

A close-up photograph of a person's hands holding a small, light-colored wooden house model. The house has a gabled roof and a chimney. The background is blurred, showing more of the person's hands and a light-colored surface. The image is partially covered by a large, light gray circular graphic on the right side of the page.

# ANNUAL REPORT 2024

Homefull 



# From the CEO

At the end of each year I spend a great deal of time reflecting on the past twelve months - both successes and areas for improvement. Through this painstaking self analysis, I am inevitably left with a feeling of affirmation that Homefull has been a leader in addressing the needs of our clients and the community.

This year was no different as we once again provided housing, food and jobs to our most vulnerable neighbors, answered the call from new communities when needed, and even embarked on a transformational capital endeavor for West Dayton. To say that 2024 was "normal" would be a gross understatement.

I know that all we do and all that is accomplished wouldn't be possible without the collaborative investment given by partners, staff, board, volunteers, and our clients. It truly does take a village to do what we do!

As I embark on my 31<sup>st</sup> year with Homefull, I am continually energized and challenged by the emerging needs of our broader community - what can we do better or how can we impact more people. I am proud of the work we have done over the years and look forward to the next chapter. Thank you for walking alongside Homefull this past year and in the future.

Tina M. Patterson  
CEO

# Board of Directors

## Officers

Tim Dutton - Humanex Ventures - President  
Steven Fabrigar - Rieck Services - Vice President  
John Buscemi - TriComB2B - Treasurer  
Gary Blumenthal - HNB Law - Secretary

## Members

Adam Blake - Vice President of Housing - County Corp  
Audrey Davis - Retired Teacher, Community Activist  
Nick Eden - Vice President - Danis  
Toya Hardy - Community Activist  
Tim Knueve - Project Executive - Shook Construction  
Michael Pabst - CPA - Flagel Huber Flagel  
Maureen Pero - Community Leader  
Richard Saphire - Professor, UD Law School (retired)  
Mark Sarver - Vice President - First Financial Bank  
Emily Stamas - Marketing Manager - Henny Penny  
Anthony VanNoy - Managing Owner - The VanNoy Law Firm  
Rodney Veal - Host/Community Ars Liaison - ThinkTV  
Lisa Wagner - Executive Director - Levitt Pavilion  
Marcy Walker - Director of Ministry - Declare  
Dan Gentry - Coolidge Wall, Legal Counsel/Non Voting



# The Year in Review - Dayton



After several years of planning , Homefull finally moved into its new **Headquarters** and future site of other, much-needed community amenities. The former site of Carlson Elementary will also house: the Gettysburg Grocery, a Kettering Health primary care doctor's office, Ziks Pharmacy, a bank, and a regional food hub. The nearly \$20 million dollar project shows Homefull's commitment to West Dayton.

A much anticipated cornerstone to the new Healthy Living in West Dayton project - the **Gettysburg Grocery** - held an onsite employment event and hired its management team as well as over 25 part and full time employees. Training and the first shipment of product occurred late in 2024 with a grand opening early in 2025.



Longtime Dayton non-profit and Homefull partner agency for over twenty-five years, **Places** closed their doors last year. While the agency's closing last fall was a sad day for the community, Homefull was able to absorb operation of two of their programs - Opening Doors for the Homeless and Housing First - and retain several of their employees, while continuing much-needed services to their clients.



# Other Communities - Columbus & Springfield

Growth in **Columbus** continued for Homefull in 2024 as over 3,000 clients were served in the organization's various housing and services programs. This included both congregate and scattered site rental assistance and support services to reduce housing instability in the state's largest metropolitan area. In addition, an agreement was signed for the conversion of a former motel into a new permanent supportive housing program that will house up to 70 formerly homeless men and women.



Early in 2023, Homefull was invited to take over operation of an emergency shelter in Springfield for families with children. A former motel was chosen as the site and after extensive repairs and upgrades, the first families were welcomed into the facility. In 2024 and after serving well over 100 families and increasing the number of those permanently housed, the City Council of Springfield voted to not renew Homefull's contract for another year and move in another direction. This disappointment didn't diminish the very successful work accomplished there, however.

# The Numbers

**Total Persons Served  
2024**

**9324**

**Dayton Region - 7275**

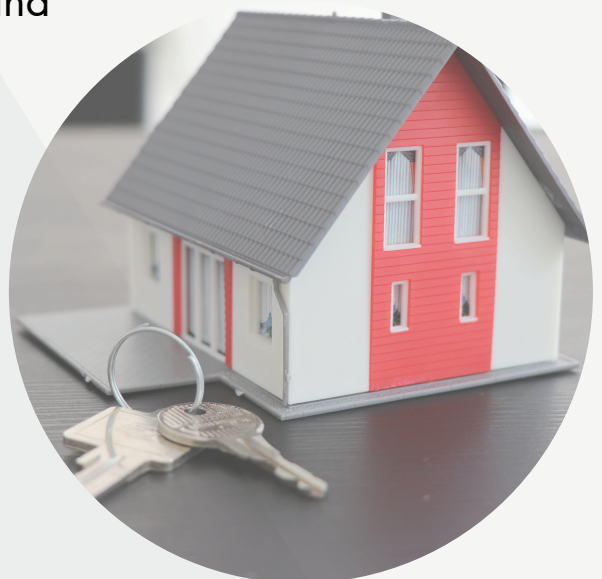
Includes permanent supportive housing, rapid rehousing, prevention, coordinated entry assessment, Community Transition Program, and all food programs.

**Columbus Region - 1814**

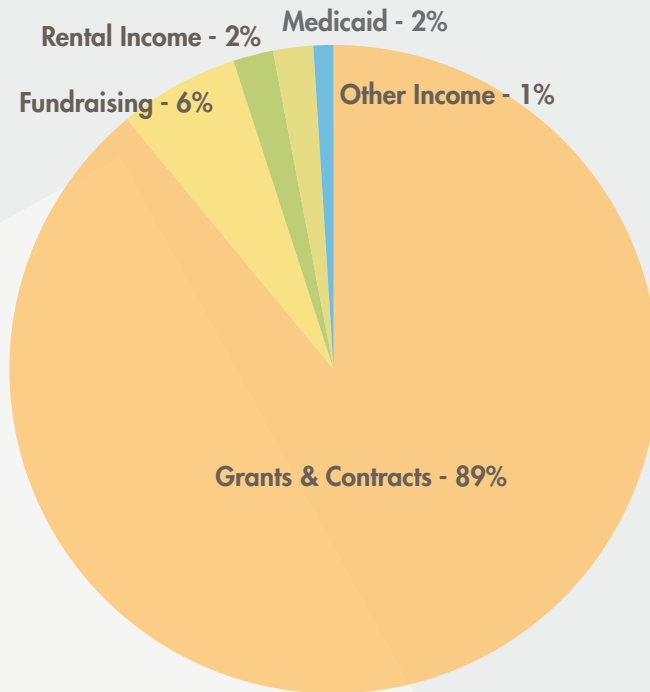
Includes permanent supportive housing and rapid rehousing.

**Springfield - 235**

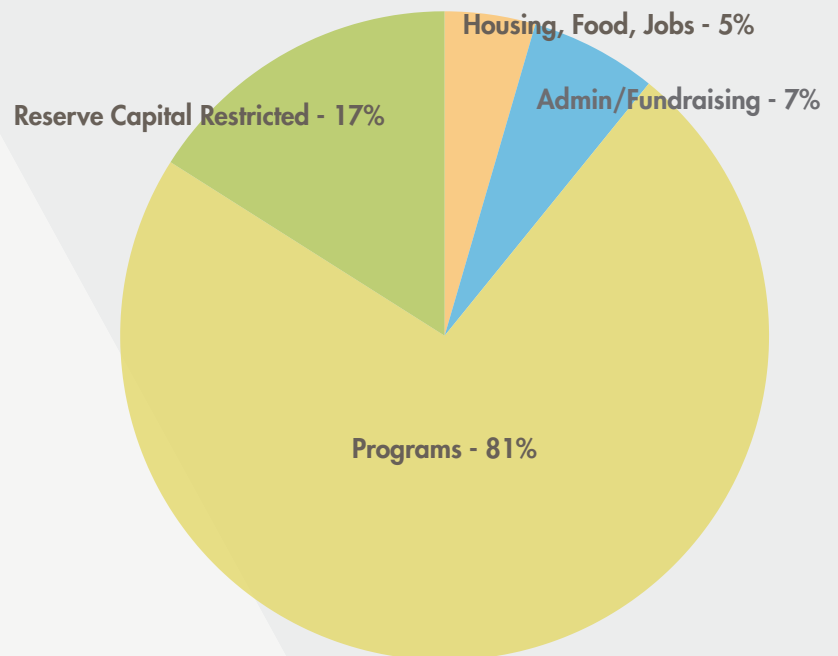
Includes family emergency shelter



# Financials - 2024



**\*Revenue**  
**\$17,776,906**



**\*Expenses**  
**\$17,776,906**

*\*All numbers are unadjusted*

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