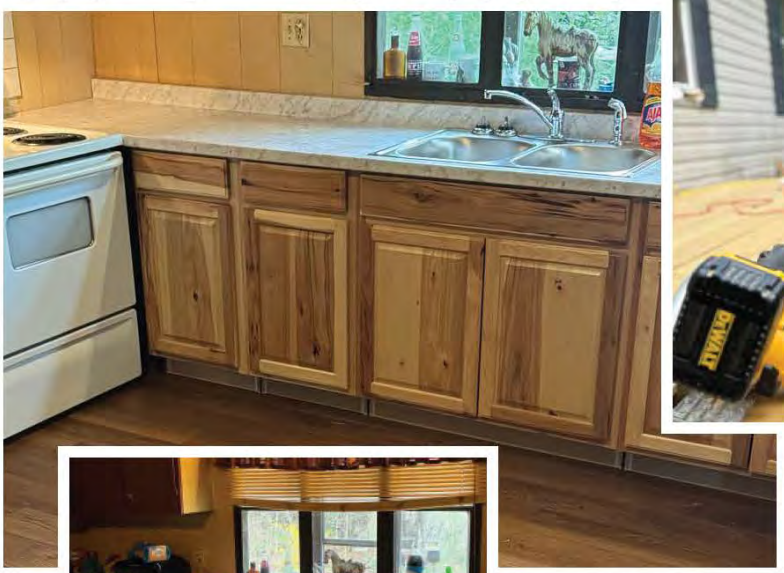
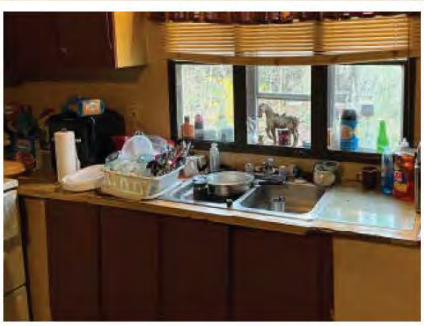
# COMMUNITY HOUSING COALITION OF MADISON COUNTY

## ANNUAL REPORT
## 2025





CHC

# EXECUTIVE DIRECTOR'S MESSAGE

Dear Friends of CHC,

I live for days like today, when the possibilities and support feel bountiful. Liana came into my office this morning and her shirt read **HOPE DEALER**. I loved it. Here at CHC, we deal in hope for those we work with who need to believe someone will help them through their housing challenges, and for ourselves, as we hope we'll have what we need to make a difference and support our neighbors.

But more than hope, we are working to hold what Christiana Figueres calls "**stubborn optimism**." Not just hoping for a future where everyone has housing that meets their needs, but working hard to imagine that future and hold it in our minds.

We are constantly working to address challenges rooted in structural inequities with no easy solutions. New homeownership is out of reach for most people in Madison County, yet we envision a future where families can own a home and still thrive. Rent is overburdensome for nearly a third of all renters in the county, yet we envision a future where people can rent and thrive. We see new possibilities that root housing in the community, ensuring that those who live here can age in place, those who work here can live here, and those who grow up here can have a thriving home if they choose to stay.

When I met with a single mother whose home we replaced last year, she told me, ***"CHC transforms people's lives."*** We were only able to transform her family's life because we offered hope and held on to stubborn optimism for nearly two years.

I am deeply honored and grateful for the trust and support our donors, volunteers, and staff place in CHC, and for the countless ways you all show up for our community. This annual report captures the breadth of our work in 2025, but it cannot fully convey the care, dedication, and collaboration at the heart of CHC. As we move into 2026, we do so with hope and stubborn optimism; working to stabilize housing for Madison County's most vulnerable and help create a community where all can thrive.

With immense gratitude,

Chris Watson
Executive Director

## 2025 Board of Directors

**Tim Malone**
Chair

**Dannie Cook-Pipes**
Co-Chair

**Sidney Mashburn**
Treasurer

**Graeme Frelick**
Secretary

**Emily Wood**

**Patricia Ruscoe**

**Susan Sewell**

**Dan Olson**

**Jill Cleveland**

**Gratin Smith**

**Callis Chambliss**

**Steve Wilde**

**Ann Harold**

**Miryam Rojas**

CHC
Community Housing Coalition

# CHC 2025 KEY INITIATIVES

- Provided extensive leadership and fiscal agency to the county's long-term recovery group, Madison Alliance Recovery Coalition (MARC), for continuing Hurricane Helene recovery efforts
- Renovated previous ReClaim Madison thrift and salvage retail store to create office space for MARC, a multi-purpose community meeting hub and conference room for Madison County organizations, and rental space for ROAR
- Strengthened internal processes (on-going) to streamline and build greater efficiencies into CHC operations
- Provided strong staff advocacy support for the NC Healthy Opportunities Pilot program (officially ceased July 1, 2025)
- Sustained fundraising efforts for Hurricane Helene recovery efforts through grants and donor stewardship
- Initiated development of "Care and Repair" program focused on older adults and their caregivers
- Expanded group-led volunteer work projects through coordination of skilled volunteer crews, project scopes, scheduling, and on site support, supported by new outreach and onboarding
- Joined Asheville Regional Consortium for Home Repair (ARCHR) to leverage funds and resources available for direct support to those impacted by Hurricane Helen
- Initiated a Madison County Youth Advisory Council (YAC) focused on creating opportunities for youth awareness-building, connection, and engagement in the housing challenges of our community

*"Madison County has trusted the Community Housing Coalition for more than two decades to help stabilize homes and strengthen our community. Its efforts to repair and rehabilitate housing serves a critical and on-going need, providing hope for those who are most in need. An unwavering commitment to quality service, community engagement, and accountability are why we continue to support its mission and donate to CHC year after year."*

*-Beverly & Stephen Sawyer, Donors*

*"Thank you for your decades of support to create safe housing for our community, and your incredible efforts since the hurricane on top of it."*

*-Gina Mashburn Heath*

*"I'm certain that the most positive impact I am able to have on our troubled world is by helping my neighbors and volunteering in my community. Through CHC I am able to do just that and I get to meet wonderful neighbors along the way. Volunteering with CHC enables me to realize that while I cannot change the state of the world, I can impact the state of my community - and that is critical."*

*-Marc Horne, Volunteer*

*"We at Madison Early College High School are thrilled and honored to be partnering with CHC... I'm so happy one of my college groups chose CHC to create an awareness project and interview Sarah and Anna. I'm especially proud of all the kids collaborating to form the CHC Youth Advisory Council from Interact to NHS and beyond our walls. This is what education and community agency is all about."*

*-Julie Young, Advisor: Madison Early College High School*

# CHC 2025 IMPACTS

**121 households and 354 individuals were served with these major repairs, and more:**

- 84 Roof repairs or replacements
- 76 Accessibility modifications such as ramps, stairs and decks
- 40 Bathroom safety modifications
- 250 Home infrastructure repair or replacement of water, electric, septic, or HVAC systems

**CHC Contributions to Community Long-Term Recovery**

- More than 300 Helene-related repairs facilitated
- 11 Organizations used CHC Home for Housing hub space
- 1250 Hours provided to Madison Alliance for Rebuilding Communities(MARC) for leadership, fiscal agency, administrative, case management and financial support
- 13 Temporary shelters provided for Helene survivors

**Volunteer Hearts and Hands**

- 805 Volunteers (local and Neighbors Helping Neighbors volunteers, summer groups) donated 9,209 home repair hours valued at $185,055
- CHC Board members gave 376 leadership and committee participation hours
- Local volunteers donated 411 admin and committee participation hours
- Volunteers made in-kind donations valued at $54,393

**Key Restricted Grants Impact for 2025**

North Carolina Housing Finance Agency(NCHFA) Urgent Repair Program (URP) to mitigate posing imminent threats to life, health, or safety

- 17 Homes Served

HOME Investment Partnership Program / NCHFA Essential Single Family Rehabilitation Loan Pool (ESFRLP) to bring rural homes up to essential housing standards

- 6 Homes Served

Healthy Opportunities Pilot (HOP) facilitated home repairs through Managed Medicaid clients to those that otherwise may not have qualified for assistance

- 53 Homes Served

ARCHR Asheville Regional Consortium for Home Repair

- 4 Homes Served

*Note: These homes and individuals may have been served by multiple grants, including additional funding from unrestricted foundation and direct public support.*

# CHC 2025 FINANCIAL OVERVIEW

| | FY 2024 | FY 2025 |
|---|---|---|
| **Ordinary Income/Expense** | Jan-Dec 24 | Jan-Dec 25 |
| **Income** | | |
| Housing Program Income | 1,427,386 | 1,303,557 |
| ReClaim Madison Income | 110,059 | 86 |
| Grants & Foundations | 442,213 | 904,905 |
| Direct Public Suppoert | 901,901 | 623,294 |
| Misc Revenue | 4,257 | 34,777 |
| **Total Income** | 2,886,816 | 2,885,318 |
| **Gross Profit** | 2,886,816 | 2,885,318 |
| **Expense** | | |
| Compensation and Benefits | 557,388 | 700,894 |
| Administrative | 124,635 | 169,449 |
| Fundraising, Advertising & Outreach | 28,176 | 39,191 |
| Housing Program Services | 1,144,887 | 1,351,791 |
| ReClaim Madison Operations | 134,077 | 60 |
| **Total Expense** | 1,989,164 | 2,261,385 |
| **Net Income** | 897,652 | 623,933 |

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*Community Housing Coalition of Madison County is a 501(c)3 non-profit organization. EIN #11-3660564*

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