the Area Median Income for Durham

70+ residents served at our affordable housing locations in 2025, with rents well below market rates

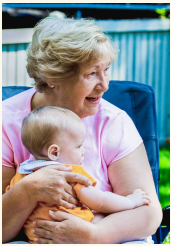
THE WILLIAMS SQUARE-CARVER CREEK CAMPUS A CORNERSTONE FOR DURHAM'S SUPPORTIVE HOUSING FUTURE

The integration and future development of the Williams Square-Carver Creek campus represented a pivotal achievement for Housing for New Hope and the Durham community. In 2023, Housing for New Hope prevented the loss of 48 senior affordable units through the purchase of Carver Creek, made possible by \$6 million in public investment. This action safeguarded homes and created a foundation for growth: the combined campus now includes 72 units with potential for 45–50 more, significantly expanding Durham's affordable, supportive housing inventory.

In 2025, renovations transformed long-neglected spaces into safe, functional areas where monthly health clinics, wellness programs, and community-building activities will begin in early 2026. These improvements directly address residents' urgent needs for health care, food access, and social connection, while eliminating transportation barriers and fostering stability. The Williams Square-Carver Creek campus is the cornerstone of a future where housing and support work hand in hand to transform lives.



Where Housing Meets HOPE



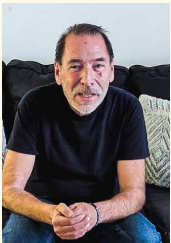
JANE'S Story

Sometimes life throws curveballs. Jane, who holds a bachelor's degree in sociology and had a meaningful career at a local university, found herself hospitalized after life circumstances caused a health crisis and abruptly changed everything. She fell behind on bills, received an eviction notice, and had no home to return to when discharged.

But with support, **Jane was able to rebuild.** She secured full-time employment, moved into a home as a participant in Housing for New Hope's Community-based Supportive

Housing program, **and is now thriving.** To ensure she has reliable transportation, **she will be applying for a car through our partnership with Wheels for Hope.**

Today, Jane's two-bedroom apartment is filled with joy and a renewed sense of peace, especially when her son and grandson come for visits. **Jane's home is a testimony to her hard work and determination and a symbol of hope for the stable life she is building.**



BOBBY'S Story

After years of living outside, **Bobby came to Housing for New Hope with one simple wish: a place to call home.** He moved into Williams Square Apartments, one of our Campus-based Supportive Housing communities, embracing this new chapter with gratitude and pride.

With steady support from his Housing Stability Coordinator and trusted community partners, Bobby is building a new life and routines that once felt out of reach. **Through connections to various supportive**

services, he is learning what it means to feel safe and is making his apartment truly his own, finding joy in cooking daily meals.

Today, Bobby is working toward his driver's license and exploring part-time employment options. **His resilience is matched by his kindness, making him a valued neighbor** who regularly checks in on others, sometimes just to wish our staff a good day.



JAMES' Story

When James first connected with Housing for New Hope in 2019, he was weighed down by serious health challenges, struggling with addiction, and living on the streets. **After many unsuccessful attempts to exit homelessness, a pivotal hospital stay was his turning point and the beginning of his housing journey.**

Our Housing Stability Coordinators helped James secure long-term supportive housing and worked with him to rebuild his life in significant ways. He went from zero income to receiving Social Security benefits through the SOAR process, **gained access to healthcare, began addressing his substance use disorder, and learned the responsibilities of being a renter.**

Today, James pays his rent and insurance, manages his home, and even practices generosity by giving back to others. He was the guest speaker at our 2025 Annual Breakfast, where he proudly donated \$50 as a gesture that speaks volumes about his journey of hope.

James credits Housing for New Hope for more than housing. "It showed me there's a better way of living," he says. "I love the life I live now, the freedom to make decisions, learn, and grow stronger every day." **His story reflects resilience, recovery, and the transformative power of stable housing.**



A BLUEPRINT for the Future

As we look toward 2026, Housing for New Hope remains grounded in our mission to end homelessness one valuable person at a time. **Guided by our belief that every person is valuable and has a right to housing, we are preparing for a year of intentional growth, innovation, and collaboration—always centered on the people we serve.**

A major focus in the year ahead is the launch of a comprehensive campus master planning project that will integrate Williams Square Apartments and Carver Creek Apartments into a cohesive, supportive housing campus. This long-term effort will guide the thoughtful development of an additional 45–50 units of supportive housing while strengthening our capacity to deliver responsive, on-site services shaped by client feedback. We will also explore how our natural surroundings—including the forested grounds and creek—can contribute to a welcoming, therapeutic environment that supports healing, stability, and community.

At the same time, we are preparing for potential changes in federal funding for homeless service programs. **Beginning in 2024, our staff leadership and Board proactively assessed possible shifts and explored ways to strengthen our service pathways. This work reflects our commitment to continually improving data-informed programs that help individuals and families access support related to mental health, substance use recovery, employment readiness, and long-term housing stability.**

We are also ready to support Durham's emerging plan to end homelessness, its first in more than ten years. We believe in the power of community and look forward to working alongside partners to advance innovative, coordinated solutions that allow us to serve more of our most vulnerable neighbors. **As affordable housing remains essential to a just society, Housing for New Hope enters the year ahead with optimism and resolve—committed to connecting people to housing, to hope, and to their next best step forward.**

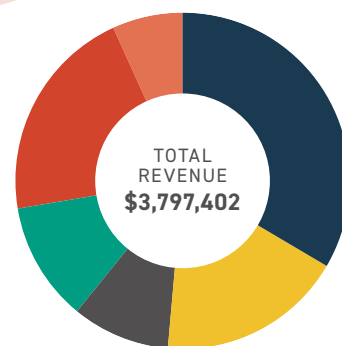
STEWARDSHIP

Your Investment

Annual Financial Summary

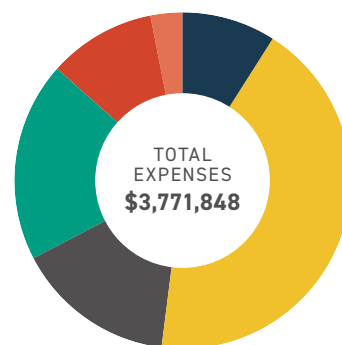
September 1, 2024–August 31, 2025

	Actual \$	%
Revenue		
Federal	\$1,270,004	33%
State and Local	\$682,090	18%
Foundations	\$359,682	9%
Contributions	\$435,904	11%
Rental	\$791,138	21%
Other	\$258,584	7%
Total Revenue	\$3,797,402	100%



- FEDERAL
- STATE & LOCAL
- FOUNDATIONS
- CONTRIBUTIONS
- RENTAL
- OTHER

Expenses		
Street Outreach	\$340,033	9%
Community-Based Supportive Housing	\$1,621,326	43%
Campus-Based Supportive Housing	\$579,112	15%
Affordable Housing	\$725,266	19%
General & Administrative	\$390,119	10%
Fundraising	\$115,992	3%
Total Expenses	\$3,771,848	100%



- STREET OUTREACH
- COMMUNITY-BASED SUPPORTIVE HOUSING
- CAMPUS-BASED SUPPORTIVE HOUSING
- AFFORDABLE HOUSING
- GENERAL & ADMINISTRATIVE
- FUNDRAISING

Net Surplus/Deficit

\$25,554

For detailed financials, please reference a complete copy of our 990 which will be published on our website by 5/31.

Together, We Can Continue to **BUILD** **WHAT LASTS**

Connecting our most vulnerable neighbors to housing and hope takes all of us. We are so grateful for the generosity and commitment of our donors, partners, and volunteers in 2025. Our work would not be possible without your investment in our mission to end homelessness one valuable person at a time. However, our work is far from finished. Help us continue to bring housing and hope to Durham and surrounding areas in 2026 by partnering with us. **Together, we can build what lasts: a stronger, more just society for ALL.**



PARTNER WITH US!

Scan the QR code or visit us at
HOUSINGFORNEWHOPE.ORG

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