



**STRONG &  
STABLE**

HOMeward BOUND OF WESTERN NORTH CAROLINA

# **2025 ANNUAL REPORT**

JANUARY 1, 2025 - DECEMBER 31, 2025



HOMeward BOUND'S MISSION:

## **PREVENTING & ENDING HOMELESSNESS IN OUR COMMUNITY THROUGH PERMANENT HOUSING & SUPPORT**

### **WE BELIEVE:**

- Everyone deserves a HOME.
- In the absolute value and worth of every single human being.
- All services should be offered with respect and empathy, in the spirit of hope and recovery.
- Homelessness is a solvable problem.



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Since 2006, Homeward Bound has ended homelessness for over *2,760 people.*

Homeward Bound’s work is based on substantial evidence that people experiencing homelessness can achieve stability and thrive through flexibility, individualized support, and client autonomy.

**THE RESULT:** higher housing retention rates, reduced reliance on costly crisis services and institutions, and improved health and social outcomes for our neighbors across Buncombe County.

Scan the QR code below to hear experiences of clients served by our different programs.



# WORDS FROM OUR LEADERSHIP



Dear Supporters,

If 2024 did not teach us enough about unexpected disasters, then 2025 certainly proved to be a year of resiliency for Homeward Bound. We never lost sight of our operating effectiveness and ability to keep our clients housed.

Homeward Bound elevates the voice of our clients when they often feel unheard. We realize that advocacy and education are more important now than ever before. To better educate the community on our impact and the Housing First model, you will begin to notice a few changes in our branding, communications, and marketing materials. We know that the work we do is incredibly complex and we hope these changes will bring clearer, more accessible communications that explain our clients' journey from beginning to end. From guiding a client through the Coordinated Entry process at AHOPE, to assigning them a case manager, and finally, providing them with the keys to their permanent home, none of these programs would be possible without your support.

Thank you for standing with Homeward Bound and the neighbors we serve.

With gratitude,

Melissa Duong | Board President

## 2025 BOARD OF DIRECTORS

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Dear Friends,

In 2025, Homeward Bound served more people than ever before. Across our programs, the need for housing and homeless services continues to grow in our community. Meeting that need requires more than compassion — it requires an organization people can depend on, one that is reliable and continually improving.



Over the past year, we have focused deliberately on our **Strong & Stable** vision and strategy, strengthening our foundations and sharpening our delivery so that the housing and services we provide remain dependable for the long term.

Throughout these pages, you will see the numbers and read the stories behind them. Each represents a life changed through the work of Homeward Bound. But Homeward Bound is not just our staff or the people we serve. It is all of you — **our supporters, partners, volunteers, and community.**

Together, we can achieve more than any one organization could alone. Together, we can solve situations that once seemed impossible.



*Strong & Stable vision and strategy*

*Together, we can end homelessness.*

The future may bring new challenges, but we are ready for the work ahead.

Thank you for standing with us,

Simon Dwight | Chief Executive Officer

## HOMELESS SERVICES:

### OUTREACH

Outreach sends trained teams out into the community, providing caring, one-on-one support to unsheltered neighbors who aren't able to access the AHOPE Day Center due to barriers such as transportation, bus line access, mental health, or trust. Our teams offer ongoing support and strive to connect individuals with resources to facilitate their transition into long-term, safe housing. These resources can include vital document recovery, medical care, mental health and substance use disorder services, food banks, and other essential needs.



community. This has greatly improved our response time and data collection from our previous system, and has allowed us to capture important collective data related to household size, current contact info, location and urgent needs.

130

**UNSHeltered Neighbors Supported by Our Street Outreach Team.**

154

**PEOPLE EXPERIENCING HOMELESSNESS OR HOUSING INSTABILITY SERVED BY OUR LIBRARY IN-REACH TEAM.**

*"During outreach at a community meal site, we approached a man simply to say hello and offer a few bus tickets. What began as a brief, ordinary interaction turned into weekly case management meetings and eventually him being slated for Permanent Supportive Housing. He later shared that he had been in the community for years and providers had walked past him or even sat directly across from him countless times, yet no one had ever stopped to speak to him until that day.*

*That moment continues to stay with our team. It embodies the heart of outreach work: that dignity starts with acknowledgment. Sometimes the most impactful intervention is not a complex service plan, but the simple act of truly seeing someone."*

– Trisha Ecklund,  
Outreach Program Manager

In 2025, Homeward Bound updated our process for accepting requests and outside referrals by implementing online request forms for all 3 categories of assistance through outreach including street outreach for the literally homeless, library "in-reach" for folks unstably housed, and encampment requests from the

# AHOPE DAY CENTER

The AHOPE Day Center serves as the front door to our services. It links people experiencing homelessness with our housing services and provides fundamental daily necessities, including showers, lockers, mail receipt, coffee, food, clothing, case management, and community. Most importantly, it's where our unhoused neighbors go to work with staff to develop a housing plan.



*1,660*  
UNIQUE INDIVIDUALS SERVED AT THE  
AHOPE DAY CENTER.

*25,568*  
TOTAL SERVICE INTERACTIONS WITH  
COMMUNITY MEMBERS.

*1,942*  
AHOPE VOLUNTEER HOURS.

*402*  
TARGETED CASE MANAGEMENT SESSIONS  
WITH *220* UNIQUE INDIVIDUALS.

*389*  
CODE PURPLE STAYS IN DECEMBER 2025.

*"In 2025, AHOPE reflected on lessons learned in 2024. One of the biggest improvements was to increase flexibility in service delivery. What we learned from Hurricane Helene is that despite providing services with limited resources and staff, if we focus on what we can do and do it the very best, we can maximize the amount of people we serve and the quality of those services. Our coffee service is a direct reflection of these changes. We now make each cup of coffee for the individuals we serve.*

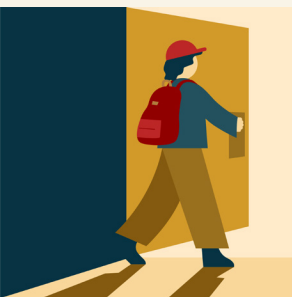
*This café style service allows us to build connection and rapport with every human we serve.*

*During the summer months, AHOPE started Targeted Case Management for our Wednesday service, which helped us focus more on creating individualized housing plans with participants that wanted to focus on increasing housing opportunities. This included obtaining vital documents, completing housing applications, and enrolling for services with other providers.*

*We also continue to invite service providers in our community to connect participants with services they want and need to help them move forward towards their housing destination. We will continue to find ways to creatively help those without homes get their basic needs fulfilled.*

***The day before Thanksgiving we received our permit to participate in Code Purple Emergency Weather Shelter. This new opportunity allowed couples and those with pets to shelter together without having to split up--a gap in our community that we felt important to fill to save lives this past winter. This was the first time that our community provided these resources to this targeted population, and it's been a huge success."***

– Alanna Kinsella,  
Homeless Services Director



## HOUSING SERVICES:

WE ENDED HOMELESSNESS FOR 102  
PEOPLE, INCLUDING 50 VETERANS IN 2025.



Scan the QR code to  
read Steve's story.

## SUPPORTIVE SERVICES FOR VETERAN FAMILIES

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Supportive Services for Veteran Families (SSVF) helps veterans secure and maintain housing through emergency housing support, rental assistance, and case management. Rapid Rehousing provides six to nine months of rental assistance, Shallow Subsidies offers two years of partial rent support, and Homelessness Prevention covers rental and utility arrears to help veterans avoid eviction. Outreach connects veterans experiencing homelessness with the resources they need for long-term stability.

*"We believe that how we show up matters. It matters to the veteran families we serve—individuals who have given so much through military service and who may now find themselves vulnerable and navigating the challenges of unaffordable housing and the unique complexities of being a veteran in a civilian world.*

*By building trusting relationships and walking alongside veterans through the housing process, we work to ensure that they not only find housing, but also feel supported as they rebuild stability and move forward with confidence.*

*This work is beautiful, difficult, and deeply impactful. We love to have fun and intentionally nurture a culture of compassionate levity. That mindset shapes the way we support our clients and one another, helping us face challenging moments with resilience and creativity. It allows us to meet veterans where they are, approaching our work with curiosity and a spirit of client-led collaboration. I'm incredibly grateful for the team we have, the work we do, and the veterans and families at the center of it."*

– Catherine Lukacs-Ormond,  
Supportive Services For Veteran Families Program Manager





Veteran client, Jeff, in front of his home.

## RAPID REHOUSING

Rapid Rehousing offers short-term rental assistance and supportive case management to individuals who are experiencing homelessness. Unlike Permanent Supportive Housing, the goal of Rapid Rehousing is to help community members secure housing quickly, stabilize, and increase their ability to maintain housing independently within a shorter period of time.

In June 2025, Homeward Bound expanded its Rapid Rehousing and Homelessness Prevention program thanks to a \$466,674 Rapid Unsheltered Survivor Housing (RUSH) federal grant from the Department of Housing and Urban Development. This funding, which ends in July 2026, has had a significant impact on our community in the aftermath of Hurricane Helene.

*“Culture is hard to build; it requires the majority of a group to be receptive to and committed to lasting change. It is hard to*

*get it right, and once it is right, it requires maintenance. The culture in my office and throughout this organization conveys a lack of judgment, unconditional positive regard, and an unflinching desire to support clients as they navigate some of the most treacherous moments of their lives.*

*What feels unique about my team is that though we work here, our individual beliefs and values are reflected/represented in Homeward Bound’s mission. The result of this alignment with the mission we work to support is that we show up each day with passion, empathy, and enthusiasm. Knowing that the work we do and the goals we are all striving for makes my team feel less like an office and more like a community. This culture extends to our clients, making the work we do feel natural and collaborative. My clients may come from other service providers, our website, or from other staff members with whom they have built trust.*

*One of the universal themes, no matter how they came to us, is that Homeward Bound is a presence in WNC that is associated with safety and stability.*

***Our clients are incredibly intelligent, resilient, and intuitive; they can sense when they are being lied to or when someone is inauthentic. In my heart, I truly believe that is why our clients trust us to walk alongside them when they are in a vulnerable place. We show up for them the same way we show up for each other, with love, acceptance, and a desire to help.”***

– Jesika Davis,  
Homelessness Prevention Case Manager

Tiffany loves to decorate her home in collage art.



Scan the QR code to read Tiffany's story.



Rapid Rehousing and Homelessness Prevention Case Managers.

## HOMELESSNESS PREVENTION

Every year, nearly 7.6 million people in the U.S. face the threat of eviction. While evictions happen for many reasons, the rising cost of living is one of the biggest. Studies\* show that every \$100 increase in median rent is associated with a 9% rise in homelessness.

Through Homeward Bound's Homelessness Prevention program, we step in to help ensure community members don't have to experience the long-lasting impacts of homelessness, keeping people housed, stable, and connected to their community.

*"When my client's mother became ill, she moved in with her to care for her and keep her company. With their income, they were able to live comfortably in a 2-bedroom home for over a year with no issues whatsoever. When my client's mother passed away, she was not only having to manage her grief but also the expenses related to her mother's passing.*

*When rent came due, she had no way of paying it. She searched for a more affordable place but had no luck. She received an eviction notice before she even had the chance to finish packing her mother's room.*

*Facing penalties if she broke the lease, no affordable place to move, unforeseen expenses, and no way of paying the rent, she experienced a loss of hope. She applied for help at multiple organizations, taking time off work to attend intakes or to go to offices, and she became even more emotionally exhausted.*

*When she received our information from another organization, she reached out and applied for our Homelessness Prevention program. We came to her to complete the intake and spoke to her landlord. They had worked with us in the past and agreed to hold off on the eviction when they confirmed our involvement.*

*With the financial burden and the fear of homelessness removed, she has been able to make goals for herself. She is applying for better-paying jobs, looking for more affordable housing when her lease is up, and even planning to attend therapy to help her process her grief and trauma."*

– Jesika Davis,  
Homelessness Prevention Case Manager

**151 people  
prevented from entering  
homelessness, including 78 veterans.**

\*U.S. Government Accountability Office, Better HUD Oversight of Data Collection Could Improve Estimates of Homeless Population (2020)





Scan the QR code to read Barbara's story.



## PERMANENT SUPPORTIVE HOUSING

Our Permanent Supportive Housing (PSH) program provides safe, stable homes paired with supportive services to highly vulnerable, chronically homeless individuals. These individuals typically need a higher level of care due to the length of their experience with homelessness and complex, long-term health conditions, including physical disabilities, mental illnesses, and substance use disorders, and often require additional support to remain housed.

Research shows that stable, healthy relationships are essential to well-being—one reason Homeward Bound pairs housing with supportive case management.

For Barbara, that combination created the space to heal, find answers to long-held questions, and recover from painful experiences. Today, Barbara is focused on her recovery and the relationships that sustain her. She spends time reading, sewing, and connecting with neighbors and staff. With stable housing, she's finding joy again.

*"I've learned to stick up for myself and stand up for myself, and let people know what I need."*

*"I'm glad to have a place where I can be me. I've got a little more to go, but I'm on the way, and I'm happier now than I was a couple of years ago. If it wasn't for Homeward Bound, I don't know where I would be."*

*- Barbara*

*92% of people*  
in our Permanent Supportive  
Housing program remained  
stably housed and did not  
return to homelessness in  
**2025.**

*"We have the unique opportunity to serve clients with high vulnerability—those who have been seen as "other" for years, even decades. In the neighborhoods of Buncombe County, we meet them where they are, walking alongside as they journey toward flourishing in housing."*

*"Our long-term case management is more than service; it is a path shared as clients discern and pursue their goals, year by year, until they are ready to continue autonomously. Through this work, our clients find a sense of inclusion and belonging in our communities, proving that the wide gap between our housed and unhoused neighbors is bridgeable."*

*- Michael Tingley,  
Scattered Site Program Manager*

*690 active clients*  
in our Permanent Supportive  
Housing, Rapid Rehousing, and  
Supportive Services for Veteran  
Families programs in 2025.

## COMPASS POINT VILLAGE

Compass Point Village (CPV) celebrated its first graduations from the program in 2025, an incredibly exciting milestone and a testament to Homeward Bound's values. Thanks to the stabilization and security housing provided, as well as collaboration with the Housing Placement and Scattered Site teams, four longtime clients moved into offsite properties, achieving a measure of independence they had worked hard to achieve.



### LIFE-CHANGING PATHS

*"In 2025, the CPV case management team further bolstered our partnership with Appalachian Mountain Health, increasing mental health services to twice per week while connecting yet more clients onsite to much needed medical services. Our deeper collaboration with AMH in 2025 put some of our highest acuity clients on life changing paths to mental health stabilization with monthly injections and consistent, impactful therapeutic interventions.*

*One resident, Marcus, has continued to wow the CPV team with his daily hard work as a stipend cleaner here at CPV. He takes a lot of pride in the property as his home, which is a helpful and contagious mindset. Like other residents with higher need, stabilization for Marcus was never a guarantee, and the path to it has had some bumps along the way. Yet, Marcus has made some great life decisions and really opened up to staff this past year -we are all immensely proud of him and can't wait to see where his continual self-improvement takes him in 2026."*

- Damien Roos,  
Compass Point Village Program Manager

### HOLIDAYS AT CPV

*"Last year, things were noticeably different. More people came to the holiday events, more people wanted to help decorate, and people spoke about what they were thankful for. It had a homey feeling. People ate, laughed, and joked around. Just seeing their faces and how comfortable they were here meant a lot. It was time for everyone to get together."*

- Debbie Huskins,  
Residential Manager

### SAFETY

*"Over the past year, we've seen real, measurable improvements in our overall safety and security. A big part of that is thanks to our RSAs, who have stayed consistently attentive and tuned in to what's happening around them. They've done a great job spotting potential issues early and stepping in before things escalate. With proactive staff and clear priorities working together, we've seen fewer negative incidents and a safer environment for both staff and visitors. We're proud of the progress and look forward to building on this positive momentum in 2026!"*

- Rion Gray,  
Safety Manager





# PRIORITIZING *Home*

At Homeward Bound, we believe that permanent housing and support are essential to uplifting the most vulnerable members of our community. By providing every opportunity, the right structure, and the right support, people will develop the confidence to achieve their goals and be everything they can be in their community.

For John, our commitment to prioritizing home has given him the foundation to set and meet aspirations, secure a career, and show up as the hard-working father he strives to be.

John became homeless after struggling with addiction for five years. He was incarcerated, and life in prison gave him time to reflect that his children were more important to him than anything. Once released, John began visiting our AHOPE Day Center. He desperately needed a fresh start but faced significant barriers to housing and employment because of his record.

***"I didn't want to be homeless on the streets," says John. "I told AHOPE, 'Get me out of the streets so I can see my kids, so I can get away from this lifestyle. Just give me a chance.'"***

Over a year later, John received the news that he had been approved to live at Homeward Bound's Compass Point Village (CPV). Soon, everything began to fall into place. John didn't have to sleep outside. He had a home he could take pride in, and most importantly, this was the stepping stone he needed to focus on his goals. Thanks to a family member, John found a full-time job building manufactured homes.

***"They allowed me to come and tell them what I wanted to accomplish, and they gave me ways to accomplish it," John says. "Once people get into houses, they can start focusing on what they need to focus on. It's just one thing after another..."***

*People have different goals, but I noticed that once you get housing, it's easier to reach your goals.*

*Everything else is like a puzzle after that; it just fits in perfectly. I'm living proof of it.*

*If it wasn't for Compass Point Village, my puzzle pieces would still be scattered."*

*- John*

John has now graduated from Compass Point Village. In September 2025, we moved him into a new townhome where his two sons have their own room. The three of them spend every weekend together, and John says there is no happier feeling than watching them at their baseball games.

Scan the QR code to hear John's story in the short video, *Prioritizing Home*.



Housing Placement Manager, Sara Watson (left) and the Mansell family.



## LANDLORD PARTNERSHIPS

WE PARTNERED WITH 89 LANDLORDS,  
PROVIDING 88 LEASES IN BUNCOMBE COUNTY.

Our partnerships with private landlords in Buncombe County are critical to fulfilling Homeward Bound's mission. Our Housing team works directly with landlords to keep housing units filled and provide support with tenant and property management. The relationships we build with our landlord partners are equally as important as those we build with our clients.

*"Being a landlord partner with Homeward Bound gives us a sense of pride in the community. Having been landlords for over 30 years, we know the need is there for affordable housing."*

*Helping community members transition into units is a special privilege, and even emotional at times. It means the world to our family, generational Asheville natives, to provide Homeward Bound with affordable units that folks can call home.*

*We strongly believe in making our rentals affordable and attainable for all residents of the City of Asheville. Helping the people who need it most within our community by providing apartments for those in need, where they are safe, comfortable and living within their means, is important to us as a native Asheville family. Homeward Bound is an essential resource for this area, and they are perfect partners for individual owners of rental properties. We are proud to work alongside Homeward Bound to get displaced members of our community into housing units."*

– Luke, Ben, & Tammy Mansell,  
Homeward Bound landlord partners

## WELCOME HOME DONATION CENTER

The Welcome Home Donation Center ensures that each person moving into a new home receives full furnishings and household items donated by our community.

In 2025, our Welcome Home Donation Center team saw an increase in donation drives from local apartment complexes, where neighbors came together to collect clothing, furniture, and other essential items for move-ins from homelessness. These efforts have helped grow our presence in the community and have led to more donations through those connections. Our Welcome Home team has also been able to serve more families with children since we expanded our Rapid Rehousing program last summer.

*"One time, we had a Spider-Man lamp that Dan pulled out of the truck because we knew there were going to be kids at a move-in. I asked the little boy if he liked Spider-Man, and then we pulled out the lamp Dan had packed in the truck. He was so excited, and he ran to grab a Spider-Man stuffed toy to show us.*

*Those moments are really special—hearing a dad say, 'This will be your bed and your room.' Sometimes people bring us an item and wonder how someone might even use it, but we always say whatever they're giving is going to have a new story to tell."*

– Terry Fields,  
Welcome Home Donation Center Program Manager



Scan the QR  
code to read  
Norma's story.



122  
HOUSING UNITS TRANSFORMED  
INTO FULLY FURNISHED HOMES BY  
DELIVERING \$143,656  
WORTH OF COMMUNITY DONATIONS.

929  
WELCOME HOME VOLUNTEER HOURS.

28  
COMMUNITY DONATION DRIVES.

229  
DONATION PICK-UPS.



## OPEN YOUR HEART TO WOMEN AND HOMELESSNESS LUNCHEON

We chose the theme of the 2025 Open Your Heart to Women and Homelessness Luncheon, *A Place to Grow*, based on the experience of hundreds of women who had found stability and safety through permanent housing. This year's theme centered on how the stability of a home acts as the foundation for growth and the opportunity to build a better future.

A panel of community experts shared their insights, followed by a Q&A that deepened our understanding of the challenges and solutions surrounding women and homelessness. This year's panelists included speakers from Buncombe County, Thrive Asheville, and Sunrise Community for Recovery & Wellness.

## A CHANCE TO SAVE A LIFE

At this year's luncheon, we also shared the story of Chayse, one of our female clients who was housed in January 2024. Chayse attended the event and shared her poem, *A Chance to Save a Life*, on stage with attendees.

After losing her parents as a child, Chayse experienced homelessness in Asheville for 23 years and struggled with addiction from a young age. She slept in the woods, under bridges, and anywhere she could find safety, facing harsh weather, danger, and the daily challenges of life on the street.

After entering Drug Court, Chayse began rebuilding her life. Within months, she became sober, earned her GED, and secured housing through Homeward Bound. Today, she's in college and building a career focused on supporting people experiencing homelessness and recovery. We're honored to share an excerpt from Chayse's poem in this report.

### THANK YOU TO OUR EVENT SPONSORS:



Scan the QR code to  
hear Chayse's story.



"...A roof over my head,  
a space of my own,  
A chance to rebuild,  
to call something home.  
With stability came the  
strength to restart,  
To heal the wounds deep  
inside my heart.

Today, I am someone I never  
thought I'd be,  
I've found self-worth,  
I've found dignity.  
A GED, a purpose, a vision so  
clear,  
Because someone believed  
when I couldn't hear.

This is not just charity,  
it's a lifeline in hand,  
A belief that no one should  
sleep on this land.  
Your donation isn't just  
dollars, it's breath,  
it's grace—  
It's saving a life,  
it's changing a face.

Without Homeward Bound, I'd  
still be lost,  
But they saw my humanity,  
no matter the cost.  
So I ask you today, to open  
your heart,  
And help someone like me  
have a fresh start."

- Chayse



## CHANGING THE STORY

Jonathan became homeless after losing his job during COVID-19. He stayed in hotels and with friends until he connected with Homeward Bound’s Rapid Rehousing program. Now, more than two years after moving into housing, Jonathan works in the restaurant industry, has the peace of mind to focus on his aspirations, and recently graduated from the program.

Homelessness is part of Jonathan’s story—but not the whole story. With housing, people like him gain the stability to move forward, a sense of belonging, and the freedom to write the next chapter of their lives on their terms. Housing gives them the chance to change their story, and our supporters are the reason why that’s possible.

Scan the QR code to listen to Jonathan’s story in *Creating Community*, a film by Katie Damien of Angry Unicorn Entertainment that emphasizes the importance of relationships in our work.



# 13TH ANNUAL WELCOME HOME LUNCHEON

In the last five years alone, Homeward Bound has grown significantly. We launched our Home is Key Capital Campaign, opened Compass Point Village, and expanded our housing and homeless services programming to meet the needs of our community. None of this progress would have been possible without the individuals, initiatives, businesses, and fellow nonprofits who also call WNC home. This year’s Welcome Home Luncheon focused on the importance of partnerships in our community, which was highlighted in the short film, *Creating Community*, and “Solving Homelessness Together”, a discussion between homeless strategy leaders.

Being part of a community helps us develop a sense of identity and belonging. When someone experiences homelessness, the focus shifts to meeting basic needs like shelter and safety. There’s little room to explore growth, goals, or connection. But once housing is in place, the story begins to change.

## THANK YOU TO OUR EVENT SPONSORS:





# HARMONIES FOR HOMES FALL BENEFIT CONCERT

Eight local bands and Homeward Bound partnered to host Harmonies for Homes, a special benefit concert on October 26, 2025 at The Grey Eagle in Asheville, NC. This event was a culmination of nearly 2 years of planning as it was originally scheduled for Fall 2024.

The funds raised from the show and silent auction helped fund Housing and Homeless Services programs. We feel honored to be a part of Asheville's loving community. Special thanks to the bands who put this show together: Dr. Funky Squirrel, Underhill & Friends Electric Band, Hype Machine, Rahm Squad, After Ours, Las Montañitas, King Garbage, and Coconut Cake.



## THANK YOU TO OUR EVENT SPONSORS:





Scan the QR code to read Ella & Arbor's story.

## NC HEALTHY OPPORTUNITIES PILOT

24

UNIQUE HOUSEHOLDS ASSISTED, INCLUDING 14 MOVE-INS.

From Jan. 1 through Sept. 30, 2025, our participation in the Healthy Opportunities Pilot (HOP) demonstrated the transformative impact of addressing social determinants of health through access to housing and supportive services. As part of a network of more than 60 Western North Carolina nonprofits, Homeward Bound helped deliver critical nonmedical interventions—such as housing navigation, case management, and access to essential resources—to Medicaid recipients with complex health and social needs.

During this period, Homeward Bound supported 24 households through HOP and facilitated 14 successful move-ins into stable housing, directly improving health outcomes and housing stability for some of the region's most vulnerable residents. The HOP program also generated \$178,278 in earned revenue, strengthening organizational capacity.

Homeward Bound's strong participation in HOP contributed to broader recognition of its impact, including an unexpected \$100,000 corporate gift from WellCare to support Housing Services. This investment reflects the value of cross-sector collaboration and the growing acknowledgment of housing as healthcare. Although the program concluded on June 30, 2025, due to the absence of continued state funding, we remain hopeful that HOP will be included in the state budget once it is passed.

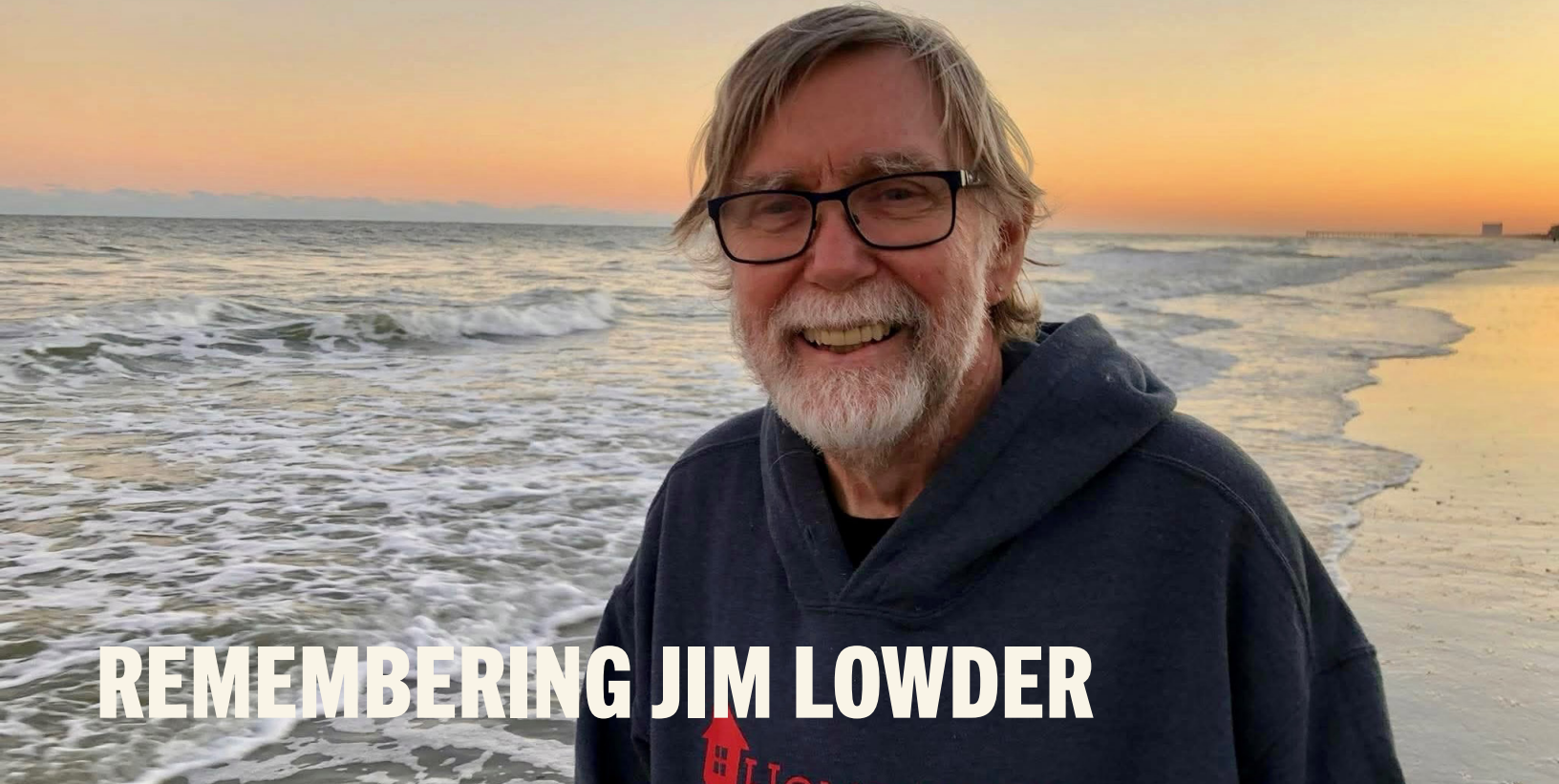
\*Benchmark where the number of people experiencing homelessness stays below the community's proven monthly capacity to house them permanently.

## STRENGTHENING OUR ORGANIZATION

Across 2025, Homeward Bound advanced a focused and diversified grant strategy to ensure a strong and stable organization, to respond to shifting federal and local funding landscapes, and to expand access to permanent housing and supportive services. Grant funding allowed us to restart our Homelessness Prevention program for civilians and provide targeted assistance and services to households impacted by Hurricane Helene.

Our efforts aligned with City of Asheville and Buncombe County priorities—including functional zero homelessness\*, eviction prevention, voucher utilization, and health equity—while securing support from federal, state, municipal, corporate, and private philanthropic partners.

Across proposals and reports, we highlighted our evidence-based program model, our collaboration with a wide range of community partners, and our measurable impacts including increased move-ins and improved housing stability. This approach positioned Homeward Bound as a trusted, data-informed service provider during a time of uncertainty and growing need in our community.



# REMEMBERING JIM LOWDER

2025 marked the passing of Jim Lowder, a dedicated and passionate leader. For 13 years, Jim served as a pillar of our organization's success as our Development Director, Interim Executive Director, and Strategic & Major Gifts Officer. His contributions to our organization were invaluable, and the relationships he developed often turned into lasting friendships for so many of us.

We will miss Jim's unique ability to offer compassion, hope, and joy to those we serve, often reminding us that we are all part of one human family. Upon his retirement in 2024, Jim shared,

*"Working to end homelessness has been part of my life since I finished college in 1969...It has been a tremendous honor working with the residents, staff, volunteers, and donors here with Homeward Bound, especially developing best practices both with our programs and with our fundraising. I also came to appreciate the enormous generosity of the Asheville area community."*

Jim changed this organization and the lives of both staff and people experiencing homelessness not just because of what he did, but because of who he was. Jim's final project with Homeward Bound was leading our Home is Key Capital Campaign, raising over \$16 million for Compass Point Village, Buncombe County's first permanent supportive housing facility.

## JAMES LOWDER FUND FOR ENDING HOMELESSNESS

With blessings from him and his family, we established the James Lowder Fund for Ending Homelessness to honor Jim's legacy. This endowment fund supports the future of Homeward Bound of WNC and continues Jim's passion to provide stable housing and support to our most vulnerable neighbors in WNC.

Scan the QR code to access the Fund or contact:

Jessie Figueroa  
Resource Development Director  
jessie@homewardboundwnc.org  
(828) 793 - 0072



# THANK YOU TO ALL OUR COMPASSIONATE AND DEDICATED VOUNTEERS.

*We could not do this  
work without you!*

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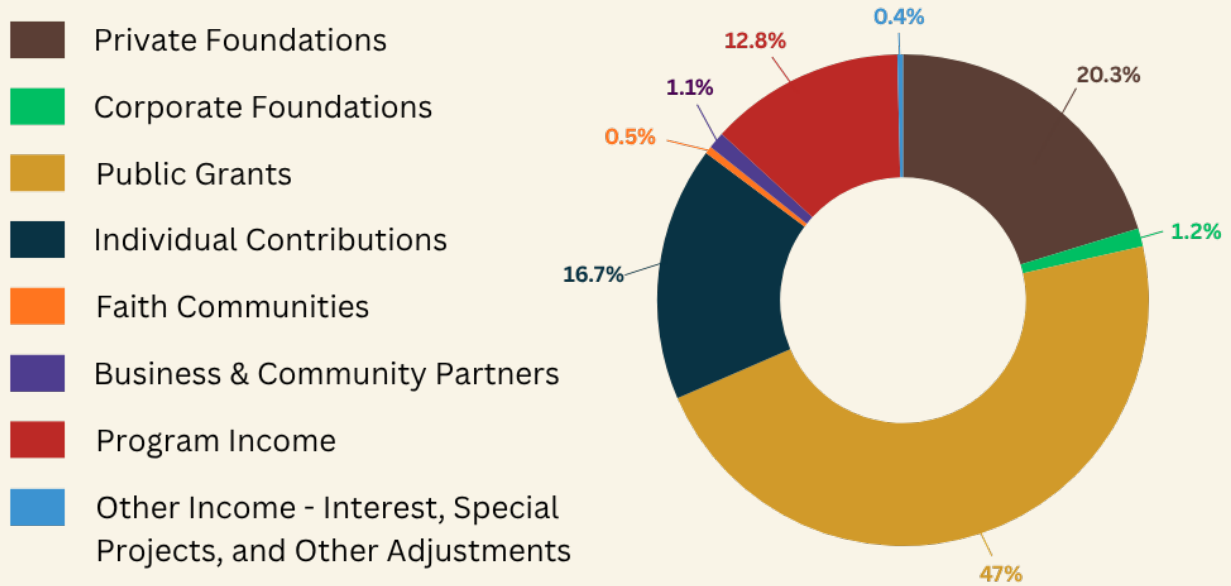
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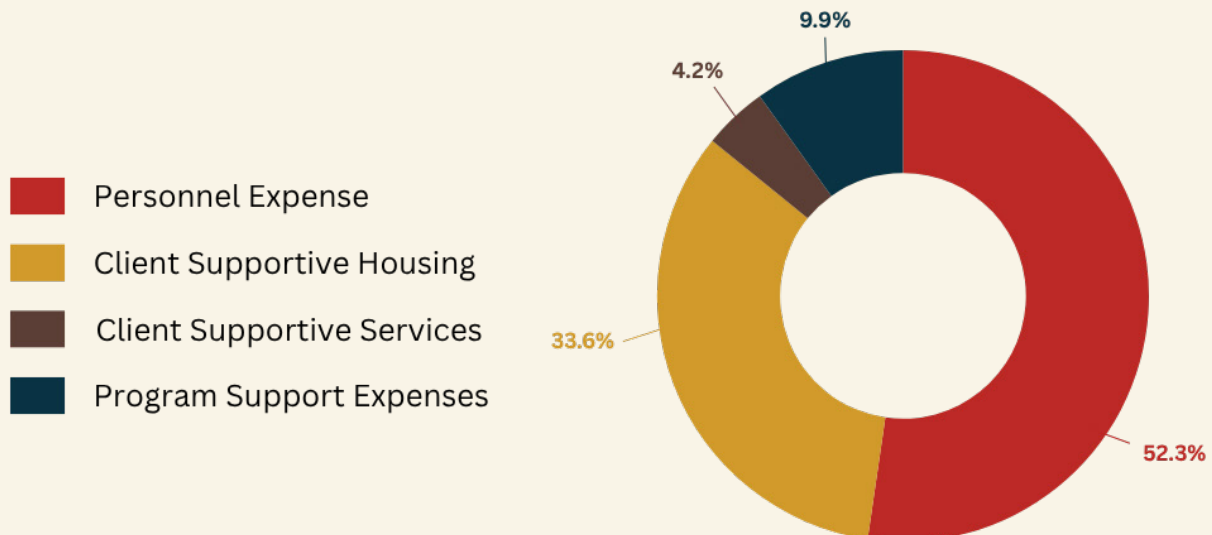
# FINANCIAL REPORT

FISCAL YEAR JULY 2024 - JUNE 2025

Income: \$12,475,014



Expenses: \$9,943,962



# 2025 DONORS

## THANK YOU FOR BEING THE KEY TO ENDING HOMELESSNESS

We are deeply grateful to all those whose generosity makes our work possible. Your support sustains our mission and helps strengthen the community we serve as we continue to grow and respond to changing needs. It makes it possible for us to deepen our impact and serve with greater care and intention. We are continually inspired by your commitment and the role you play in advancing this work. Because of you, we are able to turn our vision into meaningful action and create lasting impact. We are honored to recognize each of you, including those who have chosen to remain anonymous. We are proud to call you all partners in the fight to prevent and end homelessness in Western North Carolina.

### FEDERAL, STATE, & LOCAL GRANTS

The United States Department of Housing and Urban Development  
North Carolina Department of Health and Human Services  
City of Asheville  
Buncombe County  
United States Department of Veterans Affairs\*  
Asheville Regional Housing Consortium



Individuals who contributed \$1,500 or more annually are members of our Key Society Giving Circle, and are listed in bold.

### PRIVATE & CORPORATE FOUNDATIONS & COMMUNITY ORGANIZATIONS

Carolina Complete Health  
Community Foundation of Western North Carolina  
Dogwood Health Trust  
Eaton Charitable Fund  
First Bank  
First Citizens Bank  
First Horizon Foundation  
Food Lion Feeds Charitable Foundation  
Impact Health  
JoVon Coli Endowment Fund

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The Beattie Foundation  
The Leon Levine Foundation  
United Way of North Carolina  
Walnut Cove Members Association  
Combined Federal Campaign  
NC State Employees Combined Campaign

\*This annual report was funded in part by a grant from the United States Department of Veterans Affairs. The opinions, findings, and conclusions stated herein are those of Homeward Bound of WNC and do not necessarily reflect those of the United States Department of Veterans Affairs.

SSVF client, William, with his Case Manager, Cora, and Housing Specialist, Val.



## DOGWOOD HEALTH TRUST

In 2025, Homeward Bound received a two-year, \$700,000 Stronger Organizations Grant from Dogwood Health Trust. The general operating support from Dogwood Health Trust is critical to sustaining and strengthening all of Homeward Bound’s programs and services, as well as investing in our organization’s long-term strength and resilience. This includes support for our AHOPE Day Center, which serves as the front door to our services; our Prevention programs that help people avoid entering homelessness; our Rapid Re-Housing programs that quickly connect individuals and families with short-term rental assistance and support; and Permanent Supportive Housing that provides safe, long-term homes to our most vulnerable neighbors.

*“Homeward Bound is a lifeline to people in Buncombe County experiencing housing insecurity and homelessness. This general operating support will help them advance their mission and provide both prevention and responsive services, addressing the increasing demand for rapid rehousing and permanent supportive housing. We are grateful for their leadership and deep care for the people of Western North Carolina.”*

– Kaitlynn Lovelace,  
Program & Strategy Officer, Dogwood Health Trust

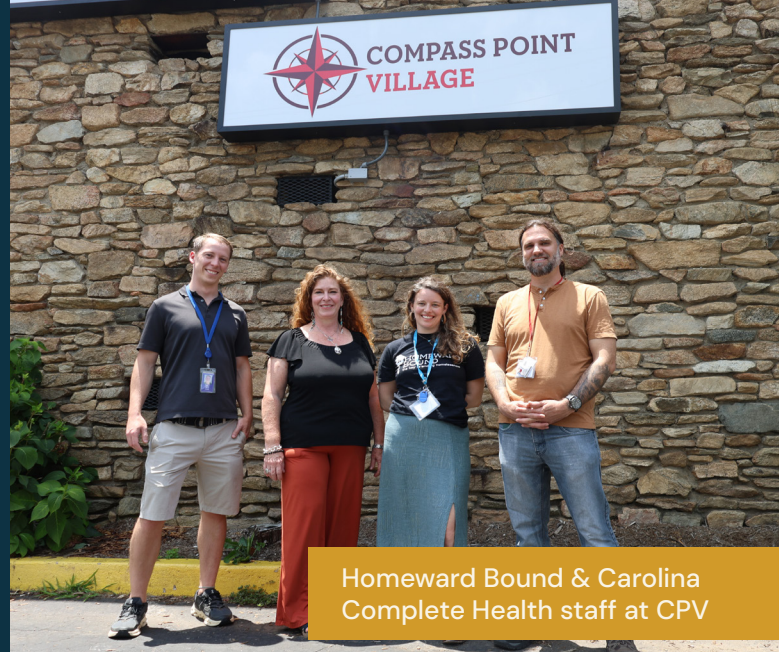
## CAROLINA COMPLETE HEALTH

In 2025, Homeward Bound received a one-time \$100,000 Community Reinvestment Grant from Carolina Complete Health (formerly WellCare of North Carolina) to support our Permanent Supportive Housing program. This investment has made a meaningful difference in the lives of neighbors experiencing chronic homelessness across Asheville and Buncombe County. It is one of more than 30 community reinvestments Carolina Complete Health is making to address Health Equity and Social Drivers of Health (SDoH) as the state's largest Medicaid Managed Care Plan, serving more than 740,000 members.

At Homeward Bound, we know that housing is the foundation for better health. Stable housing allows people to manage chronic conditions, establish routines, and access care without the barriers created by instability or isolation. Housing not only supports healing—it helps prevent new health challenges from emerging. Through this investment, Carolina Complete Health is doing more than helping people move into safe homes; it is supporting long-term health, stability, and hope for our most vulnerable neighbors.

***“Housing and health are deeply connected. By investing in Homeward Bound’s work, we are strengthening the foundation for healthier futures across Buncombe County. This partnership reflects our commitment to addressing the root causes of health challenges and creating pathways to stability and opportunity for those most in need.”***

– Chris Paterson,  
CEO of Carolina Complete Health



Homeward Bound & Carolina Complete Health staff at CPV

## THE LEON LEVINE FOUNDATION

In 2025, Homeward Bound was also awarded a three-year \$225,000 grant from The Leon Levine Foundation to provide General Operating Support. The Leon Levine Foundation was a key partner in our Home is Key campaign to raise funds for Compass Point Village, which ended chronic homelessness for 85 unique individuals. We're grateful for their commitment to preventing and ending homelessness by supporting all of Homeward Bound's programs and services, as well as investing in our organization's long-term strength and resilience.

***“Homeward Bound is tackling one of our region’s most urgent challenges: housing instability. Their solutions are rooted in dignity, community, and long-term support. As the primary provider of permanent supportive housing in Western North Carolina, their work ensures more of our neighbors are on the path to self-sufficiency.”***

– Tom Lawrence,  
President & CEO of The Leon Levine Foundation

## FAITH COMMUNITIES

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Asbury Memorial United Methodist Church  
**Black Mountain Presbyterian Church**  
**Cathedral of All Souls**  
Church of the Incarnation  
Congregation Beth HaTephila  
Congregation Beth Israel  
Episcopal Church of the Holy Spirit  
Erwin Hills Seventh Day Adventist  
**First Baptist Church Asheville**  
**First Christian Church Asheville**  
**First Presbyterian Church Asheville**  
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**Jubilee! Community**  
**New Hope Presbyterian Church**  
**Skyland United Methodist Church**  
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**St. Mark's Evangelical Lutheran Church**  
**Trinity Episcopal Church**  
Warren Wilson Presbyterian Church

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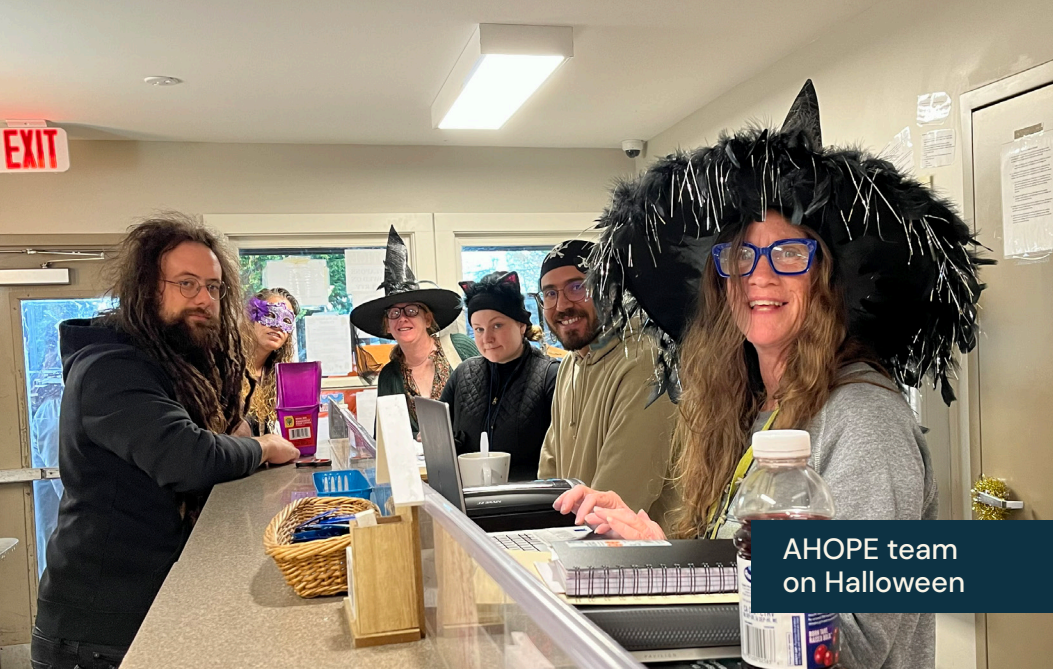
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