

# Annual Report





# Our History

On a single night of January of 2007, volunteers counted the number of homeless individuals in Richland and Lexington County. The number of people in the shelters and on the street totaled almost 1,100. Seeking to address the issue of homelessness in the Midlands, business leaders, service providers, and faith leaders formed the non-profit organization Midlands Housing Alliance (MHA).



*The original Golden Eagle Hotel was located on the present-day Transitions site. It would become a Comfort Inn until its closure in 1999. The Salvation Army used the old hotel to temporarily house men and women until 2010.*

Transitions opened with 201 beds, consisting of 137 for emergency services and 64 transitional housing beds. 59 additional emergency beds were added within the next year, bringing this total to 260. Today, Transitions maintains 260 beds, comprised of 110 emergency beds, 74 program beds, 76 specialized beds .

An agreement was made with the Salvation Army to purchase and renovate their facility at Main and Elmwood streets (formerly the Golden Eagle Hotel) into a center that would later become Transitions Homeless Center. The new facility opened on June 15th, 2011 to provide basic shelter and comprehensive services to homeless individuals in the Greater Midlands area who were 18 or over. Clients entered the following week, and supportive services began immediately.



*Transition's Grants Manager Cheyenne Gilford, LMSW, assists a client with paperwork at the Transitions Day Center.*



Scan to hear  
Elizabeth's Story

*Elizabeth, former Transitions Client, stands in the Transitions Garden outside the Day Center.*

# FY 24-25 Impact

Last year, Transitions Homeless Center **served 3,527 people across all programs.** Additional details on meals, housing placements, and long-term impact can be found below.

## DAILY SERVICES

Our Day Center is the hub of all services at Transitions, providing meals, clothing, showers, and a safe place to rest. These daily services meet immediate needs and connect clients to programs and support that help them secure permanent housing.

**3,527 Clients**

Clients Served



**173,238**

Meals Served



**322 Clients**

Permanently Housed



## CAREER CENTER

Our Transitions W.O.R.K.S and J.O.B.S programs prepare clients for interviews, build job skills, and assist with resumes. We provide work clothing and training to help clients secure and maintain employment on their path to permanent housing.

**183**

Clients Enrolled



**71%**

Employed at Exit



## VETERANS PROGRAM

In partnership with the VA and SCDVA, Transitions operates 58 dedicated beds for veterans, providing year-round shelter and support services. These programs help veterans overcome barriers and move into permanent housing.

**14%**

Transitions Clients Were Veterans



**74**

Permanently Housed



## VOLUNTEER SUPPORT

The generous efforts of our volunteers enable us to provide essential services to individuals facing homelessness. Businesses, student groups, churches, and civic societies all volunteer to serve our clients.

**3,567**

Volunteers



**13,411**

Hours Donated





# Client Spotlight

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## JAMES

Housed since 2024

After a kidney transplant and divorce, James became homeless and lived in his car. He came to Transitions in January, joined our residential program, worked full-time, and saved while searching for housing. In December 2024, he moved into an ADA-compliant apartment at Monarch Manor. Today, he is stably housed, employed, and continuing to rebuild his life.



## VANESSA

Housed since 2024

After losing her clinic, nursing license, and home during COVID-19, retired U.S. Air Force Senior Airman Vanessa became homeless. Referred to Transitions' Dedicated Veterans Program in August, she accessed benefits navigation, employment help, and case management. With partner support, she regained employment, reinstated her license, and moved into permanent housing. Today, she remains stably housed and focused on her future.

*\*Client names have been changed to protect their privacy*

# Monarch Manor

Senior Living Apartments

The Monarch Manor Project is our latest effort to expand affordable housing for the elderly community members. Located at Dutch Plaza, the complex includes four buildings purchased in 2022 and will ultimately provide dozens of ADA-compliant, single-occupancy apartments designed for independent living.

Phase one is now complete, with all 11 apartments occupied and a community center on site. With support from the SC Housing Trust Fund, an additional 11 units are planned for 2026, with future phases continuing to add housing and community spaces.



## APARTMENTS



Monarch Manor apartments are built to meet the needs of disabled and elderly adults, featuring fully ADA-compliant floor plans, spacious bathrooms, and full kitchens. These units offer a safe, functional, and comfortable environment where tenants can thrive.



**Learn more at [monarchmanorsc.org](https://monarchmanorsc.org)**

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# Community of Giving

Each year, Transitions Homeless Center honors individuals, organizations, and groups that play a crucial role in our mission to help homeless adults reach stability and permanent housing. These awards highlight the volunteers, community partners, and donors whose dedication and support directly improve the lives of those we serve. Below are this year's honorees.

## Cathy Novinger Award

Anita Floyd

## Partner in Excellence Award

Richland County Office of  
Community Development

## Outstanding Program Support

Rebecca Ashley

## Claire Fort Volunteer of the Year

Jean Denman

## Faith Partner of the Year

Dan Olson, Rick McDermott  
Bishop Johnnie White

## Business Benefactor of the Year

Green's Beverages

## COMMUNITY EVENTS

Community events are essential for funding Transitions' programs and sharing our mission with the public. This past year, we hosted three outstanding events that united our community and generated over \$200,000 to support our services.



**Donate:** Your contributions help us provide essential services to those in need. Just \$44 gives a person a full day of services and three meals.



**Volunteer:** Whether you're an individual or part of a larger group, there are numerous ways you can contribute your time and skills to make a difference.

# Board of Directors

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**Barrie Wilson**  
Community Leader

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Downtown Coalition of Neighborhoods

**Peter Brown**  
Columbia City Council

**Allison Terracio**  
Richland County Council

# Letter from the CEO



## Craig Currey

CEO, Transitions

Thanks to the continued support of our donors, this past year brought significant progress in our mission to end homelessness in the Midlands. With help from the South Carolina Department of Veterans Affairs, we added 10 additional veterans beds. Our longstanding partnership with the Richland County Office of Community Development enabled us to renovate our Day Center with upgrades to showers, laundry facilities, bathrooms, and major improvements to our kitchen. The Day Center is critical to our work, meeting the daily needs of each client as they move toward permanent housing.

We also celebrated the opening of **Monarch Manor**, which now offers 11 affordable housing units for elderly residents at Dutch Plaza. These safe, accessible apartments allow seniors, many with disabilities, to live independently. In 2026, with assistance from the South Carolina Housing Trust Fund, we will add another 11 units, with more planned in the coming years. Our dedicated staff makes permanent housing possible, and I am honored to lead them.

# FINANCIALS 25-26

## Revenue

Public Support.....	\$ 619,500.00
Corporate Giving.....	\$ 327,500.00
Community Support.....	\$ 254,000.00
Faith Based Support.....	\$ 43,000.00
Grants & Contracts.....	\$ 3,076,892.17
Fundraising.....	\$ 140,000.00
Other.....	\$ 55,466.60

Total.....\$ 4,277,358.77

## Expenses

Personnel.....	\$ 2,198,457.60
Consulting & Professional Fees.....	\$ 185,000.00
Contract Services.....	\$ 180,740.00
Program Supplies.....	\$ 401,000.00
Utilities.....	\$ 265,000.00
Insurance.....	\$ 225,000.00
Other.....	\$ 484,500.00

Total.....\$ 3,939,697.60



# Monarch Manor

Senior Living Apartments

