



FRIENDS,

With fall here and the close of 2021 shortly upon us I am so thankful for all that has been accomplished here at New Directions and the impact our programs have had on thousands of lives. Our vision is for everyone to have a warm and safe place to call home where they can stay healthy and independent. We accomplish that by providing affordable apartments and helping seniors with free home repairs that allow them to stay in their home.

A recent story I heard from our team coordinating the Repair Affair program focused on a Marine Veteran who they helped to transition back to his home following a hip surgery. The home needed a bathroom that would allow him to use a walker to get in and out of a shower. Our team of volunteers was able to replace his bathroom fixtures to make it accessible and allow him to live there independently.

In 2021 we were able to help 210 homeowners with home repairs they could not make by themselves.

Another story focused on help that was provided to a young mother with two children, who resides in one of our 913 apartments. The mother needed help, which we were able to provide, with connecting to a pre-school and transportation to job interviews. She had signed up for a program we launched in January called **I Rise**, with staff that help provide access to programs and trainings needed to help individuals become financially independent and self-sufficient.

We have 161 families and individuals who in 2021 enrolled in the **I Rise** program.

Many have not been aware or connected New Directions with west Louisville's St. Benedict Center for Early Childhood Education, which with encouragement from Metro United Way and some seed funding, we took over the ownership and operations of in 2016. Evident to us now, with the above story as an example, is the connection and need of resident services and our families to early childhood education.

In 2021 under the leadership of our Director, Felicia Alfred, and partnerships with Family and Children's Place and Community Coordinated Child Care we have joined the Greater Louisville Head Start program and now have 90 children at St. Benedict Center.

What a difference a year makes!
Thank you for all you do!

Lori Hudson Flanery

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ANNUAL REPORT

NDHC.ORG | FALL 2021

REPAIR AFFAIR

New Directions received 394 new requests for home repairs related to allowing seniors to remain "healthy at home."

While the use of volunteer teams to assist homeowners is still the primary focus of the program's delivery system, funding from area foundations and businesses enabled New Directions to hire local contractors to clear the back-log of homeowners needing assistance. A secondary benefit to utilizing area contractors, during the pandemic, has been that the funds provided have assisted area businesses in stimulating the local economy.



Nerissa Sparkman Photography

RESIDENT SERVICES FAMILY-SELF-SUFFICIENCY PROGRAM – I RISE

One of our **I Rise** participants, Rhaja has been with the **I Rise** program since the middle of April; she was working until June when she went on Maternity Leave. She gave birth to a gorgeous baby girl in July. With the arrival of the new baby, she has been utilizing her Maternity Leave but wants to start back to work, part time, this fall so that she can also attend nursing school. She is so thankful for the support and assistance from the **I Rise** program and is excited about being able to work and going to school.

The **I Rise** program is continuing to exceed expectations. We have ended the month of October with 158 participants. This keeps us on track for our goal to have 200 participants by December 31, 2021.

ST BENEDICT CENTER FOR EARLY CHILDHOOD EDUCATION

While providing each child with a high impact educational experience is the first priority of St. Benedict, our efforts extend well beyond the classroom. Our staff provide family support that include services such as mental health counseling, job search assistance, housing, and health screenings.

Through our partnership with Family and Children's Place and Community Coordinated Child Care, we have joined the Greater Louisville Head Start Program. This partnership has allowed us to focus efforts on school readiness, nearly doubling our staffing to accommodate the needs of our children, and heavily invest in the tools and resources necessary to improve the learning environment for our children.

Our goal is to provide an early childhood education experience that is among the best available in metro Louisville.

NEW DIRECTIONS (JULY 1 – JUNE 30)

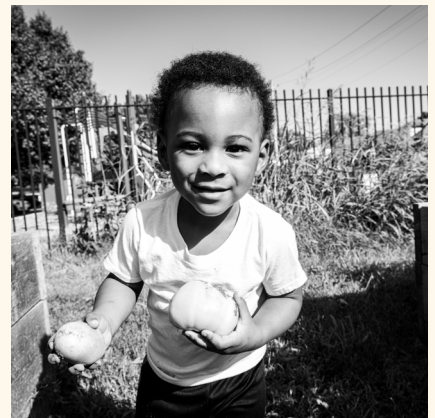
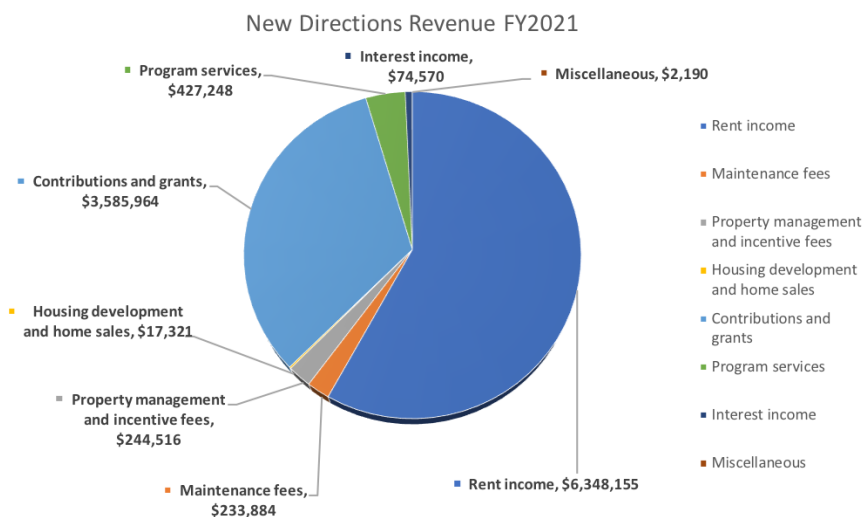
Revenues	FY2021	FY2020
Rent income	\$6,348,155	\$6,758,380
Maintenance fees	\$233,884	\$405,016
Property management and incentive fees	\$244,516	\$121,032
Housing development + home sales	\$17,321	\$824,000
Contributions and grants	\$3,585,964	\$2,383,573
Program services	\$427,248	\$553,412
Interest income	\$74,570	\$106,963
Miscellaneous	\$2,190	\$77,028
Total Revenues	\$10,933,848	\$11,229,404

Expenses Program

Rental properties	\$5,488,420	\$5,261,941
Real estate development	\$402,384	\$1,232,415
Asset and property management	\$1,922,436	\$2,066,605
Resident services	\$420,636	\$413,154
Home ownership preservation	\$1,209,449	\$509,073
Community building and engagement	\$157,625	\$142,312
Early childhood development	\$903,802	\$785,219
Fundraising	\$234,629	\$495,473
Management	\$703,806	\$634,309
Total Expenses	\$11,443,187	\$11,540,501

Net assets, beginning of year	\$14,498,131	\$14,207,637
Net assets, end of year	\$14,777,778	\$14,498,131

Consolidated Statements of Activities and Changes in Net Assets Years Ended June 30, 2021 and 2020.



Nerissa Sparkman Photography



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Opening
doors for
sustainable
housing.

