

ANNUAL REPORT

2022

CONNECTING OUR NEIGHBORS
TO HOUSING AND HOPE



HOUSING
FOR NEW
HOPE

SERVING OUR NEIGHBORS FOR 30 YEARS



OUR MISSION

Housing for New Hope is on a mission to **end homelessness**, one valuable person at a time.



RISING ECONOMIC CHALLENGES

Quickly rising inflation and skyrocketing rents have compounded the impact of rapid gentrification in Durham. Intensifying displacement is increasing the need for HNH's services.



Housing for New Hope began with the belief that our community could better serve our most vulnerable neighbors. Phoenix House, opened in 1992, provided not just housing but supportive services designed to equip residents to remain stably housed for the long-haul. Over the years, HNH has continuously responded to emerging community needs by expanding and improving services. From that small home at the corner of Elizabeth and Holloway Streets, we've grown to serve more than 700 people every year.



22% INCREASE

in unsheltered individuals—144 counted in 2022



10.25% AVERAGE INCREASE

in median rent with studio apartments reaching \$1,643 per month



187% INCREASE

in foreclosures between the end of 2021 and the end of 2022—that's 1 in 6,000 units

DEAR FRIENDS,

In 2022, Housing for New Hope celebrated **30 years of service to Durham** and our most vulnerable neighbors, those experiencing homelessness.

Over the years, we have continually adapted our programs and offerings based on changing community needs and the feedback of our clients. Each time we have changed or grown, our community of supporters has been right there with us. Thank you for being alongside us again in 2022!

As we moved out of the most challenging period of the pandemic, one that required rapid expansion of the agency and its services, we've embraced the opportunity to ensure we have a firm foundation for the future. We were able to update and incorporate new systems and technology to ensure we were operating with intentionality and efficiency.

Over the last few years, we have also increased our investment in our staff to ensure they are supported and equipped for this challenging work. They consistently go above and beyond to provide not just services but compassion and care to our most vulnerable neighbors.

HNH created an Emergency Rental Assistance Program targeting residents of our own affordable housing communities who had fallen behind in their rent payments during COVID.

With your generous support, we were able to eliminate 80% of rental arrears for a number of clients, avoiding evictions and helping tenants maintain stable housing.

The Housing for New Hope community—donors, volunteers, and staff—makes it possible for us to assist more than 700 individuals each year on their journey toward self-sufficiency. As the number of vulnerable neighbors in our community increases, this same community is pulling together to serve even more people experiencing homelessness and support them on their journey toward long-term, stable housing.

As we transition into 2023, with your help, we look forward to changing the narrative on affordable housing through facilitated conversations (Coffee and Conversations series) with our community partners, increasing awareness of the affordable housing crisis in Durham and surrounding areas, creating additional opportunities for community engagement, creating new innovative ways to engage those we serve, improving our homeless service programs, and securing new partnerships with local landlords.

Our Hayestown project is underway, and we continue in our efforts to develop an additional 30+ affordable housing units here in Durham.

We simply could not serve our community without the support of each of our donors, staff, and volunteers—the HNH community!

With Gratitude,



ERICA MADDOX

BOARD CHAIR



RUSS PIERCE

EXECUTIVE DIRECTOR

TEAM HOPE VALUES

Our 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.

STREET OUTREACH

In 2022, HNH served 338 individuals as they took their first steps toward stable housing.

Our Street Outreach team meets our unsheltered neighbors wherever they are, and works to build relationships with them with a goal of connecting them to shelter or permanent housing, and the services they'll need to remain stably housed.



RAPID REHOUSING

HNH's Rapid Rehousing program served 247 individuals and families transitioning from shelters or the streets to permanent housing.

In addition to support with housing expenses, the team connects clients with supportive services that will help them remain stably housed after they exit the program.



MEET OUR CLIENTS

PARKS



Don't give up. I've got a home. Housing for New Hope did that. And if you get a chance, get people off the streets. Give them a home. And give them love. Let them know they're not wasted people."

Parks, supported by our Street Outreach team, moved into his new apartment just in time for the holidays! One of the first things Parks did was set up his Christmas lights and decorations. "I love Christmas."



KATOSHI



The whole Housing for New Hope team is like a godsend to me. They put me where I really need to be. Mind, body, and soul."

Katoshi, a former CNA, lost her home after she suffered a severe back injury. HNH connected her with a new apartment and supportive services. Now she's studying to return to work in medical billing.



SUPPORTIVE HOUSING

Our Supportive Housing program served 103 individuals who have experienced long-term homelessness and are coping with disabling conditions.

In addition to services provided by HNH, our team connects individuals with community-based services to provide support for mental health needs, physical disabilities, substance use disorders, and other needs. Clients have their own lease at one of HNH's residential communities or with a private landlord in the community.



Williams Square: An HNH Supportive Housing Community

AFFORDABLE HOUSING

For more than 25 years, HNH has expanded affordable housing options in our community by developing residential communities for individuals and families earning less than 50% of the Area's Median Income. We served 41 individuals in 2022.

Families and individuals benefit from stable and affordable housing at Cole Mill Place, a property offering 2 & 3-bedroom apartments, and Holloway Place, a seven-unit co-housing option for single women. Our affordable housing tenants pay no more than 30% of their monthly income towards rent, keeping their housing affordable.



Cole Mill Place: An HNH Affordable Housing Community

SARAH AND LYDIA ROSE



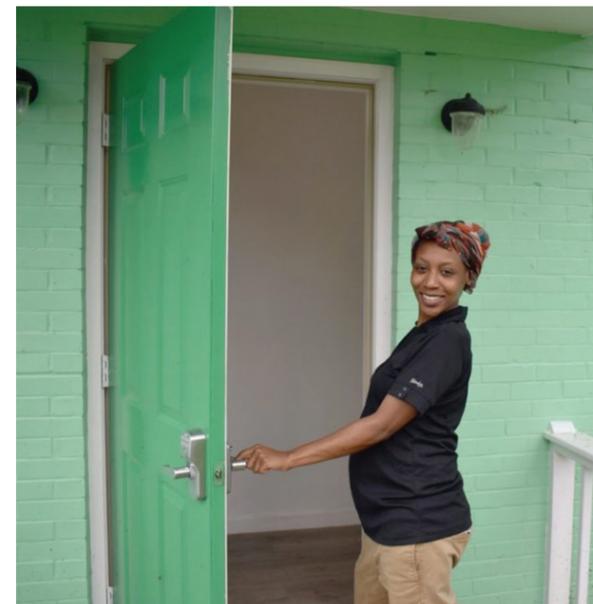
I am so proud to have my own first place. HNH supported the move from the shelter and helped figure out the entire thing down to helping physically move me in. I love it here."

Sarah was sleeping outside while awaiting the birth of her daughter. A partner agency referred her to HNH. We were able to support her search for new housing using a Housing Choice Voucher. Today, Sarah and her 14-month old Lydia Rose are enjoying their new home. And Sarah is connected to full-time work in the food service industry that helps her support her young family.

HOUSING LOCATION AND NAVIGATION

Housing Location and Navigation 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.

Building on more than fifteen years of experience, HNH led two community-wide landlord engagement pilots during the Covid-19 Pandemic that increase the number of new landlords, helped house more than 125 households, and supported the work of 8 other agencies. In 2022, HNH was invited to serve as the City of Durham's primary Landlord Engagement partner.



FINANCIAL SUMMARY

September 1, 2021—August 31, 2022

	Actual	Percentage
Revenue		
Federal	\$1,330,577	35%
State and Local	\$ 873,597	23%
Foundations	\$742,340	20%
Contributions	\$523,423	14%
Rental	\$307,732	8%
Other	\$12,401	0%
Total Revenue	\$3,790,070	100%
Expenses		
Street Outreach	\$497,731	13%
Housing Location & Navigation	\$296,119	8%
Rapid Rehousing Program	\$1,044,864	27%
Supportive Housing	\$1,085,848	28%
Affordable Housing	\$210,398	5%
General & Administrative	\$590,967	15%
Fundraising	\$120,285	3%
Total Expenses	\$3,846,211	100%
Net Surplus	(\$56,141)	



THE POWER OF COMMUNITY

You can make a difference!

For over 30 years, you have been a source of support for our neighbors who are experiencing homelessness and those on the journey to long-term, stable housing. We have the power to end homelessness in Durham one act of kindness at a time. Let's continue our work together and give the gift of housing and hope.



GATHER

Gather friends, family, or co-workers to create a Home Essentials Kit for a family moving into new housing! (visit www.housingfornewhope.org/kits)



INVITE

Invite two friends to one of our upcoming Rent Parties or the Annual Breakfast.



ENCOURAGE

Encourage friends and family who own rental properties to become a partner with HNH.



LEARN MORE

Learn more about the challenges—and potential solutions—by joining a Coffee and Conversation event.



MAKE A GIFT

Make a gift to HNH's Housing Access Fund to provide more opportunities for our vulnerable neighbors to get and stay housed.



DONATE HERE





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