

Your Impact in Action: Rising to Meet the Need

— One Neighbor at a Time —



Message from the CEO

As we reflect on 2025, I am filled with both gratitude and pride. This year brought exciting milestones, unexpected challenges, and powerful reminders of what is possible when a community comes together.

Like many nonprofits across the country, we experienced significant shifts in federal, state, and county funding. In October, when SNAP benefits were temporarily paused, we saw an immediate and dramatic increase in families seeking food assistance. The need was urgent, and our community responded just as quickly. Individuals, churches, civic groups, and businesses showed up in force, delivering food donations and making generous financial contributions to ensure our neighbors did not go hungry. *We are also deeply grateful to Volusia County for stepping forward with funding support during that critical time.*



In response to ongoing changes in grant funding, our team has been intentional about strengthening and diversifying our revenue streams. We have enhanced operations at our thrift store, built new partnerships with businesses and foundations, and expanded collaborations designed to better serve our neighbors. Because of this collective effort, 2025 became a record year for fundraising, positioning us to meet rising needs with stability and confidence.

One of the most significant highlights of the year was the City of DeLand passing an ordinance allowing for tiny homes. This historic decision clears the way for us to break ground on our long-anticipated tiny home development. The project will include nine recycled shipping containers thoughtfully converted into beautiful, dignified housing, two units designed for families and seven units serving up to two individuals each. This development represents innovation, collaboration, and hope for neighbors working toward stability.

In June 2025, in partnership with Volusia County Government through its Opioid Abatement Program, we launched our Steps Program, a substance abuse housing initiative serving individuals in recovery who have experienced homelessness. In just a few short months, we have already witnessed powerful stories of transformation and renewed purpose.

As needs continue to rise across our community, we remain committed not only to expanding services but also to enhancing the experience of every neighbor who walks through our doors. We are investing in automation and operational improvements to serve more individuals efficiently and effectively. *In 2026, our food pantry will transition to a choice pantry model, creating a grocery store-like environment where neighbors can select food items that best meet their families' needs, restoring dignity, and empowering choice.*

Through every challenge and every success, one truth remains constant: we cannot do this work alone. We are profoundly grateful for the individuals, businesses, faith communities, foundations, volunteers, and public partners who stand beside us each day. Because of you, families find stability, individuals find hope, and our community grows stronger.

Thank you for believing in this mission and for walking with us through another impactful year.

With gratitude,

Savannah-Jane Griffin

Savannah-Jane Griffin
Chief Executive Officer



Client TESTIMONIALS



Meet Jimmy From Homeless & Hospice to "Happier Than a Pig in Mud!"



After a 2023 injury led to homelessness, Jimmy's health declined so severely that he was placed on hospice by April 2024. His recovery began in January 2025 when he entered The Neighborhood Center Bridge Shelter. With consistent care and stable housing, Jimmy's health improved so dramatically that he was officially removed from hospice by May. Following months of dedicated case management, Jimmy secured SSI and Medicaid benefits in September 2025. In spring of 2026, Jimmy transitioned into our Permanent Supportive Housing program.



Watch
Jimmy's Story:



Meet Cherelle How Emergency Aid Saved Cherelle's Home and Her Life



A single mother of 9 children, who faced the impossible choice between life-saving cancer treatment and paying rent after losing her husband. Her insurance ran out, threatening her ability to complete chemotherapy and keep her family housed. Thanks to donors like you, The Neighborhood Center stepped in. We provided emergency rent assistance and utility bill support, allowing Cherelle to finish her final two chemo treatments and keep her home. She is now happily in remission! Prevention services—like housing stability assistance, utility assistance, and food for the hungry—are vital safety nets that stop a crisis from becoming a catastrophe.



Watch
Cherelle's Story:



Meet Thomas Finding Hope and Giving Back after Recovery



A man of intellect eventually found himself facing the reality of homelessness after being released from prison. His story is a powerful reminder that crisis can happen to anyone—and that everyone deserves a community that supports their return to stability. Through the programs at The Neighborhood Center of West Volusia, Thomas was able to access the Bridge Shelter and the case management necessary to navigate his way back to a life of dignity and security. Why Your Support Matters: Your donations allow us to see the person behind the crisis. Whether they are veterans, former government contributors like Thomas, or families in transition, we provide the "hand up" they need to succeed.



Watch
Thomas' Story:



Meet Paige How Paige Reclaimed Her Life and went from Client to Colleague



Paige is a survivor, a mother, and an integral part of The Neighborhood Center of West Volusia. Her story of resilience began with a choice to seek help after a relapse. Through our Bridge Shelter and Lacey House transitional housing, Paige found more than just a place to stay—she found a supportive community and the tools to reclaim her life. Paige is now the Thrift Store Manager at The Neighborhood Center, where she uses her experience to inspire and help others on their path to recovery. Her journey from client to employee shows how the right support can lead to lasting change. Your donations directly support programs like the Bridge Shelter and Lacey House, making stories like Paige's possible.



Watch
Paige's Story:

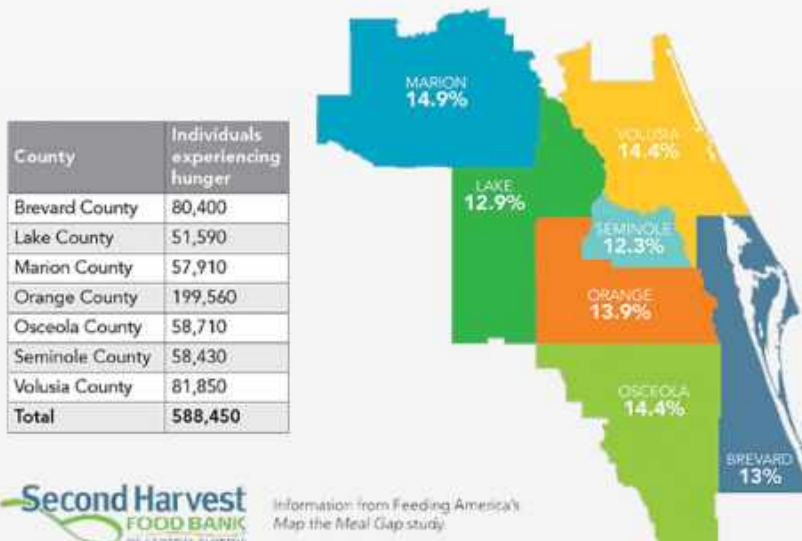
2025 Impact HIGHLIGHTS



2025 Second Harvest Food Bank Award

In addition, we were honored to receive the distinction of ***"Volusia County Agency of the Year"*** from Second Harvest Food Bank of Central Florida. This award reflects the hard work of our team, the dedication of our volunteers, and the generosity of our supporters who make this impact possible. Together, we are ensuring more families in our community have access to the nutritious food they deserve.

Food Insecurity Rates — Individuals IN CENTRAL FLORIDA



According to Feeding America's Map the Meal Gap 2025 Report, 588,450 individuals, or **1 in 7 neighbors**, across Second Harvest Food Bank's seven-county service area **are suffering from food insecurity**. This includes 153,460 children, **which equates to 1 in 6 children**.

Feeding THE HUNGRY

Meals Served, 2025



Bagged Meals through our Prevention Services are valued at \$105 per bag (\$35/meal). Each community meal service at the Bridge is valued at \$300. In 2025, our Food Pantry and Bridge Meals combined allowed us to **provide meals to our community with a total value of \$1,614,181.**

Our Food Pantry, Bridge Meals, and Mobile Food Drops in partnership with Second Harvest Food Bank of Central Florida, allowed us to serve a total of **376,742** meals to neighbors in need. This wouldn't have been possible without donations from people like you! Thank you for trusting us to get these vital goods into the hands of our neighbors.

Interested in donating food or volunteering to serve a meal at the Bridge Shelter?

Visit volunteer.nhcwv.org to learn more.



Mobile Food Drops



Community neighbors enjoying a meal at the Bridge



Journey Church group serving meals at the Bridge

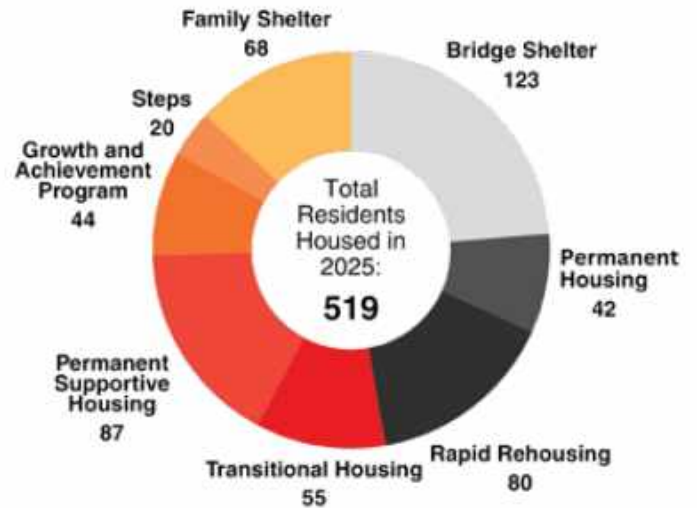


Volunteer group Deltona Serve the City preparing meals at the Bridge

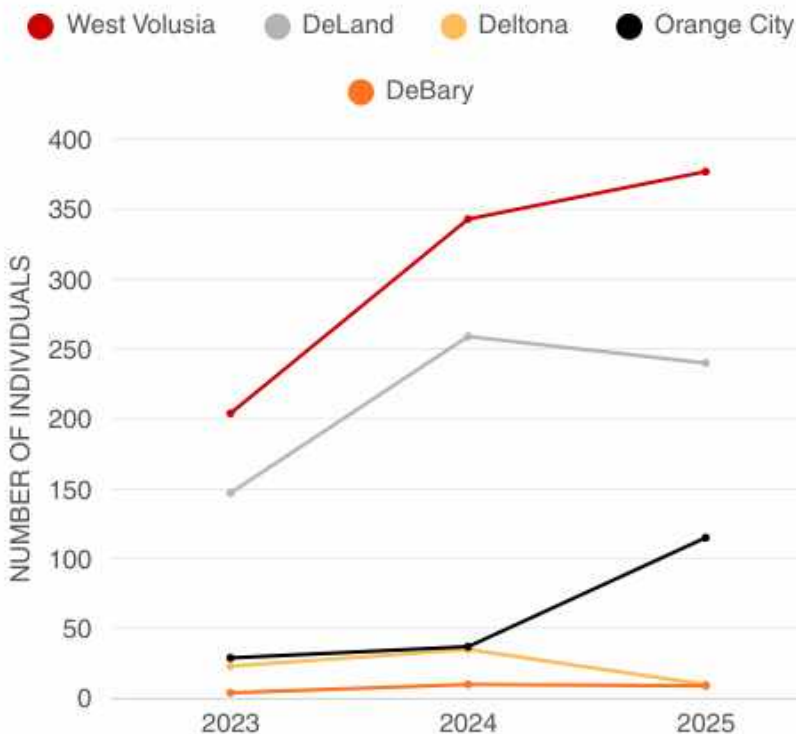
Housing THE HOMELESS

Our housing programs consist of **64 units** serving over **200 people per day**, including men, women, children, veterans, seniors, and individuals with disabilities.

Our housing residents meet weekly with a case manager to address stabilization efforts, assist with obtaining resources, and create a plan to enter permanent housing. Case managers collaborate with residents to achieve personalized service goals, secure employment, and fostering a healthy and secure living environment.



Annual Point-in-Time Count Individuals, 2023 - 2025



2025 Point-in-Time Highlights Compared to 2024*

Total Reported individuals

6.9% decrease in total reported individuals experiencing homelessness in Volusia County.

Unsheltered Families

24% decrease, with 97 adults and 148 children homeless unsheltered in 2025.

Unaccompanied Homeless Youth

44% decrease, with 21 unaccompanied homeless youth in 2025.

55+ Individuals

5.8% Increase in the number of people in the 55+ community who are currently experiencing homelessness.

Shelter Utilization

7.6% increase

Source: Volusia Flagler County Coalition for the Homeless, 2025 Point in Time Count

Preventing HOMELESSNESS

Our Homeless Prevention department supported individuals and families, including 1,022 children and 1,019 seniors, with over 42,000 prevention services, delivering \$1,695,234 in vital goods and services to help prevent homelessness in our community.



Community Partners

We express our deepest gratitude to all our partners who contribute to our mission, some of whom are listed below, alongside a vast network of individuals, churches, civic groups, and businesses. Their collective efforts enable us to better serve and uplift our community daily.



Message from the CFO

Dear Supporters, Staff and Board of Directors,

2025 stressed both the urgency of our mission and the importance of sound financial stewardship. **As the need for homelessness prevention services continued to grow, your support enabled us to respond with compassion, responsibility, and measurable impact**—while maintaining a strong financial foundation. Through community generosity, we ended the year with amazing success.



Alignment between financial resources and the agency's mission were central in ensuring that every dollar entrusted to us was used effectively to provide safe shelter, supportive services, and pathways to stable housing. **We are proud to continue to keep our costs of administrative functions under 12%, allowing at least 88% of every dollar donated to serve and support our most vulnerable community members.** We also continue to carefully manage expenses amid rising costs for housing, staffing, and essential services, while prioritizing program continuity and quality of care for the individuals and families we serve.

This past year, we achieved greater financial stability while continuing to meet program obligations through the diversification of funding sources among government grants, philanthropic contributions, and community partnerships. We continued to strengthen internal financial controls, enhance reporting transparency, and ensure full compliance with regulatory and grant requirements. These efforts reflect our commitment to accountability and responsible stewardship.

We also invested thoughtfully in our organizational capacity by adding an 8-bed recovery transitional housing program through the County's Opioid Abatement Grant, as well as 10 additional permanent supporting housing units for families transitioning from our Family Emergency Shelter. Furthermore, through several federal grants, we were able to replace our fleet of cars which allow case managers to safely transport clients to doctor's appointments, therapy, job interviews, and mainstream resource appointments. In addition, strategic spending on staff, systems, and infrastructure has positioned us to better serve our community, adapt to changing needs, and sustain our impact over the long term. At year-end, our financial position remains sound, providing flexibility as we plan for the year ahead.

Looking forward, we anticipate continued challenges as housing and food insecurity remains a critical issue in our community. However, we are confident that our prudent financial management, combined with the dedication of our staff and the generosity of our supporters, will allow us to expand services responsibly and deepen our impact.

On behalf of the finance team and the entire organization, thank you for your trust and partnership. Your support makes our work possible, and we are committed to honoring that trust through transparency, integrity, and mission-focused financial leadership.

With gratitude,

Christine Brake

Christine Brake
Chief Financial Officer

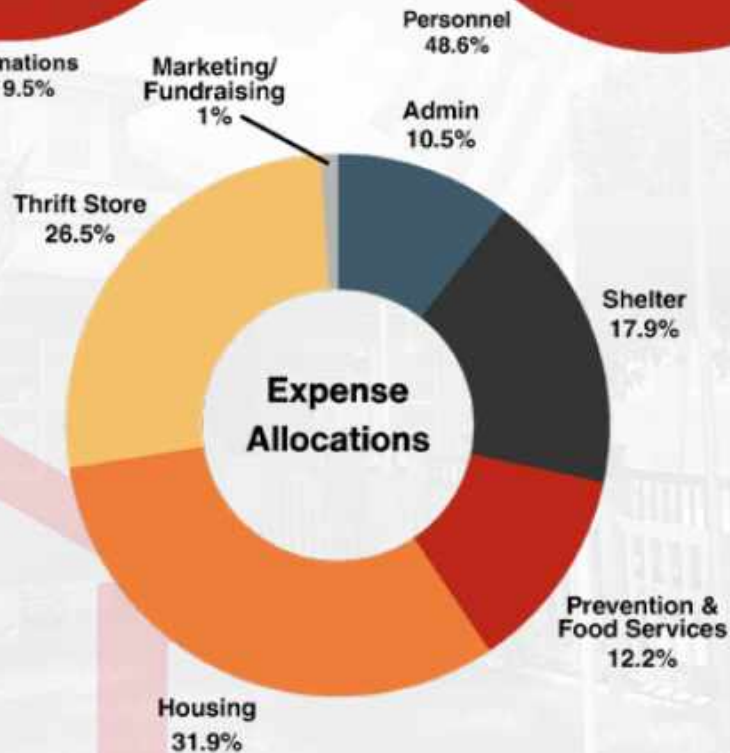
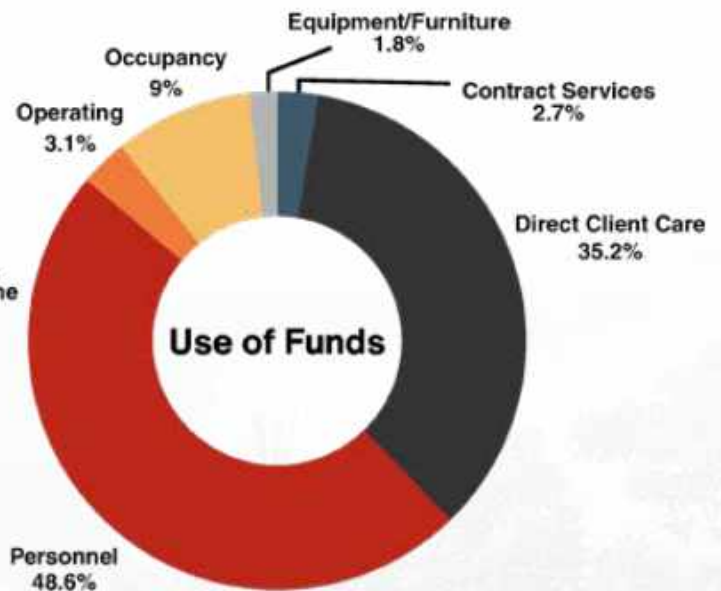


2025 Financial REPORT

TOTAL REVENUE
\$4,101,564

TOTAL EXPENSES
\$3,755,187

NET INCOME
\$62,416



Annual **FUNDRAISING EVENTS**

13TH ANNUAL WINE TO WATER RAISED \$62,556

13th annual
**Wine
TO WATER**



This achievement would not have been possible without the incredible generosity and commitment of our community partners, sponsors and volunteers! For over a decade, all proceeds from our signature Wine to Water event have been used to provide financial aid for utilities, water, and various homeless prevention services. By helping families and individuals remain in their homes, this event has helped save thousands of dollars spent on relocating them.

**7TH ANNUAL EMPTY BOWLS RAISED \$42,937
\$10,000 MORE THAN 2024**

7th Annual
**EMPTY
BOWLS**
OF WEST VOLUSIA



This year's Empty Bowls event gathered 500 community members together at DeLand High School to enjoy over a dozen delicious soups generously donated by local restaurants. This year's handcrafted souvenir bowls given to each attendee featured a special collection donated by a local artist. We are enormously grateful to our generous sponsors, restaurants and community members who supported the event and attended.

6TH ANNUAL ROBED IN LOVE RAISED **\$15,007!**

ROBED IN LOVE



Our Robed in Love event honors the heart of our mission—our donors, volunteers, and community champions! Sponsors helped cover the cost of the event to create a meaningful morning for our honorees that included heartfelt stories, a presentation of awards and breakfast all in the comfort of cozy robes.

2025 Awards & Honorees

Corporate Champion Awards

Recognizing companies that support our mission through both giving and employee service:

AdventHealth DeLand, United Healthcare and Amazon

Ed Lacey Big Heart Award

Honoring legacy-level impact and commitment to ending homelessness:

Jon & Susan Hall

Spirit of Home Award

Honoring a staff member who builds a sense of community and compassion:

Carol Williams, Prevention Case Manager

Ann Colwell Humble Heart Awards

Celebrating selfless service and hands-on dedication:

Group: DeLand Hope youth-led nonprofit combating hunger

Individual: Brian St. Peter tireless volunteer and quiet hero

Love Local Awards

Our highest honor, for individuals whose passion inspires others to support the mission:

Dan Sneed Volunteer, Donor, Ambassador

Becky Adesso Fundraising & Events Committee leader, community connector, passionate donor

The community support we received for these events directly empowers our mission and allows us to expand our impact across West Volusia. Sign up for our emails to get invites for our future events. All funds raised from our annual events were allocated for financial assistance including water, utilities, rent, and other prevention services like food and hygiene products to keep families in their homes.

Honoring Our VOLUNTEERS

To our incredible volunteers: You are the heart of everything we do at the Neighborhood Center. Your dedication makes these milestones possible. While we don't have the space to acknowledge every individual by name, **we are deeply moved by the 339 volunteers who committed their time and energy in 2025, totaling an astounding 13,349 service hours.** Whether you are advocating for our brand, serving meals, or helping at our signature events, your hands and hearts are what allow us to continue our vital mission.



City of DeLand
Volunteer of the Year
and Fundraising
Chair of Empty Bowls,
Becky Adesso



Collin of Boy Scouts
Troop 340 completing
his Eagle project, a
playground for our
Family Shelter



Volunteers gather
to help convert our
Food Pantry to a
Choice Pantry

Sigma Phi Epsilon above,
among several other
Stetson University
fraternities donated
their time and money
to support our cause



News & FEATURES

A MORE DIGNIFIED WAY TO SHOP: INTRODUCING OUR NEW CHOICE PANTRY!

We are thrilled to announce that our traditional Food Pantry is evolving into a **Choice Pantry!** Recognizing that everyone has unique dietary needs, allergies, and cultural preferences, this transition shifts the model from pre-packed bags to a grocery store-style experience. Visitors will now have the freedom to select the items that best serve their families, reducing waste and—most importantly—offering a more dignified, empowering experience.

Stay tuned for our official grand opening and **ribbon-cutting ceremony in 2026** to reveal the newly transformed space. We can't wait to share this next chapter of community care with you!



TINY HOMES, BIG IMPACT: ONE CONTAINER AT A TIME

We are absolutely thrilled to share a massive milestone with you: a historic new city ordinance has officially passed, clearing the way for tiny homes right in downtown DeLand! With Volusia County facing a 20% surge in homelessness over the last five years, this breakthrough allows us to help more of our neighbors in this affordable housing crisis. Right behind our Bridge Shelter, we are launching an innovative transitional community made of nine recycled shipping containers fully transformed into modern, beautiful tiny homes! These individual spaces will give residents up to two years of true independence, restoring unmatched dignity, privacy, and hope as they work with our case managers to build a direct path to permanent housing.

This project is moving fast, and we want you to be a foundational part of this exciting movement! Your collaboration and donations will jumpstart a lasting legacy, creating a powerful ripple effect across our entire community. **To learn more about how you can contribute to our Tiny Home project, email us at info@nhcwv.org.**



Renderings of our recycled storage container tiny home community.

**WE INVITE YOU TO WATCH
THIS VIDEO TO SEE OUR
VISION FOR THE PROJECT:**



News & FEATURES

AFFORDABLE HOUSING PARTNERSHIPS TO CREATE LASTING CHANGE



We recently celebrated the groundbreaking of Blue Sky Communities' New York Ave Apartments, a project rooted in dignity, opportunity, and hope. **This development will bring 84 units of affordable housing for families, including 13 new units of Permanent Supportive Housing for individuals and families emerging from homelessness, working with The Neighborhood Center of West Volusia to support them in their journey.**

By honoring the historic Putnam Hotel site across from City Hall, this groundbreaking marks more than just a new build - it's a commitment to our residents. Through our partnership we are honored to help ensure these homes provide not just housing, but stability, support, and a pathway forward! We are deeply grateful to Blue Sky Communities, County of Volusia, and the City of DeLand, FL for helping bring this project to life.



We also had the opportunity to tour Housing for Homeless (HfH) Supportive Housing, **a new affordable housing development called Fox Pointe located in Holly Hill**, which is set to open in 2026. We're excited to partner with HfH to create new housing opportunities for the neighbors we serve! Fox Pointe is a beautiful place for individuals and families to call home. We're truly grateful for partnerships like HfH Supportive Housing that are helping to bring real housing solutions to our community.

CELEBRATING THE LAUNCH OF OUR NEW STEPS PROGRAM

In June of 2025, we launched our new Steps Program, a specialized recovery initiative providing a supportive environment for eight individuals dedicated to maintaining their sobriety. This six-month program is structured into three distinct phases, designed to help participants rebuild essential life skills, develop healthy money management habits, and learn effective coping strategies. Our goal is to address the unique challenges of recovery to support a successful and independent reintegration into society. So far, five individuals have successfully completed the Steps Program!



Our VISIONARY LEADERS

2026 BOARD OF DIRECTORS



President: Derek Mears, Private Wealth Advisor,

Mears Wealth Management, Ameriprise Financial Services

Vice President: Sundria Ridgely, Chief Legal Officer, Concert Golf Partners

Treasurer: Whitney Ruston, Assistant Vice President,
Mainstreet Community Bank of Florida

Secretary: Sonni Stover Wimer, Realtor, Adams, Cameron & Co. Realtors

Executive At Large: Joseph Hearn, Event Planner, Joe Hearn Events

Board Members at Large: Mario Davis, Kenneth Harley, Marla Rawnsley, Rick Rintz, Nancy Sackman, Michael Shayeson, Elizabeth Skomp, Ryan Tennyson, Gery Walker, Tim Williams, and Diane Zeidwig

LEADERSHIP TEAM



Declaration of Hunger Action Awareness Day, 2025

Executive Leadership

Savannah-Jane Griffin, Chief Executive Officer
Christine Brake, Chief Financial Officer
Stephen Dalsemer, Chief Operating Officer
Amber Homberger, Chief of Staff and Community Engagement
Heather Fontaine, Director of Development & Marketing
Debra West, Executive Assistant

The Bridge Shelter

Kimberly Noel, Director of Operations
Erica Rainey, Director of Community
Family Emergency Shelter
Alexa Urbina, Program Director
Facilities
Jacob Rainey, Director

Housing

Sofia Rivas, Director
Prevention Services
Lara Poertner, Director
Thrift Store
Paige Vargas, Manager
Steps Program
Sarah Dugan, Director

Lives **REMEMBERED**

We honor the enduring legacy of several cherished members of our community who have recently passed. We are profoundly grateful for the paths they paved, the lives they touched and the impact they made on our culture. These beloved supporters and clients will continue to inspire us every day as we carry their light forward:



Gary Maris
Co-Founder of
The Neighborhood Center



Eunice Maris
Lifelong Supporter



Dennis Whitehurst
Housing Resident



Michael Kimes
Housing Resident

Dan Sneed
Beloved Donor

Gregory Johnson
Housing Resident



Follow us on our socials to get real-time updates:   

Sign-up for our Newsletter to receive exclusive event invites and heart-to-heart stories from our clients: [NEWS.NHCWV.ORG](https://www.news.nhcwv.org)

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