

GOOD SHEPHERD **HOUSING**

2016 Annual Report

TRANSFORMING LIVES THROUGH AFFORDABLE HOUSING

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

STAFF

Candice Bennett – Director of Development Betsy Damitz – Children's Resource Coordinator & Operations Manager Lesley Hatch – Vice President/COO David Levine – President/CEO Patricia Lopez O'Reilly - Financial Assistance Coordinator Ryan Nibblins, MSW – Community Case Manager Jessica Seckman – Community Case Manager Danielle Silas – Database and Events Associate For more than 40 years, GSH has helped end homelessness and enable self-sufficiency by providing affordable housing and emergency financial services to working households in Fairfax County, Virginia.

Last year alone we helped more than 1,000 working households who were 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, leading to many families living with friends or family ("couch-surfing") or spending more of their income on housing than is sustainable.

One small setback for a working household-an illness, an unexpected automobile issue, or loss of work hours or employment-can mean the loss of housing. A single small challenge for someone living paycheck to paycheck can quickly turn into a cycle of homelessness and create further and more significant barriers to affordable housing. These barriers are difficult to overcome.

As a landlord managing over 80 affordable rental properties, GSH helps these households with long-term, permanent affordable housing solutions. Once we are able to secure housing for our clients, we then provide them with support services to help them become more resilient.

Our housing is more than just "bricks and sticks". Instead, our housing coupled with our support services is the kind of housing that gives households a fresh start to a new future. Our housing gives them hope, thus transforming their lives, neighborhoods and our whole community.

Within two years, most of our residents become selfsufficient. They reach a measure of financial independence allowing them to sign for leases in their own name. They have improved their credit scores, enhanced their incomes and reduced their debt burdens, enabling them to remain stably housed wherever they choose to live.

We give them the path forward, the support and, most importantly, the affordable housing they need to become more resilient and independent.

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PRESIDENT'S LETTER

In 2016, GSH had another year of success. It was a year when most of our residents (nearly 90 percent of them) seized the opportunity to reach greater self-sufficiency while living in our housing.

They transformed their lives because of our affordable housing. And it all started with a roof over their heads. That's why I tell everyone that our housing is more than "sticks and bricks". It is a special kind of housing. It really does transforms lives.

In 2016, I was pleased to see one family transformed by our housing. Janine and her young daughter moved into our housing in 2009. (It was one of the first housing units I had helped to purchase at GSH.) While working full-time at her job with the federal government, Janine supported her daughter as she progressed through high school.

In June 2016, Janine's hard work and parenting made a difference. Her daughter graduated with honors from a local high school and had secured a scholarship to attend Virginia State University. She's the first in her family to attend college.

Janine and her daughter's journey to stability and financial independence started with our housing and services. They prospered as a family because we made our community more stable with our housing, services, and presence. We kept schoolchildren like Janine's daughter—anchored in their local schools. We strengthen our neighborhoods because of our housing.

I hope you enjoy our story in the next pages.

Read about other families and their successes.

Read about what we did to transform their lives. Like Janine, they made the most of our affordable housing and services.

David Levine

President/CEO Good Shepherd Housing and Family Services

APARTMENTS BUDGETING COUNSELING (ABC)

We help working households as well as individuals with fixed incomes to obtain affordable housing, and support them with individualized case management to address their structural barriers to long-term housing. Among others, these barriers include poor credit histories, itinerant rental histories, large debts, little or no savings, and limited incomes.

HOUSING AS TOP PRIORITY (HTP)

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

EMERGENCY SERVICES ASSISTANCE (ES)

GSH provides grants up to \$350 per family in the period of a year to prevent evictions and utility disconnections or help with first month's rents and security deposits. Applicants for ES assistance are carefully evaluated for factors that lead to long-term housing stability, helping us keep households at risk of homelessness from losing their homes.

HOUSING LOCATION SERVICES

GSH staff help clients find and secure safe, suitable permanent housing.



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 do not have enough money. 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 further 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 households 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

After losing her job in the medical field, Brittany, a single mother, soon found herself facing an eviction. When she was unable to secure housing due to poor credit, Brittany and her teenage daughter became homeless and lived off their quickly shrinking savings.

Brittany found GSH, and quickly moved into our housing in 2010. While in our housing, Brittany secured gainful employment at an area hospital and succeeded in rebuilding her credit. Last fall, after having raised her daughter Nicole in our housing, Brittany was able to send her daughter off to college. Her daughter will be the first in her family with a college degree!

Thanks to stable housing, Brittany's daughter was able to succeed in school and now faces a bright future where she is likely to prosper without any future assistance.



Healthcare concerns continue to be an issue for local residents who are trying to stay afloat. Between increasing medical bills and lost work hours because of illness or injury, this is likely to remain an issue in the future.

Mr. Johnson is a local entrepreneur who owns his own construction company in our area. Sadly, he was recently diagnosed with terminal cancer and he doesn't know how much longer he has to live. His clients are now afraid to hire him because they fear that the job won't get finished. So to add to his concerns, he doesn't have enough work coming in to pay his regular bills.

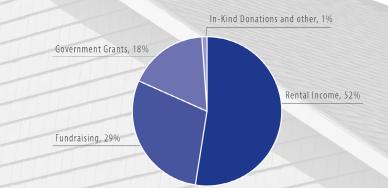
Partnering with Fairfax County human services agencies, we were able to help Mr. Johnson by keeping his utilities connected. In addition to the utility support, GSH also helped pay for three months of his rent while he received chemo radiation and additional surgeries.

Cancer is a terrible disease. But being forced into homelessness because of a health crisis, only adds insult to injury. At GSH we are glad we've been able to step in to help Mr. Johnson and other neighbors so they can keep their housing while they focus on their health concerns.

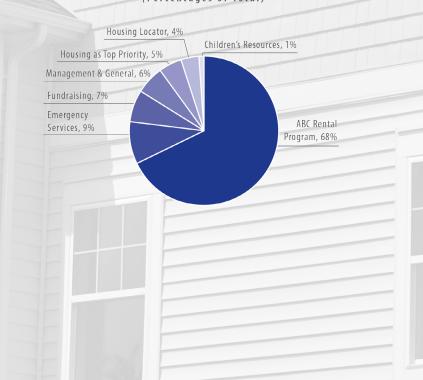
STATEMENT OF ACTIVITIES

2016 GSH INCOME SOURCES

(Percentages of Total)



2016 GSH EXPENSES (Percentages of Total)



DONOR LIST This list represents gifts made between July 1, 2015 and June 30, 2016.

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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

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