



GOOD  
SHEPHERD  
**HOUSING**

**2015**  
ANNUAL  
REPORT

TRANSFORMING LIVES THROUGH AFFORDABLE HOUSING



Good Shepherd  
Housing provides  
our community's  
working-class  
families with a  
fresh start toward  
stable housing.



For more than 40 years, GSH has helped end homelessness and enable self-sufficiency by providing affordable housing and emergency financial services to low-income and working-class families and individuals in Fairfax County, Virginia.

Last year alone we helped more than 1,000 working-class households who were living unstably housed or were, in fact, experiencing an episode of homelessness.

In our area, a market analysis found that for every two families making between thirty and fifty percent of the Area Median Income (AMI), there is only one affordable unit of housing available to them. Many of these families either live temporarily with friends or family ("couch-surfing") or spend their limited funds to stay in overnight motels.

Their housing is, at best, a temporary fix. It works for today but is gone tomorrow.

One small setback for a working-class family—an illness, an unexpected automobile issue, or loss of work hours or employment—could mean the loss of their housing. For a family living paycheck to paycheck, one small financial setback can quickly turn into a cycle of homelessness. Once homeless, that family will then face mounting barriers to affordable housing.

Once we are able to secure housing for these households, we then provide them with support services to help them become more resilient.

Our housing is not just "bricks and sticks". Rather, our housing is the kind of housing that gives households a fresh start to a new future. When combined with our strong support services, our housing gives them hope, by transforming their lives, their neighborhoods and our community.

Within two years, most of our residents become self-sufficient. They have improved their credit scores and enhanced their incomes. They have slashed their debt burdens. They have learned to budget and spend their few dollars wisely. They plan for the future.

Most of all, they have reached a measure of financial independence. They are now ready to sign a lease in their own name. Permanent housing will now always be theirs.

Housing has been secured. It is no longer where they stay just for today.

## BOARD OF DIRECTORS

Dick Alderson  
Willie Bailey, Sr., *Fairfax County Fire & Rescue Department*  
Kari Davidson  
Patricia Duffy  
Cheryl Ellsworth, *Attorney*  
Cathy Gillespie, *Constituting America*  
Gary Hall (Treasurer), *The Potomac Advocates*  
Sanjiv Mahan (Chair), *WGL Energy*  
Walter B. McCormick, Jr. (Vice Chair), *United States Telecom Association*  
Tofie Owen  
Robert Powers, *Nuclear Energy Institute*  
Rex Reiley, *Remax Allegiance*  
Philip Rosenthal, *Nationwide Credit Corporation*  
Rob Snow, *Carillon Capital, LLC*  
Jennifer Stephens, *42incite*  
Alexis Feeney Tallman, *Anthem*  
Tim Wagner, *Air Traffic Control Association*  
Kimberly Young (Secretary), *America's Charities*  
Joyce Zoldak

## COMMUNITY LEADERSHIP COUNCIL

Michael Bennett, *Ourisman Automotive Enterprises*  
Jacqueline Byrum, *Inova Health System*  
Alex Case, *West Potomac High School*  
Reverend Tom Ferguson, *Good Shepherd Catholic Church*  
Rick Genuario, *The Genuario Companies*  
Nardos King, *Mount Vernon High School*  
David Levine, *Good Shepherd Housing and Family Services, Inc.*  
Chris Martin, *ExxonMobil*  
Rosemary Murray  
Father Phil Paradine, *St. Aidan's Episcopal Church*  
Reverend Dr. Dennis Perry, *Aldersgate United Methodist Church*  
Dan Rinzel, *Redmond, Peyton and Braswell, LLP*  
Tim Sargeant, *Dominion Resources Services, Inc.*

## PRESIDENT'S LETTER

In 2015 GSH saw another year of success for our residents moving from homelessness to permanent housing. Eighty percent of our residents in our housing typically find a new future of long-term and permanent housing stability through GSH.

They saw their lives transformed for the better. They realized a fresh start on a new future of prosperity. And it all started with a roof over their heads.

With GSH as their landlord—that landlord who can give them a hand up and the shelter of a warm house—they do the rest. They seize the opportunity and move to greater self-sufficiency while living in our housing. And soon enough, because of their initiative and desire for a better future, they will get there.

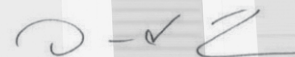
I think of the three families who moved from our housing last year—and put down payments on homes that they purchased on their own. All of them had saved up the down payments because of GSH. They put it to good use and succeeded in never having to return to homelessness again.

Our housing is more than “sticks and bricks.” It is a special kind of housing. It transforms lives.

I am proud of another year of great success for our residents and GSH. We have made our community more stable. We have kept more schoolchildren anchored in their local schools. We have strengthened the community.

I hope you enjoy our story in the next pages. Read about us. Read about what we do to transform lives.

David Levine



President/CEO  
Good Shepherd Housing and Family Services



## APARTMENTS BUDGETING COUNSELING (ABC)

We help low-income, working-class families and individuals as well as those with fixed incomes, to obtain housing that is affordable. Once housed with Good Shepherd Housing, we provide them individualized case management that will help them address structural barriers to long-term housing such as poor credit histories, little or no savings, and limited or very low incomes.

## HOUSING AS TOP PRIORITY (HTP)

GSH offers low-income, working-class families and individuals a bridge to affordable rental housing in the community, along with guidance, support, and limited financial assistance to those households facing homelessness. The primary goal is housing stability for homeless or at-risk households. Participants work with our Community Case Managers to address housing barriers, such as insufficient income, financial/budgeting problems, mental or physical health, criminal background, past rental history, low credit scores, domestic violence or substance abuse.

## EMERGENCY SERVICES ASSISTANCE (ES)

GSH provides grants up to \$350 per family (one-time within a year) to prevent evictions and utility disconnections, or help with first month's rents and security deposits. Applicants requesting assistance are carefully evaluated for factors that lead to long-term housing stability. We help them knowing our assistance will keep households at risk of homelessness from losing their homes.

## HOUSING LOCATOR NETWORK

Working throughout Fairfax County, our housing locators help clients find and secure safe, suitable permanent housing. This is a key initiative of the County's 10-Year Plan to Prevent and End Homelessness.



We help the  
children in our  
families reach a  
bright future.

## CHILDREN'S RESOURCES

We help ensure that children in our housing programs do not miss out on critical after-school and extracurricular enrichment activities simply because their families have small incomes. This long-standing program provides our children with school supplies, holiday gifts, access to summer camps, music lessons, and winter coats. We even send children to local STEM (Science, Technology, Engineering and Math) programs to encourage their education in science and math.

## BUDGET COUNSELING

With the assistance of our case management staff, volunteers, and mentors, GSH provides financial mentoring for working-class families and individuals in our ABC program. Participants clean up their credit history, learn new money management skills and gain the financial independence they need to move on to financial success.



## SUCCESSES

Stephanie is a single mother with a college degree and a stable job in Washington, DC. However, she lost her home several years ago to a house fire. Unfortunately, her insurance did not cover the costs to rebuild her house. She was unable to return to her home.

The loss forced her to declare bankruptcy, ruining her credit and her chance at securing stable housing. We were able to house her and her children for several years as she rebuilt her credit and her savings. This past year, she informed us she was moving out because she had been able to save up for the down payment for a new home.

*"Good Shepherd Housing is a great program for someone who is in need of a new beginning in their lives and is working towards making some positive changes."*

The Johnsons, a young couple with a 7-month old, were asked to leave a family member's home in February, forcing them to couch-surf with friends in the area. While they looked to find a new home, they had difficulty securing an apartment with affordable apartment complexes and private landlords.

However, after about three months, the mother found part-time employment that increased the family's income. Even though they finally located an affordable rental apartment, the landlord required a security deposit the equivalent of two months' rent. With GSH assistance, they were able to pay the security deposit. Through HTP support, the family was able to move into their new home, live less stressful lives, and reach financial stability through counseling about budgeting and saving.

*"I really appreciate you and your organization for giving my husband and I a fresh new start. There truly is 'light at the end of the tunnel.' Thank you so very much!"*

## STATEMENT OF ACTIVITIES

169

Households who were housed with or through GSH

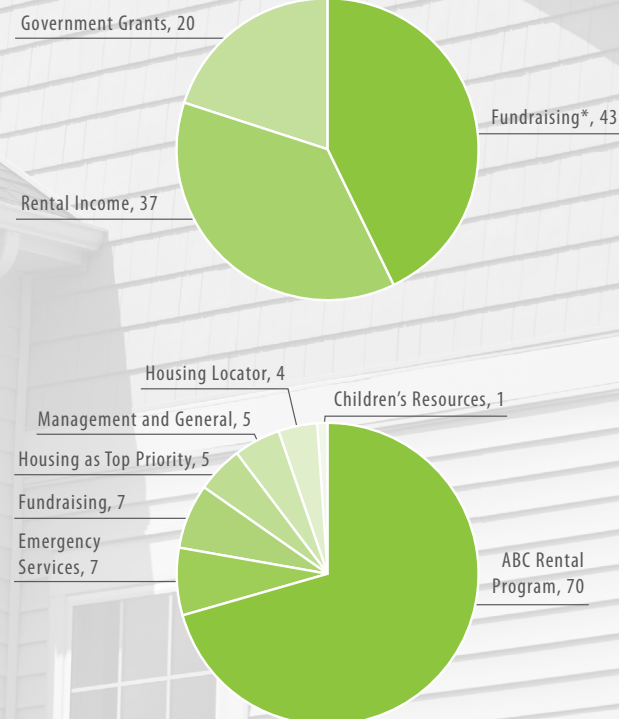
330

Households who received service referrals from GSH

509

Households who received financial assistance through GSH to keep them housed

Percent



## DONOR LIST

### \$100,000 or more

Zdenka Larson

### \$50,000 or more

Meyer Foundation

### \$20,000 or more

American Airlines

The Altschul Foundation

John Edward Fowler Foundation

Clarke-Winchcole Foundation

### \$10,000 or more

Thomas Pardini and Cheryl Ellsworth

Phil and Peg Soucy

Ed and Cathy Gillespie

Phil and Gloria Rosenthal

Joyce and John Zoldak

Washington Gas

### \$5,000 or more

Good Shepherd Catholic Church

The Community Foundation For

Northern Virginia

Walter and Mary Lou McCormick

Wells Fargo Foundation

The Potomac Advocates

Richard and Deborah Alderson

Tofie and Margaret Owen

Mt. Vernon Knights of Columbus

Washington Forrest Foundation

Chris Martin

Sheehy Honda of Alexandria

Dan and Frances Burke

Insight Property Group LLC

National Capital Affordable Housing Inc.

AT&T Services, Inc.

### \$2,500 or more

Shannon Steene

Richard and Dabney Schmitt

James and Marilyn McCullough

St. Luke's Episcopal Church

The Babcock & Wilcox Company

Edward Walker and Brenda Kurlansk

Fix Media LLC

WHF Foundation

Alexandria American Legion Post 24

IVAKOTA Foundation

John and Judith Mitchell

John and Neil Murray

Lt. Col. and Mrs. John Horn

Jim and Kay Boatner

Mike Minerva

Drew Murray and Kate Harper

Fairfax County Professional Fire Fighters  
and Paramedics Local 2068

Grosvenor Americas

Claude and Nance Keener

Ted and Julie Keany

Washington Farm Methodist Church

Paul and Kathleen Manafort

Passport Automotive

### \$1,000 or more

Duane and Celeste Hufford

Catherine Kamery

Arthur and Dorothy Collier

Sanjiv and Rajika Mahan

George and Dolores Klett

Mt. Vernon Presbyterian Church

Edwin and Cornelia Sullivan

Jerry and Audrey Moran

Dan and Ellen Meyer

James and Patricia Duffy

Peter and Kari Davidson

Burke and Herbert Bank

David Levine and Daniela Gressani

Rob and Jennifer Snow

Exxon Mobil Foundation

Jacqueline Novogratz

Nuclear Energy Institute

National Automobile Dealers

Charitable Foundation

Rick and Kathy Cornelius

Col. and Mrs. Novogratz

Ron and Bettye Goode

Charles O'Bryan

Ann and John Hyland

Clinton Parks and Jennifer Stephens

Gryphon Technologies

Rex and Doris Reiley

Dave Evans and Teresa Burnau-Evans

Thomas and Lynn Thompson

Gene and Cindy Laporta

Dan and Deborah Storck

Margaret Mayer

Vince and Louise Guida

Ashley Hawken

Donald and Sue Rogich

St. Aidan's Episcopal Church

Chad and Elizabeth Withers

Richard and Nancy Tucker

Olliff PLC

Brian and Weezie Parry

Virtue Feed and Grain

Steve and Kim Tillman

Jean Schiro-Zavela and Vance Zavela

Peter and Janet Gartlan

Mt. Vernon Kiwanis Club

Elaine Vosburg

J. Andrew Keyes and Cathleen Suzette Trail

Phil Bolin

Peter Boatner and Anne Ingram

Keany Produce Company

Lindsay Lexus

Ernie Isenstadt and Judy Hsia

John and Robin Kinzer

Suzanne and Robert Craven

At Good Shepherd  
Housing, we give  
our families the  
tools to create their  
own successes and  
stable futures.





**Good Shepherd Housing**

8305 Richmond Highway #17B

Alexandria, Virginia 22309

**Tel:** 703-768-9404

**Fax:** 703-768-9419

**Email:** [info@goodhousing.org](mailto:info@goodhousing.org)

**Web:** [www.goodhousing.org](http://www.goodhousing.org)

**Facebook:** <https://www.facebook.com/goodshepherdhousing/>

**Twitter:** @GoodHousingOrg

**Instagram:** @GoodShepherdHousing

