

RESTORATION
HOUSING

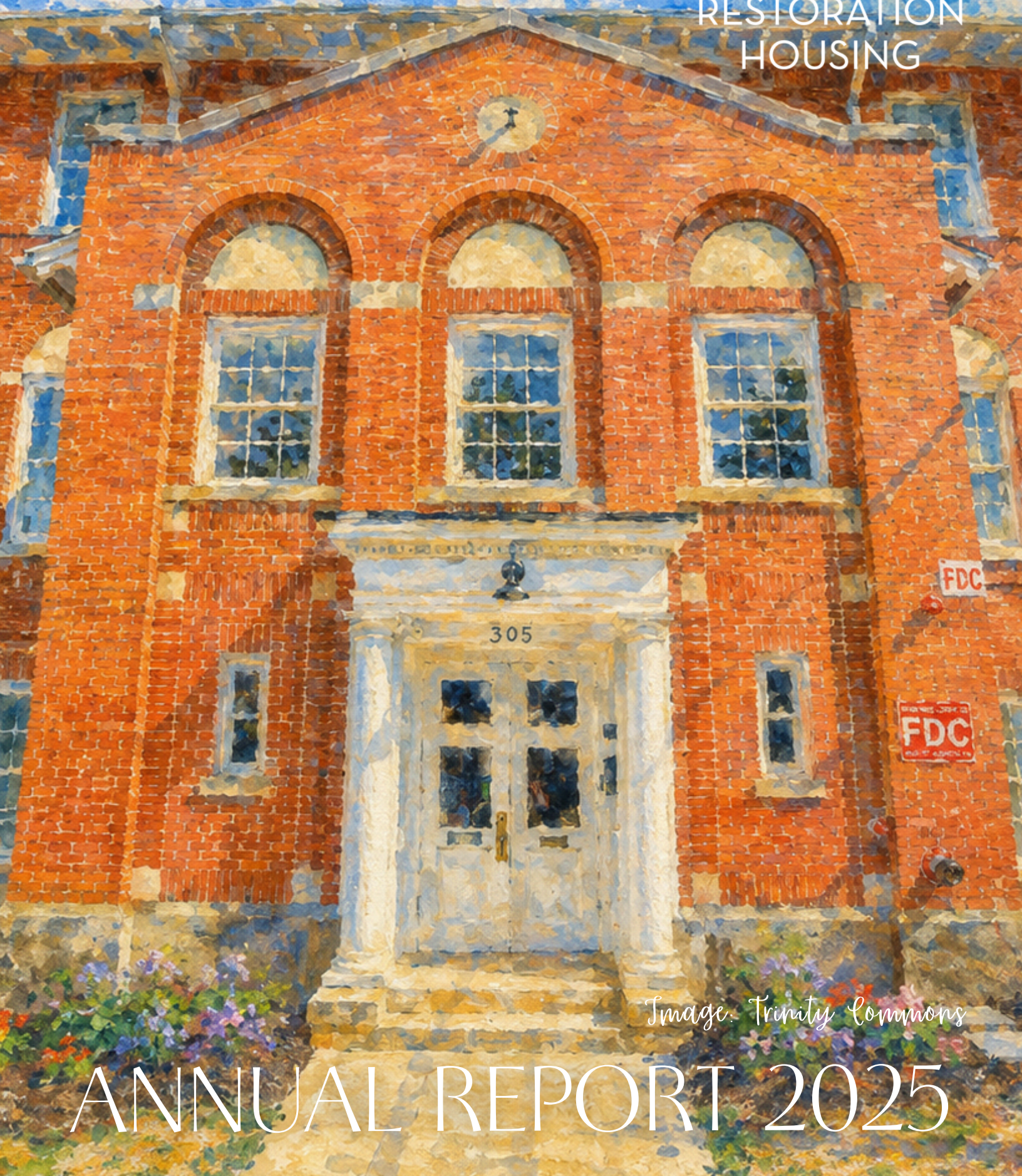


Image: Trinity Commons

ANNUAL REPORT 2025



Affordable housing through
historic preservation.

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A MESSAGE FROM THE EXECUTIVE DIRECTOR

In reflecting back on 2025, there are two projects that dominated our work throughout the year – The Grove on Patterson and Trinity Commons. Both projects serve extremely vulnerable residents while providing essential affordable housing. Over the years, our organization has realized that there is no greater purpose to our mission than to focus first on the highest need.

We began 2025 busily under construction with The Grove on Patterson, our collaborative project with Anderson Treatment, Carilion Clinic, and the Twelve Foundation to provide essential Treatment Housing for pregnant and postpartum women and their newborn babies. This project has been a personal passion project for me as I grew up with Bethany Hall (the previous provider for these services) as a neighbor and ministry of my church. When it closed its doors after operating for fifty years in the region, I felt compelled to join our partners in the effort to establish a new facility. And what better way to do that than through the rehabilitation of a stunning hundred-year-old home?

Also in the Spring of last year, we began construction on Trinity Commons – the historic rehab of the former annex of Trinity United Methodist Church into fifteen units of elderly affordable housing. We began this project after studying alarming statistics about the growing number of homeless seniors in the region. We knew we wanted to serve this population and the three-story church annex of Trinity United Methodist Church seemed like the perfect fit.

In early Fall, we held our annual fundraiser and month-long virtual campaign. Our luncheon continued to complement our 2025 theme of #StabilityStartsAtHome with our speaker Dr. Stephen Loyd. Dr. Loyd was a joy to host and he captivated the room with his compassionate, articulate, and first-hand experiences with substance use disorder. Many of you may know him from Beth Macy's reporting in "Dopesick" as he is the kind of doctor who's care for his patients is both remarkable and unforgettable.

Towards the end of 2025, we were busy preparing for our next two projects in the Belmont Historic District. We took ownership of 319 Dale in 2024 and spent much of 2025 fundraising to cover the extensive rehab needed after it experienced a fire in 2023. We purchased 410 Bullitt Avenue in November of 2025 and have been likewise fundraising for its construction costs ever since.

With all of these exciting projects underway, it's no surprise that the year flew by. We often look back and wonder where the time went and I find these reports to be a comforting reminder of the collective impact. It's heartwarming to see how our community comes together to make this work possible. Thank you for following us and supporting our work in 2025 and hopefully for many more years ahead.



Isabel Thornton, Executive Director
Restoration Housing

Erin Ashwell

Partner, McGuire Woods

Nalliene Chavez Rivera, M.D.

Hospital Medicine,
Carilion Clinic

John Cornthwait

Vice President

President & COO,
Firefli Media

Richard Hedley

Treasurer

CPA, Brown Edwards

Kelly Jones

Secretary

Controller & VP of
Operations, HistRe Partners &
Allegheny Partners

Alison Jorgensen

President & CEO,
Council of Community
Services

Keith McKenna

SVP, Market President,
Virginia - West, Truist

Allison Oakey

VP, Financial Advisor, The
Meridian Group at
RBC Wealth Management

Jonathan Richardson

SW Virginia Regional
President, Pinnacle Financial
Partners

Molly Roberts

Community Benefit Manager,
Carilion Clinic

Carol Tuning

President

Executive Director, Disability
Rights and Resource Center

BOARD OF DIRECTORS

On behalf of the Board of Directors, thank you to our residents, supporters, community partners, staff, and volunteers for believing in our mission and investing in this important work. Together, we are not simply restoring buildings—we are restoring hope, strengthening communities, and building a legacy that will benefit generations to come.

“

Hope begins with a place to call home, but restoration begins with people who care. Together, we are building more than homes—we are building stronger futures.



Carol Tuning, President
Restoration Housing Board of Directors

”

With their guidance and supporters like you,
Restoration Housing...



Completed The Grove on
Patterson in Historic Old
Southwest.



Started construction at
Trinity Commons in
Historic Old Southwest.

Raised

\$161,346

in individual and corporate
contributions and

\$1,520,872

in government and foundation
grants as well as

\$114,500

in construction, development &
management income.

WE COULDN'T DO IT WITHOUT YOU!

“Affordable housing is a fundamental human right that lies at the heart of our communities. Without it, everything else becomes increasingly challenging. While definitions of affordability may vary, the reality is that stable, affordable housing is becoming increasingly scarce. Pinnacle is proud to partner with Restoration Housing in raising awareness about this critical issue and expanding access to affordable housing in Roanoke, one project at a time.”



Jonathan Richardson, Regional President
Pinnacle Financial Partners

Corporate Donors

ACE Hardware – NW Hollins
ACE Hardware on Brambleton
Acquisition Title & Settlement Agency
Allegheny Partners
Amy Hayden Photography
American Electric Power Foundation
Anderson Treatment
Bloom Restaurant
Brown Edwards
Carilion Clinic
Carter Bank
Church of the Holy Spirit
Church Women United – Roanoke Valley
City of Roanoke
Council of Community Services
Davis H. Elliot Company
Davis H. Elliot Company Fnd.
Firefli Media
Freedom First Credit Union
Golden Cactus Brewing

HistRe Partners LLC
Home Depot
Hughes Associates Architects & Engineers
James A Scott & Sons, Inc.
Katherine Nelson Fishburn Foundation
Kiwanis Club of Roanoke
Lawrence Perry & Associates Inc.
Logan III Charitable Fund
Lowes Home Improvement
Mast General Store
Pinnacle Financial Partners
Powell Charitable Foundation
PressPressMerch
Radio IQ/WVTF Music
RGM Properties
Roanoke Valley-Alleghany Regional Commission
Roanoke Valley Preservation Foundation
Second Presbyterian Church
St. John's Episcopal Church

Target
The Blackbaud Giving Fund
The Build Smart Institute
The Ken & Judith Joy Family Foundation
The Kroger Company
The Meridian Group – RBC Wealth Management
The Robertson Family Foundation
Thornfield Farm
Total Action For Progress
Townside Gardens
Truist Foundation
Turn The Page
Two & A Half Sisters
Varsity Landscaping & Grounds
Virginia Credit Union
Virginia Housing
Virginia Opioid Abatement Authority – Roanoke City & Roanoke County
Wells Fargo Advisors
Wyndrose Boutique

Individual Donors

Anne Aldridge
Colin Arnold
Ellen & Robert Ashwell
Erin Ashwell & Michael Finney
Janice & Fred Augustine
Margaret Ann & Christopher Ayers
Mary Catherine & Duke Baldridge
Jaime Bamford

Cynthia Barnhart
Vickie Barrow
Marie & Fred Beebe
Romney Beebe
Susan Beeler
Carol Bendl
In honor of Maribeth Mills
Maureen Best
Meg & Mike Biggs
In memory of Eddie O. King Jr.

Judy Bishop
Ted Blain
Alison & Andres Blanton
Jeanne Bollendorf & Ben Baird
In honor of Maribeth Mills
Matthew Bolster
Alexander & Lynne Boone
Betty Branch
Sally Branch
Donna & Brian Britt



Individual Donors Continued

Stephen Brice
In memory of Eddie O. King Jr.
 Sara Brooks
In honor of Alison Blanton
 Chad & Angela Brown
 Debbie Brown
 Drs. Robert Brown &
 Nalliene Chavez Rivera
 Paul & Jane Brummer
 Robert Fetzer
 Janaka & Kasturi Casper
 Diana Christopoulos &
 Mark McClain
 John Chitwood
 Danny Clawson
 Kristie Claytor
In memory of Eddie O. King Jr.
 Dotsy & Lew Clifton-Singer
 Joanna Coleman
 Joe Cobb & James Matthews
 Clark Cole
In memory of Eddie O. King Jr.
 Richard Cook
 John Cornthwaite
 Maggie & Michael Cronise
In honor of Alison Jorgensen
 Rupert Cutler &
 Brenda McDaniel
 Warner & Barbara Dalhouse
 Nancy Dahlstrom
 Kelsie Davenport
 Larry & Janice Davidson
 Jill & Ben Davis
 Michelle Davis
 Lauren De Meyts
 Tiffany Dennis
 Stephanie & Larry Dickenson
 Ruth Dickerson
 Madeline Dieudonne
 Nancy & David Dixon
 Ruth Doan
 Andrew Downs
 John & Hoye Duckworth
 Fran Durden
 Paul Economy & Randy Craver
 Jennifer Eddy
 Katherine Elam
 Lauren & Whit Ellerman
 Frank & Lucy Ellett
 Bill & Diane Elliot
 Kandy Elliot
 Peter & Jane Field
 Sibyl Fishburn
 Broaddus & Luann Fitzpatrick
 Sandra & Michael Friedlander
 Mike Garlington
In memory of Eddie O. King Jr.
 Jan & Rand Garrett
 Louise & Andrew Gerhards
 Anna Goltz
 Katrina Goode & Robert L. Skelton

Will & Karli Griffeth
 Clay Griffeth
 Kelley Griffeth
 Frederick Gusler
 Ann & Bill Hackworth
 Brenda Hale
 Ali & Heather Hamed-Moore
 Megan & Adam Hanks
 Nancy Hans
 Judith Harrison
 Linda Harrison
 Mary & Jimbo Harshfield
 Paul Haskins
 Rachael Hawkins
 Rich & Christina Hedley
 Stephanie Herwald
In honor of Courtney Lytle
 Mike & Marsha Hicks
 Helen & David Hill
 Bob Hiltonsmith
 Matthew & Sherry Holland
 Shirley Holland
 Grayson Hollinsworth
 Jean Holzinger
 Bill & Ann Hopkins
 Kitty Hopkins & Kai Yoshida
 Lisa Hopkins
 Nancy & Clint Hopkins
In honor of Donna Britt
 Jean Hopstetter
 Judy Hough
 Gunther & Hetty Hoyt
 Betts Jackson
 Douglas Jackson
 Pegram & Bonnie Johnson
 Mary Ann Johnsen
 Kelly Jones
 Alison Jorgensen
 Matt & Jess Joy
 Olivia Karavatakis
 Hannah Kinder
 Billy Kingery
 Tom & Pam Kirchner
 Scott Kitts
 Al & Susan Knighton
 Allie B. & Pamela D. Kreger
 Kate Kronau
 Caroline & Brandon LaCroix
 Amy Lambert
 Cynthia & Mark Lawrence
 Anna & Tom Lawson
 Pat Lawson
 Whitney Leeson
 Susan & Sander Leivy
 Margaret Lemon
 Stephen Lemon
 Betty & Edmund Lesko
 Mary Jean Levin
 Donna Littlepage &
 Melissa Robinson
 Tom Low

Beverly Lyle
 Glorvina Lynn
 Beth Macy & Tom Landon
 Lee & Scott Markham
 James & Page Marshall
In memory of Eddie O. King Jr.
 Rosemary & William Maxwell
 Melissa Mays
 Lindsey & Dustin McCarty
 Ed & Sheryl McNally
 Martha Mikkelsen
 Elizabeth Mikula
 Garth & Maribeth Mills
 Donna L. Mitchell
 Bill Modica
 Sally Moulse
 Binh Nguyen
 Tammy Nichols
 Kipper & Mary Nottingham
 Drs. Michael & Sue Nussbaum
 Molly O'Dell
 Allison & Sam Oakey
 Julie Owen
 Jennifer Owen-O'Quill
 Barbara & Don Pack
 D. David Parr Jr.
 Joanna & Jake Paysour
 Hannah Phillips Hale
 Laura Pollan
 JP & Shaleen Powell
 Paula & Norman Prince
 Carol & Charles Reedy
 Jamie & Brandon Renick
 Harry & Rebecca Rhodes
 Brenda & Sam Richardson
 Catherine & Tack Richardson
In honor of Isabel Thornton
 Jonathan & Heather Richardson
 Molly & Matt Roberts
 Amanda Robinson
 Brian Rotchford
 Tim Rowe
 Lauren Russo
 Bill & Beth Rutherford
 June Rutherford
 Tom & Jeannie Rutherford
 Walton & Molly Rutherford
 Virginia Savage
 Andrew & Claire Scholz
 Susie Shullman
 Evelyn Slone
 Jennifer Sosnowski
 Joanne & Bertram Spetzler
 Ann Sprouse
 Linda Steadman
 Brad & Sarah Stephens
 Johnny Stewart
 Vera Silcox
 Angela & Mark Stiefbold
 Kathy & Bruce Stockburger
 Kay & Wayne Strickland

Bruce & Julie Swanson
 CJ & Marc Swanson
 Virginia & Bill Sweet
 Charles Sword
 Kristin Tadlock-Bell & Victor Bell
 Kimberly Thomas
 Suzanne Thorniley
 Evelyn & Marc Thornton
 Isabel & Lucas Thornton
 John & Linda Thornton
 Danny Trenor
 Carol & Lucas Tuning
 Kim & Alan Turner
 Peter Volosin
 Sally Walker
 Molly & Seth Walters
 Jennifer Wells
 William & Nan Mahone Wellborn
 John Wiercioch
 Bart & Lynn Wilner
 David & Mary Ann Wine
 Don & Ellen Witt
 Barry & Libba Wolfe
 Jeffrey Wood & Nancy Maurelli
 Melissa Woodson
 Lee Woody

“ ———
My husband and I give consistently to Restoration Housing because Roanoke needs affordable housing paired with services that help people rebuild their lives. The Grove on Patterson embodies this work; preserving a historic property while supporting pregnant and postpartum women recovering from addiction.

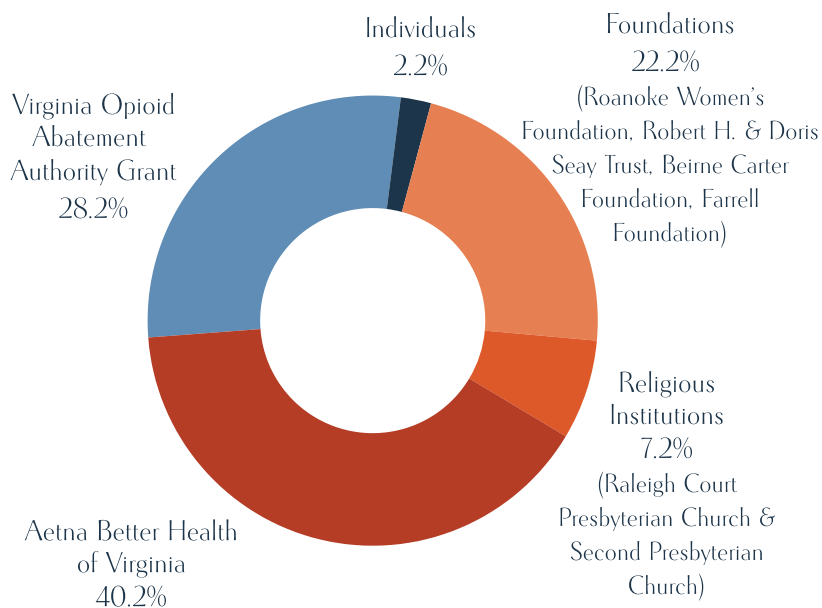
Drs. Michael & Sue Nussbaum



”

NEW LIFE FOR 1729 PATTERSON AVE. SW

This circa 1919 Colonial Revival home in the Southwest Historic District is now **The Grove on Patterson**, a residential facility for expectant and postpartum women undergoing treatment for substance use disorder and their infants. Restoration Housing began construction in 2024 to bring it up to code for this use type including new mechanicals, plumbing, kitchen, bathrooms, ADA-compliant addition, and fire suppression system while restoring historic features. In April 2025, the keys were passed to the Twelve Foundation with Anderson Treatment overseeing day-to-day operations and Restoration Housing serving as a responsible steward and landlord. The restoration received a [Kegley Preservation Award](#) for Adaptive Reuse, while project partners received a [Virginia Governor's Volunteerism and Community Service Award](#).



\$994,721

was invested in 1729 Patterson Avenue – creating a safe place for mothers and infants to recover and grow together.

TRINITY UNITED METHODIST CHURCH

Construction began on the 1922 Sunday School Annex and 1903 Sanctuary after almost two years of fundraising and planning. Through adaptive reuse, the annex will become 15 high-quality, rental apartments for seniors experiencing homelessness or housing insecurity. Original architectural elements will be fully restored while upgrading the building to meet contemporary living standards. Each one-bedroom unit will include a full kitchen, three-piece bathroom, in-unit laundry, and living space. Three units will be ADA accessible and solar panels will help off-set utility costs. The 1903 Worship Hall and 3rd Street Coffeehouse will also be restored and continue to serve the community.



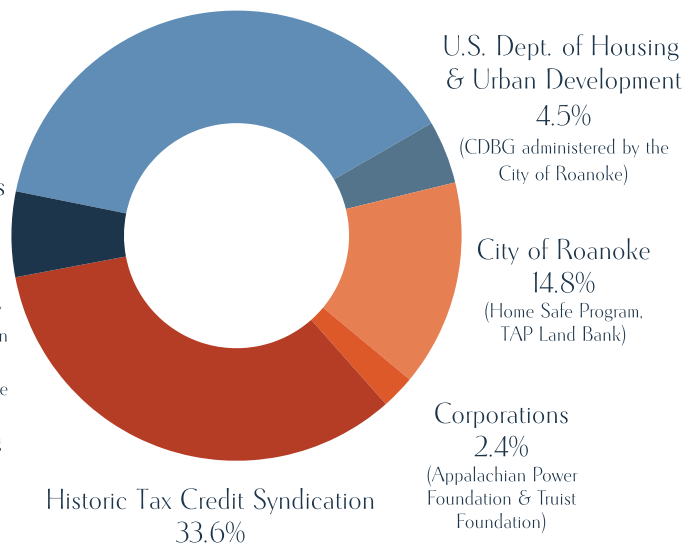
Commonwealth of Virginia

38.5%

(DHCD Housing Trust Fund & Virginia Housing PDC
Housing Development Grant administered by RVARC)

Foundations,
Individuals &
Religious Institutions
6.1%

(Beime Carter Foundation, Robert Brown & Nalliene Chavez Rivera, Community Foundation Serving Western Virginia, Katherine Nelson Fishburn Foundation, Louise R. Lester Foundation, Sam & Marion Golden Helping Hand Foundation, Second Presbyterian Church)



\$3,311,460

is budgeted for Trinity Commons - creating a safe and dignified place for seniors experiencing housing insecurity to call home.



YOU TRANSFORM OUR MISSION INTO OUR VISION

What do each of our funding needs have in common?



Supporters like you!



Our Mission

To develop affordable rental properties for the benefit of under-resourced communities through the rehabilitation and stewardship of the historic, built environment.



Our Vision

Strong, healthy, communities that are safe, affordable and dignified.



Our Values

Dignity
Excellence
Community

YEAR IN REVIEW

February

Construction was launched at Trinity United Methodist Church to create 15 units of elderly affordable housing.

April

Volunteers came together to landscape the yard and assemble a house full of furniture at The Grove on Patterson.

June

Critical repairs to Trinity's roof, cupola, and eaves were completed to protect the stunning interior space.

January

The Grove on Patterson moved closer to completion with the stabilization and repair of its character-defining front porch.

March

The Architectural Minute series returned exploring the history of 1729 Patterson Avenue and its future as The Grove on Patterson.

May

With construction complete at The Grove on Patterson, RH turned the keys over to our partners who welcomed their first residents.



Donate Online

Donate securely online at
restorationhousing.org/donate.



Donate By Mail

Make checks payable to
"Restoration Housing"



Donor Advised Fund or Stocks

Use our Federal Tax ID # (47-
1045682) to recommend a
grant from your DAF or contact
us for account information.

WAYS TO GIVE

There are many meaningful ways to support Restoration Housing's mission.

Whether through a one-time donation, scheduled giving, stock contributions, or by joining one of our signature events—The Preserve Campaign and Community Partnership Day—your involvement helps bring stable, affordable housing to our community.

One of the simplest ways to give is by scanning the QR code below or visiting restorationhousing.org/donate to donate securely online. You can schedule monthly giving and even honor a loved one with a memorial or tribute gift.

We also accept gifts of donor advised funds and stocks. For full information on our receiving institution and account number, please contact Isabel Thornton, Executive Director, at isabel@restorationhousing.org or 540.797.0819 extension 104.

And don't forget to be part of our upcoming Preserve Campaign - Preserving History, Serving Community. Join us through October 15 online. To learn more visit restorationhousing.org/preserve and follow us on Facebook, Instagram, and YouTube.



YEAR IN REVIEW

August

Isabel Thornton joined a panel discussion on housing insecurity hosted by the Roanoke Women's Foundation.

October

Volunteers from Foti, Flynn, Lowen & Co. spent an afternoon painting the fence at 326 Dale Avenue.

December

Restoration Housing secured their 11th property at 410 Bullitt Avenue in the Belmont Historic District.

July

Members of Trinity United Methodist Church toured the building during construction and wrote blessing on the studs in each apartment.

September

Restoration Housing hosted its 7th Preserve Luncheon featuring esteemed physician and public health official Dr. Stephen Lloyd.

November

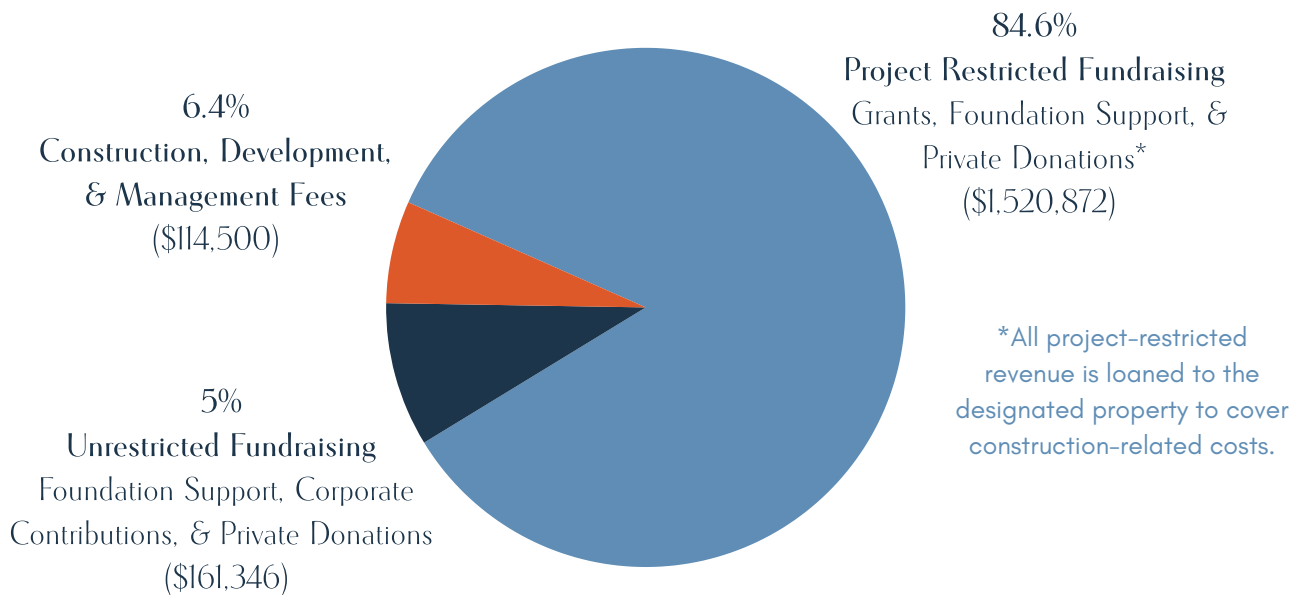
Restoration Housing was part of the team recognized with a Governor's Volunteerism & Community Service Award for The Grove.



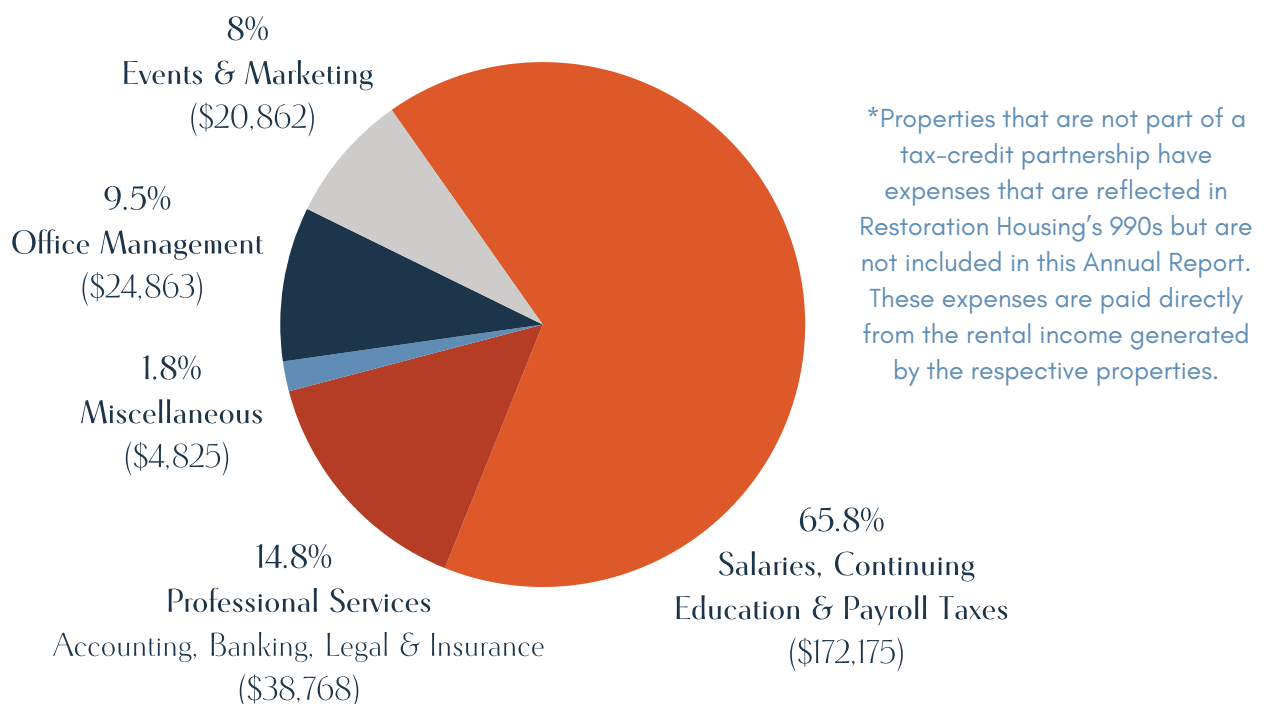
FINANCIAL OVERVIEW

The associated charts represent Restoration Housing's fiscal year from January 1, 2025 to December 31, 2025. Restoration Housing's current 990 may be viewed at www.restorationhousing.org/about.

Revenue



Expenses



LOOKING AHEAD TO 2026



Construction Launch

Restoration Housing will begin construction on the circa 1900 Queen Anne home at 319 Dale Avenue in the Belmont Historic District. This project is an investment of \$550,059 into our community and will become two units of Permanent Supportive Housing for individuals or couples coming out of homelessness once complete in Spring 2027.



COMMUNITY PARTNERSHIP DAY

Volunteer Next Year

Restoration Housing hosts its annual Community Partnership Day at the end of National Volunteer Week each year. Get your hands dirty in the spirit of giving back! In just one morning, we completely transform the yard of our most recent project by removing debris, installing landscaping, and spreading mulch. Make plans to join us next year!



PRESERVE CAMPAIGN

Preserving History, Serving Community

Through October 15

Join us through October 15, 2026 as we explore what it means to grow old without a place to call home. Experience the Preserve Campaign from anywhere through a series of inspiring videos, stories, and images shared across our digital platforms. This is Restoration Housing's largest annual fundraiser and we need you to make it a success!



319 Dale Avenue



Community Partnership Day



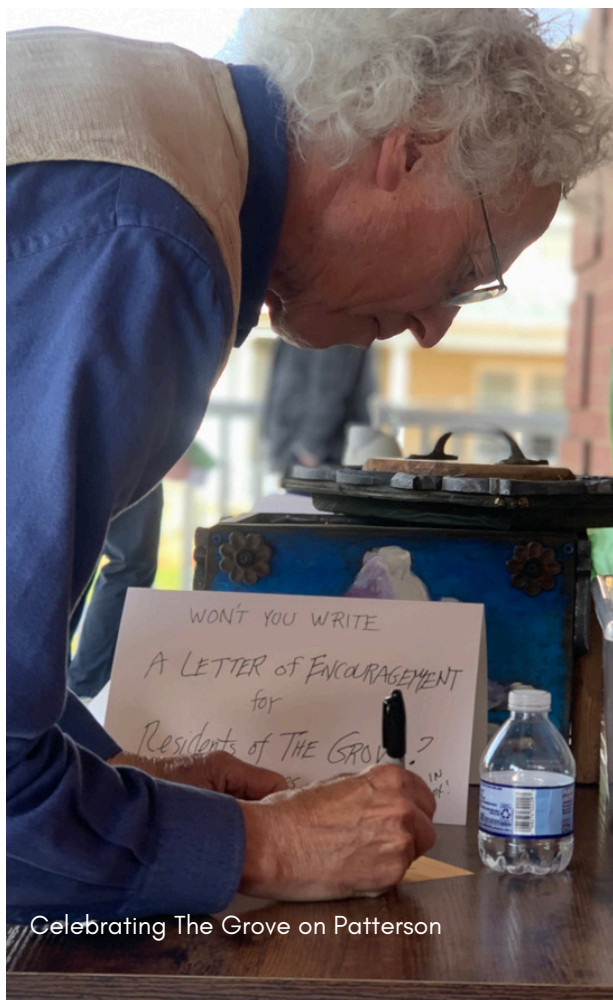
The Preserve Campaign

The virtual component of our Preserve Campaign runs through October 15, 2026. This year's theme, #AgingWithDignity, celebrates the completion of Trinity Commons and explores the national crisis of seniors aging into homelessness. And for every \$50 donated to the campaign, your name will be entered to win a signed print by John Reburn of Appalachia Press plus a getaway to the Queen City - Staunton, Virginia - valued at more than \$1,000. Getaway includes an overnight stay at Hotel 24 South, tickets to the Blackfriars Playhouse, and dinner at Zynodoa! Learn more by scanning the QR code or visiting restorationhousing.org/preserve.





Finishing touches at The Grove on Patterson



Celebrating The Grove on Patterson





Community Partnership Day



The Preserve Campaign Luncheon @ Charter Hall



RESTORATION
HOUSING

1116B Main Street, SW
Roanoke, VA 24015

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ORGANIZATION
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RESTORATION HOUSING

Tel: 540-797-0819

Email: info@restorationhousing.org

Web: restorationhousing.org

Social: [@restorationhousing](https://www.instagram.com/restorationhousing)