



Your support
in action.

 HomeFront | 35
YEARS

ANNUAL IMPACT REPORT
2024-2025

IT TAKES A VILLAGE

A MESSAGE FROM OUR CEO

Dear HomeFront Supporter,

This past year, we witnessed both incredible resilience and heartbreaking need, and we're grateful you were there by our side. Families who once turned to us for short-term help now require months of support to regain their footing. The pressures of the housing market, inflation, and reduced public assistance have created a landscape unlike any we've seen before. What once felt like temporary crisis has, for many, become a daily reality.

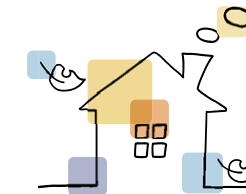
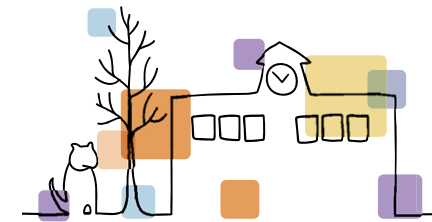
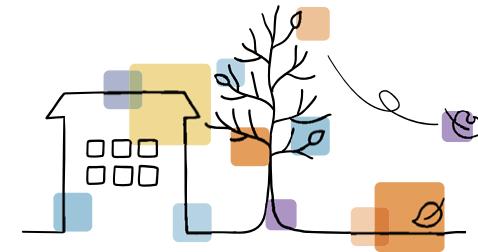
Still, in the face of these challenges, our mission has only grown stronger. With your unwavering support, HomeFront's strength has always been our ability to adapt, innovate, and rally together. We continue to expand shelter capacity, strengthen our workforce programs, and invest in the services that move families from crisis to stability. None of this happens in isolation; it takes people like you. Every volunteer who sorts food and furniture, every case manager who refuses to give up on a client, every partner and donor who believes that change is possible.

Behind every number in these pages are real people: parents working double shifts to keep their families stable, children discovering confidence through art, and neighbors who show up because they know their community's wellbeing depends on it. This report truly is a testament to your care and commitment to helping families reach stability—and go even further.

Our work is not easy, and it's not finished. But the power of this community—your compassion, your belief in our mission—continues to inspire me every day. Thank you for standing with us, for showing what it truly means to care, and for being part of the village that keeps hope alive.



Thank you,
Sarah Steward
Sarah Steward,
Chief Executive Officer



HomeFront's village is built by thousands of caring hearts—volunteers, donors, staff, and partners—united by one belief: every family deserves a place to call home. Thank you for being part of it! This year, our shared work took on new urgency. Rising rents, shrinking safety nets, and an unforgiving cost of living have pushed more of our neighbors into crisis. Families who were once stable found themselves one bill away from crisis. But you've shown what community can do when compassion meets action. Because when we all show up, hope shows up too.

TOGETHER, WE MAKE THE VILLAGE STRONGER

Our impact is never the work of one person or one organization—it is the result of thousands of hands and hearts working together. This is what it looks like when a village decides that everyone belongs. And because of you, they do.

THE ROAD AHEAD

Our vision for tomorrow is one where every family can not only survive—but thrive. To move beyond crisis response and build lasting stability. To strengthen systems, expand housing, and deepen prevention so fewer families ever need shelter in the first place. With our village behind us, we're not just responding to poverty. We're rewriting what's possible.

Our Core Beliefs:



We believe families deserve safe, secure housing.



We believe that with the right tools all families can succeed.



We believe families need basic necessities to live a life with dignity.



We believe that personal wellness—whether physical, mental, or emotional—is critical to ensuring thriving families.



We believe that children nurtured by love and support will grow on a path to realizing life's possibilities.

BY THE NUMBERS, BEYOND THE NUMBERS

Last year, HomeFront served **30,321 individuals**—a record that reflects both the urgency of this moment and the depth of our shared compassion. Across Mercer County, **40,000 residents rely on SNAP** to eat, and **an individual must earn \$39.99/hour** to afford a modest two-bedroom apartment. Homelessness in New Jersey has **risen 8%** in the past year alone. These aren't just statistics—they are reminders of why our village must keep growing.



BECAUSE OF YOUR CARE...

30,321 unique individuals were supported by HomeFront last year through shelter, food, and transformative assistance.

HELP FOR TODAY

Because of you, families' immediate needs were met with unwavering care:

1,699

food pantry visits each month, on average, provided groceries, fresh produce, meats and dairy

3,219

FreeStore visits made, providing families with clothing and household goods free of charge

150

families sheltered with dignity and surrounded by care, resources, and safety



Aijanaii's Story

Aijanaii worked hard to provide for her two young children—both financially and emotionally. But her budget was still stretched thin every month, trying to balance rent, groceries, and essential expenses. And she had no room for anything to go wrong. One unexpected expense would tip everything.

When she started coming to our Choice Market food pantry, your support was what helped “fill in the gaps”—because no family should have to face impossible tradeoffs.

“If I'm a little low and I might have to pay rent, or I might have to pay car insurance, and I can't afford to buy food that week, I can come to HomeFront and get what I need.”

HOPE FOR TOMORROW

The strength of your support lies not just in relief, but in transformation. Each success is a testament to a village that believes in possibilities:

143

children thrived through year-round enrichment and tutoring in our Joy, Hopes & Dreams program

226

adults opened doors through education and expanded employment opportunities

3,281

times we supported individuals' and families' physical and mental health needs



Denise's Story

Before coming to HomeFront, Denise felt scared and alone. She was pregnant, in a difficult relationship, and living in an abandoned house with no water or electricity.

Then, she came to the emergency shelter at our Family Campus, and Jace was born. The Family Campus was the safe place they needed, surrounded by support and resources. Jace attended our Atkinson Child Development Center. And Denise received her phlebotomy certification from Mercer County Community College with the help of our staff.

This wasn't a temporary fix. It was a pathway.

Today they live in one of our permanent, affordable homes, where they have on-going support. Because of you, they've been able to move from crisis to stability.

Because of you, Denise didn't just find shelter. She built a future.

“I have something I can call my own and a place where I safely raise my son! I don't think I would be where I am today without HomeFront.”



OUR FUTURE: BUILT BY YOU

CREATING STABILITY IN AN UNSTABLE TIME

This past year, our mission has been tested like never before. Housing costs across Mercer County have reached historic highs, and the working poor—families we could once stabilize within months—are now fighting uphill battles to afford even basics. Amid this storm, we have doubled down on what we know works: comprehensive, wraparound support rooted in both empathy and evidence. We are not simply responding to crisis. We are building systems of stability in a time when stability feels increasingly out of reach.

INVESTING IN WHAT WORKS

With your help, we're strengthening the foundation of our services through four key priorities:

1) Ensuring More Families Have a Safe Place to Sleep and Call Home:

We're bringing online newly-acquired apartments to meet the urgent, growing need for additional shelter. These spaces will provide parents and children with the safety and comfort they deserve, alongside supportive case management. At the same time, we're working with our housing development partner, Homes by TLC, to develop more affordable homes with supportive services, so families can build a stable, hopeful future for the long-term.

2) Providing More Doors to Opportunity and Economic Mobility:

Through Hire Expectations, your support helps parents build the skills, confidence, and income needed to sustain independence. Not only that, these education and employment supports enable parents to access opportunities they once believed weren't available to them. These programs do more than create paychecks—they create pathways out of poverty and grow the economic strength of our community.

3) Preventing Families from Facing Hardship and Homelessness in the First Place:

We're focusing even deeper on preventing the pain of homelessness in the first place, while remaining committed to providing wraparound support and care when it does. We're doing more to intervene earlier and prevent hardship from turning into crisis: providing food and other essentials that give families room in their budget; making sure an expected expense doesn't put a family behind on rent; and more safe, affordable homes.

4) Using Evidence to Make Decisions and Drive Systemic Change in Our Community:

We're deepening our commitment to data, research, and evaluation to guide every strategic choice we make and steward your support with maximum impact. By measuring outcomes, analyzing trends, and piloting new approaches through the Impact Fund, we're ensuring our programs remain responsive, effective, and grounded in what truly works. This focus on learning and accountability helps us not only meet immediate needs, but shape smarter, systemic responses to poverty in Mercer County.

TOGETHER, THESE PRIORITIES FORM THE ROADMAP FOR HOMEFRONT'S FUTURE—ONE THAT'S BOTH PRACTICAL AND AMBITIOUS.

Because of your commitment to families, we're able to invest in housing that heals, programs that empower, and systems that endure. It's the path from crisis to stability, from scarcity to opportunity—and it's built, step by step, through the collective will of a community that refuses to accept that homelessness is inevitable.



A family in one of our permanent affordable homes, in collaboration with our housing development partner, Homes by TLC.

IN YOUR OWN WORDS

YOU GIVE YOUR RESOURCES, TIME, CARE, AND COLLABORATION...

So that families have the help they need to stabilize today, and the hope they deserve to dream of a stronger tomorrow. With your help, families move from survival to stability to thriving.



“When we first moved to Lawrenceville and started to raise our family, I wanted to find a local charity that was making a difference in our community. A friend of mine told me about HomeFront. We volunteered at the Family Preservation Center* to host an ice cream party. It was hard to imagine the tremendous amount of need in our backyard. Now all these years later, I’m proud of HomeFront and their ability to grow and continue to help the clients not only survive, but thrive.”

— MARY DOUGHERTY, long-time HomeFront donor

*Now part of the HomeFront Family Campus



“Volunteering has always brought me a deep sense of satisfaction. My introduction to HomeFront happened many years ago when my elementary school students and I participated in its various donation drives. After retiring, I became involved with HomeFront’s Week of Hope initiative and have remained an active volunteer for the past six years. Through this experience, I’ve had the opportunity to work with caring volunteers and staff, gain fresh perspectives of my community’s needs, and make a meaningful difference in my community. I wholeheartedly encourage anyone seeking a chance to give back to consider volunteering for this outstanding organization.”

— ADELE HAGADORN
Choice Market food pantry volunteer

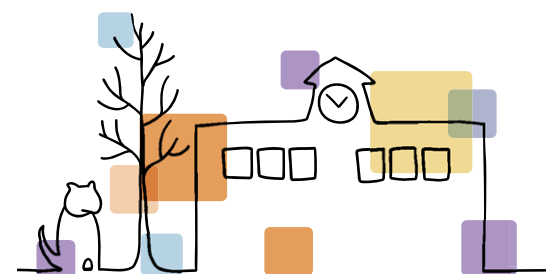
“I began supporting HomeFront in the late 1990s, after seeing children in my own kids’ classrooms without basic necessities. What started as small neighborhood collections grew into our community sponsoring 150 children’s holiday wish lists. As an immigrant who experienced hardship myself, giving back through HomeFront feels deeply personal—and volunteering across many of HomeFront’s programs, including the FreeStore, Food Pantry, Drive Room, and now as a Lead Volunteer at the Treasure Trove, is my way of helping families feel supported and seen.”

— HELEN JAMES, in-kind-donor & volunteer (below, center)



“We support HomeFront because it helps the most vulnerable people in our community at their greatest time of need. No family should ever be homeless, or without food and the other basic necessities of life. HomeFront provides compassionate and effective care and is a careful steward of donor contributions.”

— JOYCE & DONALD HOFMANN,
long-time HomeFront donors



A VILLAGE POWERED BY CARE: LAST YEAR —

2,620

people gave \$100 or more, totaling over \$4,200,000...

Ensuring families had a safe place to sleep, food on the table, and opportunities to grow and thrive—not just for today, but for the future.

8,668

visits were made to our Donation Center...

Where generous community members gave food, clothing, household goods, and more to ensure families don’t have to choose between rent and essentials.

These donated goods, along with pro bono services we received, totaled over **\$5,400,000** in value...

Because generous corporations, churches, schools, civic groups, and private citizens believe families facing hardship deserve dignity, hope, and stability.

SMART GIVING: LASTING CHANGE

Your generosity makes possible every meal served, every light turned back on, every dream rekindled. There are many ways to make your impact go even further:

Qualified Charitable Distributions (QCDs): If you're 70½ or older, a direct gift from your IRA can satisfy required minimum distributions—while making a powerful, tax-efficient difference for families in need.

Donor-Advised Funds (DAFs): Simplify your giving with a DAF grant to HomeFront—an easy, strategic way to support critical services now and in the future.

Legacy Giving: Join HomeFront's Kitchen Table by including HomeFront in your will or estate plans. Your gift ensures that tomorrow's families have the same chance at stability and hope.

Sustaining Gifts: Monthly donors provide the steady, reliable support that keeps our doors—and hearts—open.

Together, these smart strategies help you create lasting impact while aligning with your financial goals. To learn more, contact our Development Office or visit homefrontnj.org/Planned-Giving.

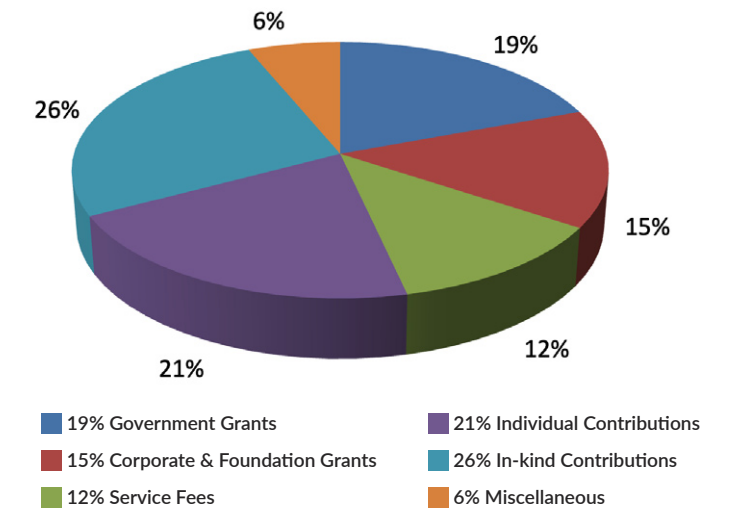


In 2025, our tireless staff and dedicated volunteers have continued to provide safe and secure housing, tools for success, basic necessities, personal wellness resources, and a nurturing environment for children and families in Mercer County who are struggling to make ends meet. We see the on-going, systemic challenges of skyrocketing costs and lack of affordable housing continue throughout our state and country. But caring community members like you remain committed to HomeFront's bold mission to end homelessness through financial contributions, in-kind donations, and volunteerism.

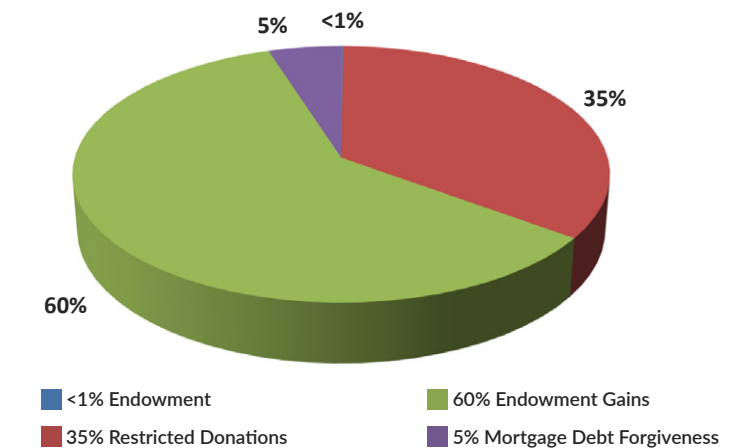
Because of the generosity of individual donors, government agencies, businesses, and foundations, HomeFront invested more than \$18,000,000—an increase of almost 23% percent since 2022—to provide housing, emergency services, and client support. For fiscal year 2025, independent examiners once again confirmed our adherence to generally accepted accounting principles in another clean audit. Additionally, we maintained the highest Charity Navigator rating—4 stars—and a 100% score for key accountability and financial metrics, tax form disclosures, and administrative policies. In 2026, our 35th year, we plan to continue focusing even more deeply on preventing the pain of homelessness before it begins—while remaining committed to providing the wraparound support families need when crisis does occur.

— Marvin Pannell, Chief Financial & Administrative Officer

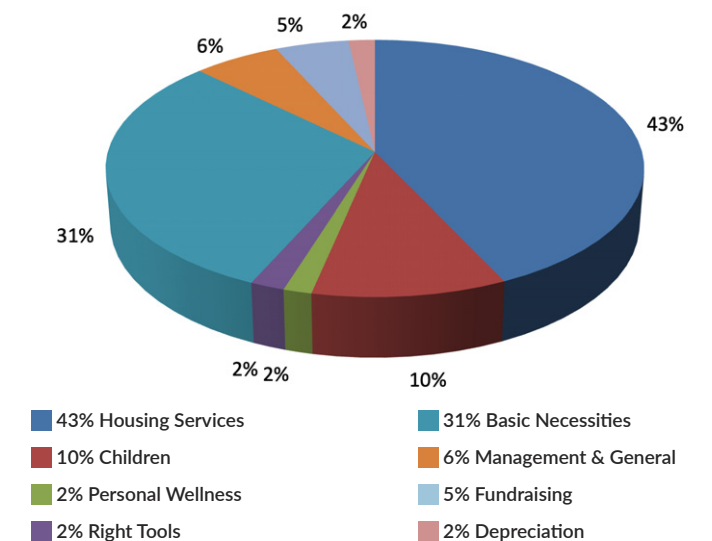
FY 2025 Operating Revenue – \$20,623,323



FY 2025 Non-Operating Revenue – \$1,208,153



FY 2025 Operating Expenses – \$21,022,572



Note: Totals may not add to 100% due to rounding.

WHY THEY LEFT A LEGACY BUILDING A STRONG VILLAGE FOR THE FUTURE



Fran and Larry Sucharow, members of HomeFront's Kitchen Table legacy program

About 30 years ago, Fran got involved with HomeFront: "We'd pick up gallons of water and extra food from a prison program that taught inmates to be cooks, and bring it to families staying in the motels along Route 1. It was horrifying," Fran remembers, "to see a mom and 3-4 kids in one room; the water from the faucets was brown; nowhere to play or cook."

"Today," Fran says, "especially during challenging times like these, it's more than giving food; it's giving parents housing options, a chance to get a job, an education, dignity."

"Fran and I both came from difficult circumstances," says Larry, recalling their own childhoods, "and became successful. Part of this is sharing. It's something we absolutely need to do," agrees Fran, "help as many people as possible."

FY 2025 Balance Sheet

ASSETS	
CURRENT ASSETS:	
Cash and cash equivalents	\$1,904,953
Accounts receivable	381,779
Grants and contracts receivable	657,635
Pledges receivable, current portion	30,000
Inventory	333,163
Investments, undesignated	468,848
Prepaid expenses	132,652
TOTAL CURRENT ASSETS	\$3,909,030
Investments	\$11,978,869
Property and Equipment, net	\$8,440,765
TOTAL ASSETS	\$24,328,664
LIABILITIES AND NET ASSETS	
CURRENT LIABILITIES:	
Accounts payable and accrued expenses	\$751,553
Refundable advances	162,606
Forgivable mortgages, current maturities	60,000
TOTAL CURRENT LIABILITIES	\$974,159
Forgivable mortgages, net of current maturities	\$900,000
TOTAL LIABILITIES	\$1,874,159
NET ASSETS:	
Without donor restrictions	\$13,371,371
With donor restrictions	9,083,134
TOTAL NET ASSETS	\$22,454,505
TOTAL LIABILITIES AND NET ASSETS	\$24,328,664



HomeFront | 35 YEARS

1880 Princeton Avenue
Lawrenceville, NJ 08648



**Change doesn't happen alone.
It happens when a village comes
together – one act of kindness,
one family, one future at a time.**

HOMEFRONT'S MISSION

is to end homelessness in Central New Jersey by harnessing the caring, resources and expertise of the community.

We lessen the immediate pain of homelessness and help families become self-sufficient.

We work to give our clients the skills and opportunities to ensure adequate incomes and we work to increase the availability of adequate, affordable housing.

We help homeless families advocate for themselves individually and collectively.

HOMEFRONT'S BOARD

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