

Annual Report



Home is Key

The Home is Key Capital Campaign Steering Committee was formed in July 2021. This team of dedicated and philanthropic community leaders led by retired VP of Wachovia Bank Ernest Ferguson, who joined Homeward Bound staff and Board members to help reach our Quiet Phase goal of \$15.5 million. They met biweekly for more than a year and introduced hundreds of people to the concept of Permanent Supportive Housing and Housing First through weekly tours of the motel property.

Once renovations are complete, this residence, named Compass Point Village, will be the first permanent supportive housing initiative in Western North Carolina. Compass Point Village will contain 85 apartments for our community's most vulnerable and chronically homeless neighbors, reducing Asheville's chronic population by nearly 40%.



The Home is Key Steering Committee (Left to right, from top): Ernest Ferguson, Claire Napolitano, Wilson Sims, Jim Lowder, Melissa Duong, Cindy McMahon, David Bailey, Eleanor Ashton, Barbara Wright, Elizabeth Tindall. Barbra Love and Eleanor Owen.

The name Compass Point Village was created by residents, staff, and donors. The idea of a "compass" suggests direction and finding one's way home. "Point" refers to a place and a point in time on a continuing journey. "Village" was selected because it suggests community between residents, staff, service providers, and volunteers.



(Left to right) Board members Jo Ikelheimer, Mayumi Steins, Caleb Benton from Benton Roofing, and Interim Executive Director Cindy McMahon at Compass Point Village.



Construction crews filling in the pool to make space for the courtyard (above) and replacing the roof at Compass Point Village (right).



Key stakeholders gather to celebrate the purchase of the former Days Inn.

Homeward Bound's Mission

is to prevent and end homelessness in our community through permanent housing and support.

From July 2021 to June 2022, we moved 164 formerly homeless individuals into homes and prevented homelessness for 45 more.



A note from our leadership

As if an ongoing pandemic wasn't enough... The remarkable Homeward Bound staff faced many challenges in 2021 and 2022, from leadership changes to rising numbers of people experiencing homelessness during an acute housing shortage with rapidly escalating home prices and rent.



Board President Barbara Wright

It is a testament to their competency, passion, and resilience that Homeward Bound staff continued to capably and compassionately serve our most vulnerable community members during this challenging time. Led by two Interim Executive Directors, Cindy McMahon and now David Bailey, staff did the difficult but inspiring work that the people we serve and our community expect and rely upon. They also undertook Homeward Bound's most ambitious project yet to address this housing challenge and continue our mission to end homelessness - Compass Point Village. Our community helped raise almost \$16 million for this project, which will provide permanent supportive housing for 85 of our chronically homeless neighbors, many of whom haven't had housing in years. Compass Point Village is a gamechanger for our community, and it could not have happened without the dedication of our staff and the support of our community.

Nelson Mandela said, "It always seems impossible until it is done." We are making significant progress in our mission to end homelessness, one person at a time (and soon to be 85 more). We can't do it without your support, and we look forward to our ongoing partnership in this shared mission.

2021/2022 Homeward Bound Board Members

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Permanent Supportive Housing: We know it works

Homeward Bound's Permanent Supportive Housing (PSH) Program provides safe, stable homes through long-term rental assistance paired with long-term intensive case management services to highly vulnerable individuals with complex issues who are otherwise at risk of serious health and safety consequences from being homeless.



PSH Director Jenny Moffat

This model seeks to provide a stable housing option and the necessary supportive services for individuals and families who would not succeed in other permanent housing settings. Permanent supportive housing is designed for persons with at least one disability, including mental health or physical health disorders.



Jenny Moffat and Sr. Resource Development Director Eleanor Ashton talk to a WLOS reporter about the Compass Point Village renovation.

From 2021 - 2022, PSH housed 68 people, 66 of whom were chronically homeless.

Laura is a survivor of domestic violence. She was in a very abusive marriage, which she tried leaving many times. Each time she left, her husband's family would convince her to go back. She finally left for good when he began to abuse her son.

While waiting for housing, Laura moved in and out of shelters. She is diabetic and found it tough to get the right food. It was very loud and Laura had difficulty sleeping. She became depressed.

After four years of moving around, Homeward Bound moved Laura into her own home. She was happy feeling safe, secure, and independent. Laura has now graduated from Permanent Supportive Housing and lives completely on her own.



AHOPE – The Front Door To Housing

The 2022 Point in Time Count identified 637 people experiencing homelessness, an increase of 21% from the previous year. Of those unhoused, 405 were counted in shelters and 232, or 36%, were unsheltered. These numbers represent a 25 percent increase in unsheltered people experiencing homelessness over the last five years. The number of unsheltered residents, whose homelessness is the most visible to the community, often spend their days at AHOPE, Homeward Bound's homeless services day center. At AHOPE, clients receive basic services like getting a snack, picking up mail, taking a shower or a nap, and getting out of the cold in the winter. But most importantly, AHOPE is where people who are houseless go to work with staff to develop a housing plan.

AHOPE Statistics and Assessments



• Diverted 67 individuals from homelessness



 Conducted 398 vulnerability studies to determine the level of need for individuals experiencing homelessness



 Provided thousands of showers, cups of coffee, and pairs of socks as well as a number of other valuable services



• Delivered critical client services:

- > helped clients access medication
- > provided mail and phone access to clients
- > provided social support and community



AHOPE community members (clients) and community leaders (staff) mingle while waiting in line for hot dogs and hamburgers at an AHOPE community picnic.



AHOPE Program Manager Kris Ray and AHOPE Coordinated Entry Program Manager Christian Chambers at the Resource for Resilience training.



Homeless Services Director Marcus Laws joined Homeward Bound in March 2022. Marcus has brought many positive changes to AHOPE, including community meetings which give our unhoused neighbors a voice in how they receive services, and an increase in community events and partnerships.



AHOPE staff show off a sculpture made by a client.

Volunteers Meet a **Critical Need**

Volunteers keep Homeward Bound moving forward toward our mission of preventing and ending homelessness. AHOPE relies on key volunteers to sort and hand out mail, manage towels and cleaning products for showers, answer the phone, clean, and a variety of other services to help folks be as stable and comfortable as possible while living unhoused. Volunteers at the Welcome Home Donation Center keep community donations or furniture and household goods organized and ready for moving folks out of homelessness and into housing. Many faith communities, businesses and civic groups do service days and donation drives that bring in needed supplies such as camping gear, socks, hats and warm coats to keep folks living outside warm in the winter.



Asheville Youth Ministry members helping with clean up at AHOPE.



Long-time supporter Elevation Church donates move-in boxes.



Jack Lunn does a weekly deep clean of AHOPE.



Larry Pierce does everything from moving furniture to organizing Move-in Boxes, and purchasing beds.



Welcome Home Donation Center volunteer.



Deb Docsa is a longtime



Board Chair Barbara Wright encourages all board members to volunteer at AHOPE.

Evergreen Charter School prepares hygiene boxes for Homeward Bound clients.



Julie Lunn volunteers at AHOPE's mailroom and with the Resource Development team.

VOLUNTEERS

Barbara Anderson Jim Anderson **David Bailey** Leila Beikmohamadi Carolyn Buchanan Steve Buchanan Holley Clark Adrienne Crowther Virginia Currie Kathryn Flanagan Gary Fryar Carol Gier

Katrina Griffin Rvan Hand Ann Haves Herb Hildreth Jr. Molly Hitchcock Charlie Hull Carrie Johnson Rick Johnson Grant Koehler Peter Laine Tara Leitner-Merendino Debbie Lucas

Julie Lunn Lauren McKeel Patsy McNatt Carin Metzger Melanie Murphy Sam Murphy Morgan Persky Kelly Pierce Lawrence Pierce Lori Resnick William Sabo Ed Sacco

Sue Sheehan Joan Sigsworth Alan Steinberg Capuchina Taylor Irmelin Toftegaard Andrea Toren Joshua Truman Madeline Wadley Nancy Wallace Vic Wilfong

Landlord Partners

By providing the housing inventory to individuals and families moving out of homelessness, our landlord partners are critical in our mission to end homelessness. Our Housing staff works directly with landlords to keep units filled and provide support with tenant management.



Homeward Bound client AM receives keys to his new home.

The relationships we build with our landlord partners are equally as important to us as those we build with our clients.

My favorite part about working with Homeward Bound is getting to help people that are in need whenever they need a place to stay, and I'm just in a place where I can provide that for them.

- Landlord partner Snyder Rentals

Homeward Bound's housing placement team has now increased to five staff members dedicated to identifying units and assisting both landlords and clients with housing placement and housing stability.



Between July 2021-December 2022, our Housing team coordinated 159 leases by partnering with more than 80 landlord partners, including private owers, property management groups, and larger developers.

Scattered Site

The Scattered Site team is one of three programs under the Permanent Supportive Housing umbrella at Homeward Bound. Case managers on this team work with clients housed with private landlords in Buncombe County. Our program provides clients who have been chronically homeless in our community with long-term rental assistance and ongoing housing case management support. Case managers help to connect clients to resources in the community as well as support clients as they navigate the transition from living outside to managing the responsibilities of living inside. In this last year, the Scattered Site team has housed several new clients as well as rehoused folks who have experienced housing instability. The team has also been able to successfully graduate a handful of clients who have now reached a point in their independence where they are fully autonomous in maintaining their housing stability.



Scattered Site team (left to right) Chelsea McCarthy, Hanah Zinn, Amber Harvell, Iris Flovin, Hampton Boggs, Anne Greene, Emily Styles, and Oreo.

HomeTrust Bank

Open Your Heart for Women & Homelessness Luncheon

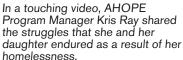
Raising a family as a single mother is hard enough. What happens when that mother is homeless?

This was the topic that our panel of experts discussed at the 4th Annual Open Your Heart for Women and Homelessness Luncheon. There are more families who are homeless in the United States than in any other industrialized country. Nearly 172,000 family members experienced homelessness in 2020, making up about 30% of the unhoused population. Ninety-percent of the homeless families are led by young, single mothers without any financial or emotional support. These mothers' experience high rates of violence, exploitation, and victimization. Women and children represent the fastest growing groups of the homeless population in the US with domestic violence being the largest contributing factor.



Cody, MSW, LCSW.









Thank you Ingles for providing a wonderful lunch for attendees.

Thank you to the generous group of women who created the \$8,000 gift match: Nancy Maher, Barbra Love, Millie Elmore, Kelly Pierce, Carrie Johnson, Julie Lunn, Neely Neu, and Hedy Fisher. Your match inspired others to give and we raised \$17,766 to support women who are served at AHOPE day center.

and Project CARA Navigation Director/MAHEC Tammy

THANK YOU TO OUR 2022 OPEN YOUR HEART FOR WOMEN AND HOMELESSNESS SPONSORS!





Keynote speaker Lori Yearwood



Interim Director Cindy McMahon shared her struggles growing up with her father (shown on the screen) who was homeless for much of her youth.



Thank you to Trader Joe's for providing the flowers for our Welcome Home Luncheon.

The 10th Annual Welcome Home Luncheon

presented by Biltmore

Trauma Awareness in Homelessness was the subject matter covered by speaker Lori Yearwood. Lori, who is the national housing crisis reporter for The Economic Hardship Reporting Project, experienced homelessness for 2-1/2 years after several traumatic incidents led to her losing her home. Referring to the trauma of homelessness, Lori said, "Living as an unhoused person – with no safe place to defecate or urinate, let alone sleep, is traumatic." Lori related homelessness to being in a car accident. The way you feel stunned and shocked and can't think because of the trauma you have just endured. "Now imagine being in a car accident everyday for 912.5 days. I say 912.5 days

because that is how many days I lived life as an unhoused woman on the streets of Salt Lake City. And let me tell you, I have been in a car accident - and being homeless was more devastating."



Homeward Bound board member Melissa Duong (center) accompanied by two of her colleagues.



Scattered Site case manager Hanah Zinn, PSH Assistant Director Alanna Kinsella, and Scattered Site Program Manager Anne Green



Tim Rosebrock from Biltmore described how Mimi Cecil the Vanderbilt's granddaughter, served as Homeward Bound's Board Chair and was a strong advocate for Homeward Bound, helping us navigate our move from managing homelessness to ending it.

THANK YOU TO OUR 2022 WELCOME HOME LUNCHEON SPONSORS!

BILTMORE®

















Rapid Rehousing and Supportive Services for Veteran Families

"I had no peace of mind, no hope for the future, I just wanted my life back and to find a home." After serving his country in the military from the age of 17, James became a journeyman plumber and had a successful career for 28 years. In 2017, James sustained a severe injury to his toe at work. Because he has diabetes, his toe had difficulty healing. It soon became severly infected, and, after the infection spread to the bone in his leg, he was told he would need an amputation. James was admitted to the Asheville Veterans Administration hospital for care. Long-term rehabilitation kept James from working, and the high cost of his medical care made it impossible for him to pay rent. James ultimately lost his home. James was eventually connected with Homeward Bound's Supportive Services for Veteran Families Rapid Rehousing Program. This is where he met Molly Sprowls, the Veteran Services Program Manager. Molly helped James find a private apartment and he has been successfully housed and receiving supportive services since 2020.



Lacy Hoyle joined Homeward Bound as the Rapid Rehousing and Prevention Director in August 2022. Lacy has worked in social services for 16 years.



Homeward Bound's Veterans Team attended Veteran Stand Down, an annual Veterans Administration event, where VA staff and volunteers provide food, clothing, and health screenings to homeless and at-risk veterans.

Welcome Home Donation Center Makes a House a Home





Welcome Home Donation Center staff Terry Fields and Angel Thompson moved a record number of people out of homelessness and into homes last year. They worked with generous community groups, businesses, faith communities, civic groups, and schools to host donation drives, service days, and holiday gift programs.

Thank you to Beverly-Hanks Realtors for being the 2022 Welcome Home Donation Center Sponsor!



Students from Asheville High School volunteered for the Welcome Home Donation Center.



Avery and Ruthie with Girl Scout Troop 3704 in Charlotte brought items for 5 move-in boxes!



Diane Vander Linden of WNC Mountain Realty Group donated supplies for clients in need.



Linda Kinsinger from St. Marks Lutheran Church donated hats, socks and gloves for clients.



REACH - Real Estate Agents Combatting Homelessness

Homeward Bound's REACH program provides an opportunity for local real estate professionals to donate a portion of their commission checks to help end homelessness in our community.

Proceeds from the REACH fund benefit Homeward Bound's Welcome Home Donation Center, which provides furniture and household goods to those transitioning out of homelessness and into a home.

Thank you to our top REACH donors and agencies

- Bobbi Holland
- Alena Pivovarevich
- Tracey Novak
- Nealy Neu
- Tomas Seijo
- Ashley Taylor
- Alan Wray

- The Hinton Realty Group
- Land of the Sky Association of Realtors
- Town and Mountain Realty



Agents who gave \$1,200 or more in a year are members of Homeward Bound's Key Society Giving Circle.

Thank you

You are the Key to Ending Homelessness

We could not do this work without the support of so many wonderful community partners



Walnut Cove Members Association donated to AHOPE.



Everything Asheville held an art sale fundraiser for Homeward Bound.



12 Bones River, who donated food to Homeward Bound for residents at Key Commons.



Montreat College donated a truck full of pillows, comforters, sheets and blankets for clients.



Odd Socks donates hundreds of pairs of socks every year for Homeward Bound clients.



Firefly Realty helped out at AHOPE during their Red Day of Service.



Prestige Subaru supports Homeward Bound through their Share the Love program.



Blue Ridge Public Radio hosted a Community Match Drive for Homeward Bound. Rick and Lynne Noble matched each gift up to \$10,000.



Bombas Socks donated thousands of pairs of socks for clients.



Asheville's Newcomers Club did a donation drive for AHOPE.



Asheville Community Yoga did a fund drive for Homeward Bound.



Asheville Drag Brunch did a fundraising performance.

















We're so grateful for the generosity of community members who donate household items and time to help us move clients into furnished homes.



Park National Bank's Regional President John Kimberly presents a check from Major Gifts Officer Jim Lowder and Home is Key Steering Committee member Ernest Ferguson.



NC State Employees' Credit Union donated \$500,000 to the Home is Key campaign.



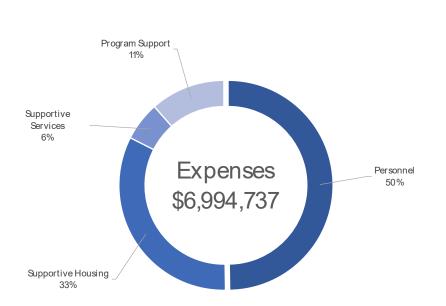
Asheville Tourists mascot Mr. Moon shows support for Homeward Bound.



Public radio theme composer BJ Liederman directed and recorded a video to show support for Homeward Bound.

FINANCIAL REPORT FY July 2021-June 2022

*"Home is Key" campaign income and expenses not included in reporting





Grants of \$10,000 or more

Foundations

The Beattie Foundation
Community Foundation of WNC
Dogwood Health Trust
JoVon Coli Endowment
The Leon Levine Foundation
NC Coalition to End Homelessness
United Way of Asheville and Buncombe County
WNC Bridge Foundation

Local, State and Federal Grants

Asheville Alcohol Beverage Control Board

Buncombe County
City of Asheville
NC Department of Health and Human Services
Vaya Health
US Department of Veterans Affairs - Supportive Services for
Veterans and Families
US Department of Housing and Urban Development



Friends and Supporters for your Generosity

These are Capital Campaign and Annual Fund donors who gave between July 1, 2021 and December 31, 2022.

\$25,000+

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