



HOUSING
FOR NEW
HOPE



2020

ANNUAL REPORT

CONNECTING OUR NEIGHBORS
TO HOUSING AND HOPE





**LETTER
FROM**

R U S S



It goes without saying that 2020 was a difficult year. At Housing for New Hope, COVID-19 may have changed how we work day-to-day, but it did not change our commitment to finding safe, affordable housing for our most vulnerable neighbors.

Due to the pandemic, the need for housing for those experiencing homelessness became more urgent than ever. However, the affordable housing crisis in Durham is not a new issue. In 2020, Durham was named the city with the second-largest rent increase for two-bedroom apartments in the U.S. From 2019 to 2020, rents increased by nearly 50 percent.

A high cost of living creates many barriers for individuals and families. For example, the fair market rent for an apartment in Durham in 2020 was \$934. To put this in perspective, an individual making minimum wage must work 99 hours per week to afford a one-bedroom apartment in our city.

At Housing for New Hope, we believe a just society ensures affordable housing for everyone. Our programs offer hope to our neighbors experiencing homelessness by providing assistance and support to ensure long-term housing success. Last year, we assisted more than 500 adults and children with moving from homelessness to housing. Through our five programs, we provided support and services to ensure that our clients not only find housing, but that they stay there.

As a community, we can end homelessness, and I want to take this opportunity to thank the many organizations who partner with us everyday to support our neighbors who need not only housing, but furniture, home basics and rental support. These partnerships and a commitment to housing for everyone will help us end homelessness one valuable person at a time.

To bringing more housing and hope to our neighbors,

**EXECUTIVE DIRECTOR
RUSS PIERCE**

MISSION

To end homelessness one
valuable person at a time.

FOUR
PILLARS



WE BELIEVE EVERY
PERSON IS VALUABLE.

WE BELIEVE EVERY
PERSON HAS A
RIGHT TO HOUSING.



WE BELIEVE IN THE
POWER OF COMMUNITY.



WE BELIEVE AFFORDABLE
HOUSING CONTRIBUTES
TO A JUST SOCIETY.



DURHAM HAS A SEVERE AFFORDABLE HOUSING CRISIS

LEADING TO GROWTH IN NUMBER OF THOSE EXPERIENCEING HOMELESSNESS

One-bedroom units are up 34%, from \$995 to \$1,333 and Two-bedroom units shot up 26%, from \$1,187 to \$1,501. Today, more than 115 individuals are experiencing unsheltered homelessness and waiting to get into shelter or long-term housing.



“Not in a million years would I have imagined homelessness for our family.”
–Tiffany



“They came at just the right time! It was a long time coming, but I am so blessed and thankful for them being willing to see me! They didn’t just see me, they took the time to get to know and help me. You all have been so good to me and I am grateful!” – Darren



41% OF DURHAM RESIDENTS **ARE RENTERS**

**AVERAGE RENTAL
RATES GREW
EXPONENTIALLY IN
DURHAM IN 2020**

ONE BEDROOM UNITS UP

34%

FROM \$995 TO \$1,333
PER MONTH

TWO BEDROOM UNITS UP

26%

FROM \$1,187 TO \$1,501
PER MONTH

**HUD ANNUALLY
SETS THE
FAIR MARKET
RENT FOR EACH
COMMUNITY**



**FAIR MARKET
RENT FOR
1-BEDROOM UNIT**

\$934



**FAIR MARKET
RENT FOR
2-BEDROOM UNIT**

\$1,088

**HNH'S AFFORDABLE HOUSING
PROPERTIES ARE DESIGNED FOR THOSE
AT OR BELOW:**

50%
OF AMI*

*AREA MEDIAN INCOME DETERMINES THE ELIGIBILITY OF
APPLICANTS FOR CERTAIN FEDERAL HOUSING PROGRAMS

**HOLLOWAY
PLACE** **\$500- \$600**
MONTHLY FOR ONE BEDROOM

50% AMI FOR SINGLE ADULT:

\$31,850

**COLE MILL
PLACE** **\$810** MONTHLY FOR
ONE BEDROOM

50% AMI FOR A FAMILY OF FOUR:

\$45,450

2020

IMPACT IN DURHAM



In 2020 we assisted **648** of our most vulnerable neighbors experiencing sheltered and unsheltered homelessness.

STREET OUTREACH

133
SERVED

Connected with 133 of our unsheltered neighbors to build trusting relationships with a goal of connecting them to shelter and/or permanent housing.

HOUSING LOCATION

105
SERVED

Works with a growing network of more than 30 landlord partners to secure housing units for use by clients moving from emergency shelters, encampments, and the streets to permanent housing.

RAPID REHOUSING

269
SERVED

Connected 269 individuals with housing and the supportive services they'll need to stay housed even after short-term rental support ends.

SUPPORTIVE HOUSING

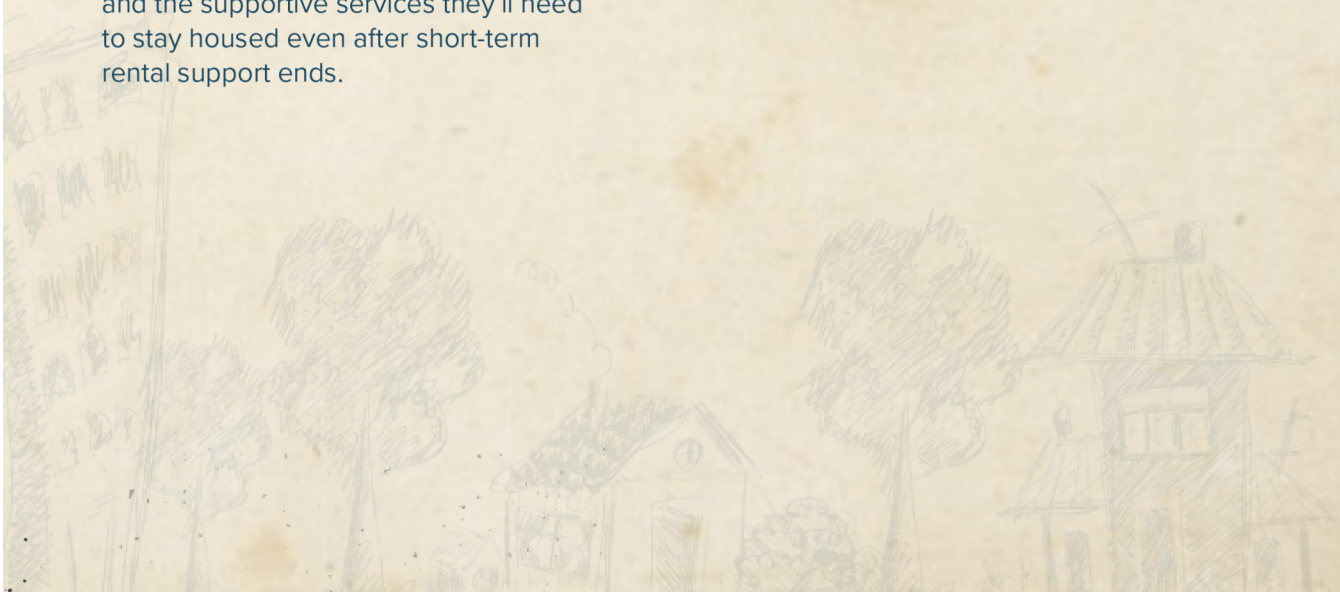
87
SERVED

Ensured 87 chronically homeless individuals with disabling conditions were connected to stable housing and long-term supportive services. Forty-eight individuals lived in HNH's two supportive housing communities, Andover Apartments and Williams Square. An additional 39 individuals were served through our Streets to Home program that provides long-term rental support for clients living in rental properties around Durham.

AFFORDABLE HOUSING

54
SERVED

Served 54 individuals at our Cole Mill Place apartments and the award-winning Holloway Place, the region's first affordable co-housing community.



STORIES OF HOPE



STREETS TO HOME

Darren's story is one of connection and partnership.

He had been living on the streets of Durham when our Street Outreach team connected with him. Over time, they built a relationship with him and put him on a path to housing. Soon, he was working with our Streets to Home program. Case Manager Kristin, worked with Darren to find a home that would accommodate his wheelchair and welcome his two service dogs, Tango and Angel. And, when it came time to move into his new home, it became clear that a motorized bed would increase Darren's independence. The Furniture Project purchased a bed just for Darren.

RAPID REHOUSING

When Jennifer and Donte moved to Durham, the high cost of living prevented them from finding housing.

Soon, they found themselves at an emergency shelter, where our Rapid Rehousing team met them and quickly started searching for an apartment for them and their school-aged children. Soon, they were living in an apartment that was filled, in part, with bedroom and kitchen furniture that were the result of the donations you provided to our programs.

ENDING HOMELESSNESS TOGETHER

We cannot end homelessness alone. At Housing for New Hope, we believe in the power of community. We build dynamic partnerships with faith communities, schools and universities, businesses, and other community agencies in order to connect our most vulnerable neighbors to housing and hope.


We're a founding member of the Durham Collaborative to End Family Homelessness and serve a leading role in helping individuals and families exit our community's emergency shelters, Urban Ministries of Durham and Families Moving Forward, to long-term, stable housing.



FINANCIALS



REVENUE

Federal.....	\$978,875
State and Local	\$259,833
Foundation	\$651,013
Contributions	\$308,306
Rental Income	\$317,197
Other	\$39,800
 Total.....	\$2,555,024

EXPENSES

Street Outreach	\$169,351
Affordable Housing	\$167,495
Supportive Housing.....	\$325,937
Rapid Rehousing.....	\$725,664
Streets to Home	\$451,522
General & Administrative	\$364,489
Fundraising	\$91,144
 Total.....	\$2,295,602



HOUSING
FOR NEW
HOPE

