



of Sussex County...because everyone deserves a home



BUILDING BRIDGES TO A BRIGHTER FUTURE

2024
ANNUAL REPORT

Message from Board President

Dear Friends and Supporters,

As I step into the role of President of the Board of Trustees for Family Promise of Sussex County, I am filled with gratitude and a renewed sense of purpose and excitement on what the future holds. This annual report reflects not only our achievements over the past year but also our unwavering commitment to combating homelessness in Sussex County.

Family Promise of Sussex County has been a beacon of hope for countless families facing the unimaginable challenge of losing their homes. The team at FPSC has worked tirelessly to provide vital services, support, and resources that empower families to regain stability in their lives. Our dedicated staff and volunteers have gone above and beyond to create an environment of compassion and respect, ensuring that every individual we serve feels valued and understood.

In 2024, we expanded our programs, strengthened partnerships within the community, and learned valuable lessons that will guide our mission forward. Each family that finds shelter through our programs represents not just a statistic, but a story of resilience, courage, and hope. We are proud of the impact we have made, but we know that our work is far from over.

As we look ahead to 2025, we are invigorated by the possibilities that lie before us. Together, we can innovate new solutions, raise awareness, and mobilize resources to further our mission. I invite you to join us on this journey—whether as a volunteer, a donor, or an advocate. Your involvement is crucial to our success and to the families we serve.

Thank you for your continued support and belief in our work. Together, we can break the cycle of homelessness and create a brighter future for all families in Northern New Jersey.

With heartfelt appreciation,

Todd Thomas

Todd Thomas
President, Board of Trustees



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BOARD MEMBER



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BOARD MEMBER

Join our Board

Be a driving force in helping end homelessness in our community.

- Three year terms
- Monthly meetings to drive the direction of the agency
- Help recruit major donors, manage agency finances, develop community awareness & plan and promote events
- Network with other professionals
- Learn new skills and build your resume
- Give back to your community

A Continuing Crisis

New Jersey

The fair market value for a 1-bedroom is \$1654 and 2 bedroom is \$1980



84

Hours a minimum wage worker would need to work to afford a 1-bedroom unit



\$38.08

Wage required to rent a 2-bedroom unit in New Jersey



30

Rental units available for every 100 extremely low income households



4th

Most expensive state per monthly costs



24%

New Jersey saw an increase in homelessness between 2023 and 2024

Researchers attribute this rise to the ongoing housing crisis, the court system clearing through the backlog of Covid-era eviction cases and increases rental costs

NJ remains the most expensive state in which to live. On average, a minimum wage worker in NJ would need to work 84 hours a week to afford a one-bedroom apartment. A limited supply of affordable housing units is available with approximately 30 units per every 100 low-income households in need.

Sussex County

Homelessness decreased in Sussex County by 33% from 2023, but this is still a 58% increase over 2022.



38%

Children under 18

55+

20%

Adults age 55 and over



30%

Were experiencing homelessness for the first time



The percentage of people living in their cars, tents, makeshift shelters, etc. almost doubled from 6% to 11%.

*Sources: USA Today, the National Low Income Housing Coalition's 2024 Out of Reach and Gap Reports
2024 Point-in-Time count for New Jersey and Sussex County.*

Our Impact

Who We Serve



Domestic violence survivors



Single-parent households



Adults 55+

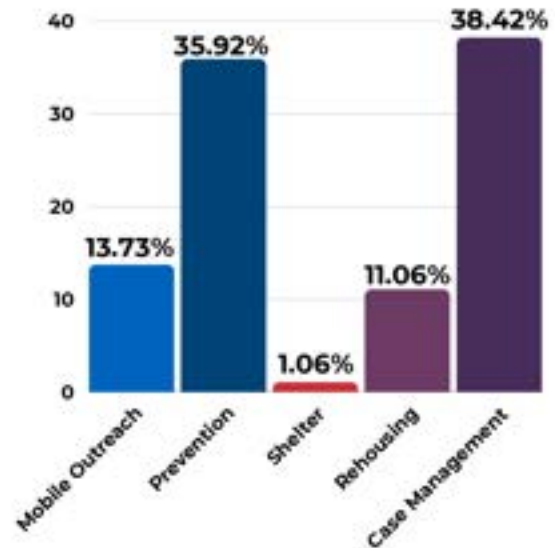


Female

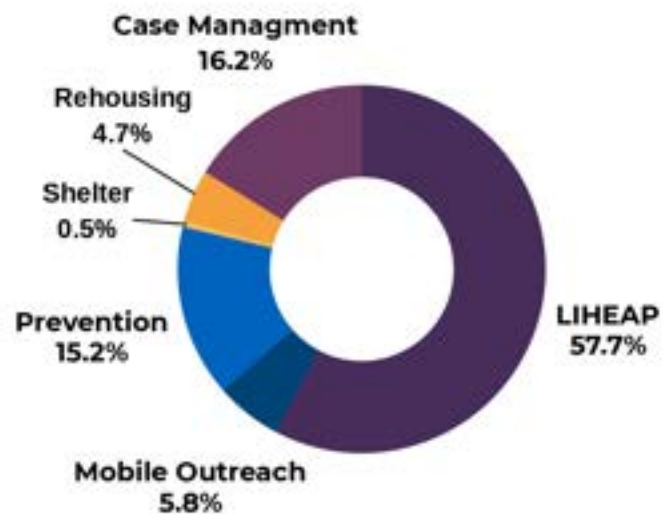


Reported at least 1 disability

% Individuals in Housing Programs in 2024



% Individuals in Agency Services in 2024



During 2024 FPSC assisted over 300 households in various rehousing and case management programs. Approximately 80% of clients saw positive outcomes and reestablished permanent stable housing. Over 1,900 households were provided assistance in applying for utility benefits to help alleviate the financial burden on the household.

1,940 HOUSEHOLDS ASSISTED WITH UTILITIES

901 HOUSEHOLDS RECEIVED STABILIZATION SERVICES

5,941 CASE MANAGEMENT HOURS LOGGED

85% OF STABILIZATION CLIENTS EXITED TO PERMANENT HOUSING

Client Stories



Phoebe lost her house after her husband died.

Phoebe lost her husband, Bill, two years ago. She is responsible for the care of her adult daughter, Rebecca, whose mental health condition makes it impossible for her to work. Unable to keep up with the bills after Bill's death, their house was foreclosed on, forcing Phoebe, Rebecca and their two small dogs to seek shelter in their car and sometimes area hotels.

Things became even worse for Phoebe and her daughter, when Rebecca contracted a severe form of pneumonia. While Rebecca was receiving treatment in the hospital, Phoebe met FPSC's mobile outreach team. Phoebe worked with staff to search for housing, improve her financial situation through financial counseling, and access other area resources. All her hard work paid off, as she and Rebecca moved into their new apartment on September 1st.

Derek had to find a new home for himself and his three sons.

Derek was a hard-working, single father of three children. He has a good full-time job and always paid his rent on time. However, the owner of the apartment he was renting notified him that the house was under foreclosure. He and his family had to leave. With nowhere to go, he and his boys lived in their car, with a short stay at a hotel before their money ran out and they were forced to go back into their car. They were homeless for a month, and that was more than enough as far as Derek was concerned.

He contacted FPSC for help. Derek was able to work closely with a case manager to gather important information, submit applications, and look for affordable housing. Despite having low-income and a low credit score, he successfully found a new two-bedroom apartment for himself and his children. Now he is able to focus on his family's bright future.



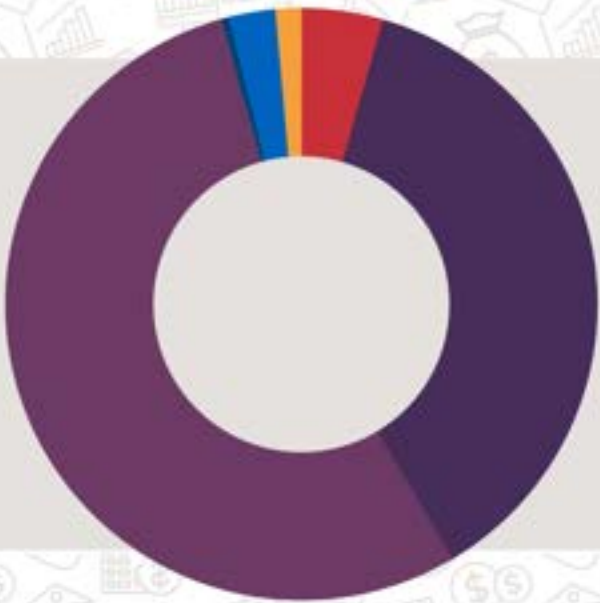
Sophie and Josh brought their new baby home to the home they saved from eviction.

Sophie and Josh were eagerly anticipating the arrival of their first child. Like many expectant parents, they were filled with excitement and hope for the future. However, the couple was left in a precarious financial situation after Sophie lost her job and experienced a tremendous setback when they found themselves facing eviction.

Unable to make ends meet with only one income, the couple attempted to work through their challenges and tried to negotiate a settlement to prevent an eviction. Sophie and Josh reached out to FPSC for help and were able to obtain the financial support and guidance they desperately needed to stabilize their housing and prevent homelessness. The family was able to remain in their home and focus on welcoming their new baby into the world.

2024 Financials

ANNUAL REVENUE

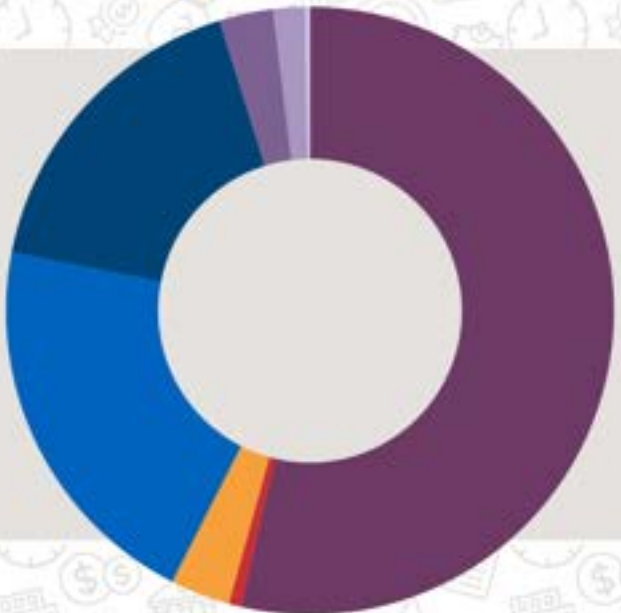


- Foundation & Trust Grants 4.4%
- County Indirect Public Support 0.4%
- Direct Support & Annual Appeals 2.6%
- Federal Indirect Public Support 37%
- State Indirect Public Support 54.2%
- Special Events 1.4%



ANNUAL EXPENSES

- Facilities and Equipment 0.3%
- Program Expenses 2.9%
- State Funding Program Expenses 17.1%
- Operating Expenses 3.2%
- Business Expenses 1.7%
- Personnel Expenses 53.6%
- Total Federal Indirect Expenses 20.6%
- Special Events Expenses 0.7%



FPSC in the Community

SERVICE STRONG



On November 8th, FPSC held its first **Service Strong Veterans Fair** at Sussex County Community College. Over 20 employers and service providers gathered with a common goal: to support and empower our veterans. Attendees at this free event had the opportunity to network with one another, meet potential employers, explore job opportunities, and learn about community resources for veterans.

**The need for housing services is increasing among veterans;
FPSC served 7 veterans in 2019, in 2024 we served 26.**

Making Access Possible



Check out M.A.P - Making Access Possible, an interactive map that provides users with a wide range of local resources across Sussex, Warren, Hunterdon, and Morris counties. By offering a centralized platform, M.A.P. aims to streamline the process of connecting families and individuals to essential services within these communities.

Resources and Services Include:

- | | |
|------------------|--------------------------|
| • Utilities | • Transportation |
| • Housing | • Senior Services |
| • Employment | • Addiction Services |
| • Food Pantries | • Mental Health Services |
| • Legal Services | • Special Needs Services |

<https://viewer.mapme.com/makingaccesspossible>

Community

Family Promise of Sussex County participated in community engagement events throughout the year, including:

- **Sussex County Day**
- **Newton Day**
- **NJ State Fair**
- **Health Expos**
- **German Christmas Market**
- **Back to School Fairs**
- **Non-Profit Fairs**
- **Game of Life hosted by VoTech**
- **Trivia Night at O'Reilly's Restaurant**





On May 16th, 2024, FPSC hosted its first Casino Night fundraiser event at the Conservatory at the Sussex County Fairgrounds. This night of elegance with food catered by Dominick's Italian Restaurant & Pizzeria and drinks provided by Krogh's Restaurant & Brew Pub. Guests enjoyed Blackjack, Roulette, Craps, Poker and more at 14 game tables and three slot machines. DJ Ray Sikora provided the soundtrack for the night and engaged attendees in karaoke.

This event raised more than \$42,000!



\$10,000+ dollars in prizes were awarded!

200+ people attended!

Thank you to everyone who attended and all of our sponsors and donors!

Spreading the Word

Starting in 2024, FPSC began posting articles on the local news website, Patch, and in August, one of our staff members, Laura Busch started a blog called Live, Love, Learn.



11/14/2024 - Pro-Tips for Thrifters
10/24/2024 - Halloween Costumes & Candy 2024
10/10/2024 - The Polarization of Everything Pumpkin
10/3/2024 - Did you know Sussex County has?
9/19/2024 - The Growing Popularity of Pickles



Read these and more posts at: <https://familypromisesussex.org>

FPSC programs have expanded to support the changing needs of the homeless and at-risk population. Our Mobile Outreach program brings staff out into the community to locate and engage those living in places not meant for human habitation, effectively working to shorten the length of time homeless by removing barriers to stabilization. Through the support of foundations such as The Cigna Group two units of transitional housing are now available to provide shelter and respite for homeless veterans while staff work with them to access rehousing resources.

Find us on Patch



Homelessness is a Trauma That Sticks With Those Who Experience It

By: Linda Shaw, May 7, 2024

The fear that comes from experiencing homelessness may create barriers for those trying to escape it.



Transitional Housing Program Helps Domestic Violence Survivors

By: Nicole Maggio, June 27, 2024

Family Promise of Sussex County's TH-RRH program provides housing and support to domestic violence survivors who have lost their housing.



Local Seniors Face High Rents and Housing Insecurity

By: Stephanie Glowatski, November 20, 2024

Seniors on a fixed income are struggling with increasing rent costs and rising inflation.



Learn with FPSC



Financial Literacy Workshops

FPSC continued to offer our popular financial literacy workshop series, Money Management, led by Elisa Serano, MBA and certified financial counselor. These classes help attendees obtain knowledge about finances and gain financial independence.

The series includes five workshops on topics like FICO scores, credit repair and reports, debt and payments, saving money, and creating a budget.



Stabilizing Tenancy Eviction Prevention Program

In September, FPSC launched STEPP, the Stabilizing Tenancy Eviction Prevention Program, a 10-workshop series on landlord-tenant topics, which was livestreamed and is available to view in its entirety on YouTube. FPSC staff members Frank Zywicki, J.D. and Dawn Hendershot, J.D. led the workshops.

This series covered topics like eviction, housing discrimination, rent increases, lease termination and useful local resources.



More than 200 people tuned into the livestreams or watched the recorded videos!



Summer to be You



Summer To Be You was a summer program by Family Promise of Sussex County that provided a welcoming space for LGBTQ+ high schoolers to connect, grow, and have fun! Participants developed effective communication and coping skills through engaging workshops and weekly support sessions, all while exploring journaling in a personal, pressure-free way.

Teens from across the county met, shared stories, and built lasting friendships. Along with insightful info sessions, the program featured exciting activities like video game tournaments, arts and crafts, button making, and more!

Looking Ahead to 2025

In 2024, Family Promise of Sussex County expanded its impact and reach within the community. We grew our transitional housing program, providing additional units to support veterans in need of housing stability, added landlord/tenant law to our workshop offerings, and increased our outreach to unsheltered veterans and the LGBTQ+ community. Over the last several years, we have steadily increased the number of households we serve, tripling the number from 278 households in 2019 to 895 in 2024.



In 2025 we look to focus less on expanding our services and more on strengthening our agency operations, resources and programming to ensure FPSC is in the best position to help the most vulnerable members of our society.



Focus 1

We aim to expand our resources for high needs populations, who often require more support to manage multiple barriers to stable housing. This includes adults ages 55+, veterans, and persons with disabilities.

Focus 2

Our Strategic Planning Committee is hard at work developing a new strategic plan for the agency's next five years.

Focus 3

Our development team is working on finding new ways to diversify our revenue streams. Diversified funding increases the agency's sustainability by building a financial safety net should one stream of funding fall through.

Focus 4

The agency is eager to build more and stronger relationships with our community partners, including corporate, local businesses, and other nonprofits. These partnerships are vital to providing the comprehensive resources our clients need to stabilize and sustain their housing.

Harvest of Hope

Donor Celebration Dinner

November 20, 2024

We are extremely grateful to all of our generous donors, sponsors, community partners and private grantmakers. Your support is vital to furthering our mission to support housing insecure individuals and families in our community.

"I am thankful to have a safe place for my family."

"I had my whole apartment packed into boxes and I was so scared. I'm so grateful to Family Promise for helping me to keep a roof over our heads."

"I am grateful that your agency never gave up on me."



Thank you to all of our generous donors, we couldn't do it without you!



Want to Get Involved?

Volunteer



Special Events

Direct services

Special skills or credentials

Ongoing support

We need help with:

- Planning or working events
- Flyering across the county
- Writing thank you letters
- Stuffing envelopes
- Organizing supply drives
- Inventory and organization tasks
- Office and administrative tasks
- Join a committee or our board

Donate

Goods

- Non-perishable foods
- Personal hygiene products
- New coats, hats, gloves, etc.
- Backpacks
- School supplies



Other Ways

- Donor Advised Funds (DAFs)
- Planned Giving
- Donations of Property or Vehicles
- Donations of stocks or mutual funds
- Reoccurring or monthly gifts
- Matching gifts through your employer



By Mail or Phone:

19 Church Street, Newton, NJ 07860
973-579-1180

Other Ways to Help

- Follow us on social media
- Share our social media posts
- Attend our events
- Support our fundraisers
- Tell local and state officials that you believe in housing stability for everyone

For more information contact Vicki at
973-579-1180 x1034 or
vsadiwnyk@familypromisesussex.org

Our Social Media

FOLLOW US!

- Facebook: Family Promise of Sussex County
- Instagram: @fpsussex
- YouTube: @Family Promise of Sussex County
- LinkedIn: Family Promise of Sussex County



GIVE SUPPORT

Donate Today

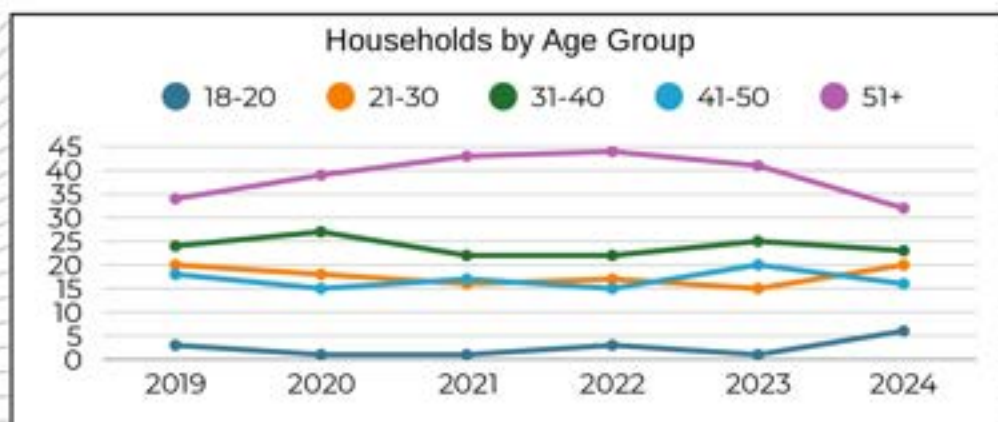


Message from the CEO

2024, Successes, Challenges and Opportunities

Housing stability in New Jersey can be difficult to achieve due to a combination of factors, including a shortage of affordable housing and rising rental prices. These factors pose challenges for low-to-middle income residents, especially those who are severely cost-burdened.

Data analyzed over the past few years found 2024 continued to show a concerning high number of adults aged 51+ who are experiencing a housing crisis, with over 30% experiencing homelessness for the first time. Sadly 12% of these individuals are over the age of 80 with the oldest persons served being 90 and 93 years of age. The rising cost of living has financially crippled these households.



Government awards in 2024 saw an increase in federal (46%) and state (75%) funding that have continued since the COVID pandemic. However, decreased support from foundations (-11%), county government (-46%), and direct community support (-33%) has resulted in a drastic reduction in funding for basic operational needs. We are hopeful that this is a temporary decrease in giving as we continue to rebound from a pandemic that has had a lasting impact on many.

As we look at 2025, our team is working to find solutions to the affordable housing crisis. Support from corporations, foundations, government entities, and private donors is needed to continue this important work in ending homelessness in our region. Would you like to be a part of this effort: volunteer, donate, host a drive, join a committee or the Board of Trustees and help us to Build Bridges to a Bright Future.

Best regards,

Chris Butto

Chris Butto, LSW
Chief Executive Officer



Thank You!