



GOOD
SHEPHERD
HOUSING

2020
ANNUAL
REPORT

FOSTERING OPPORTUNITY-RICH NEIGHBORHOODS



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



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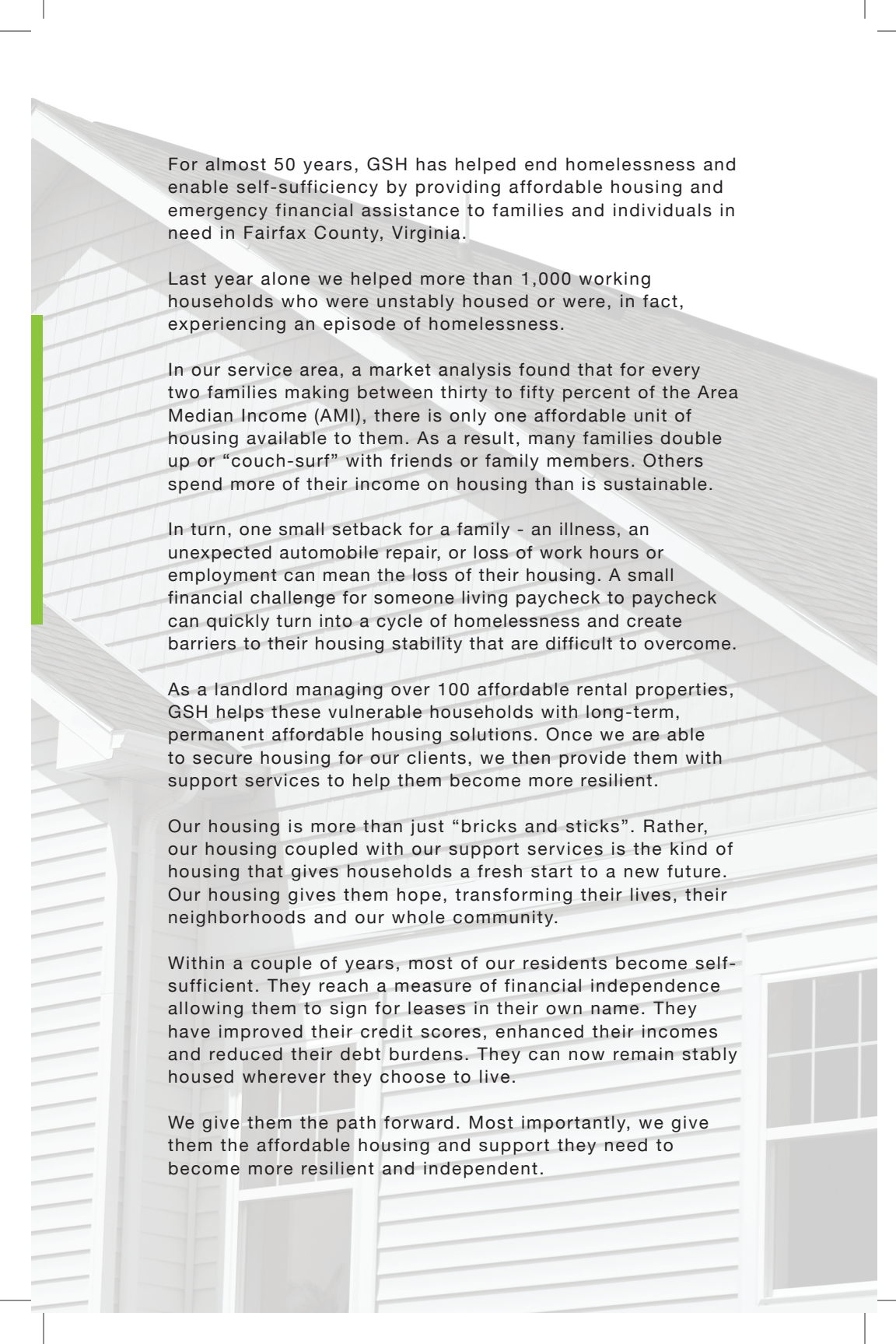
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Aleisha Wilhite – *Community Case Manager*



For almost 50 years, GSH has helped end homelessness and enable self-sufficiency by providing affordable housing and emergency financial assistance to families and individuals in need 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 service area, a market analysis found that for every two families making between thirty to fifty percent of the Area Median Income (AMI), there is only one affordable unit of housing available to them. As a result, many families double up or “couch-surf” with friends or family members. Others spend more of their income on housing than is sustainable.

In turn, one small setback for a family - an illness, an unexpected automobile repair, or loss of work hours or employment can mean the loss of their housing. A small financial challenge for someone living paycheck to paycheck can quickly turn into a cycle of homelessness and create barriers to their housing stability that are difficult to overcome.

As a landlord managing over 100 affordable rental properties, GSH helps these vulnerable 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”. Rather, 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, transforming their lives, their neighborhoods and our whole community.

Within a couple of years, most of our residents become self-sufficient. 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. They can now remain stably housed wherever they choose to live.

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

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PRESIDENT'S LETTER

In 2020, at the beginning of the COVID-19 pandemic, GSH continued to bring new energy and purpose to our affordable housing mission. GSH stepped up its support and services to a community in great need caused by the pandemic. We joined with other human service and housing providers to provide federal COVID relief funds.

Through much of 2020, we supported over 500 households put at risk because of the COVID pandemic. These were households struggling with job losses, lost work hours, and childcare expenses because of the economic downturn triggered by the pandemic. We reached out with rental assistance and helped to keep these households safe in their housing.

We also purchased five housing units, extending the number of our owned housing to a total of seventy-six housing units. Our residents not only benefit from the affordability of our rental housing units, but also from the quality, upkeep, and security of our housing.

We realized significant, positive and lasting changes in one of our much-valued communities - the Colchester Towne condominium community located off Richmond Highway. As the largest owner of housing in Colchester Towne, we added to our investment in housing assets in the community.

We strengthened our reach into the community, too. As we have for the last forty-six years, we offered our unique blend of resident-centered services and programs and raised our profile as a vital housing provider in the Greater Mount Vernon community. In May 2020, Fairfax County purchased the Mount Vernon Athletic Club and plans to redevelop it into the new Lee District Community Center, aiming to make the 50,000 square foot site the largest community center in the county.

The new community center is located alongside Colchester Towne. In collaboration with county staff and other community-based providers, GSH is engaging with Colchester Towne residents and finding out their vision for the new community center. We look forward to the center and the many opportunities, services, and resources that will benefit the community resulting from the center.

We offer our residents a formula for success with our housing and services. The pandemic didn't slow us down or change our formula.

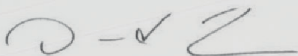
I think about one resident and her family who lived in our housing for a little over two years. A veteran and federal employee at the USDA, this single mother of two children worked hard to reach greater self-sufficiency and financial independence. In her time living with us, she was promoted at her job, increased her pay 40%, paid off her debts, and cleaned up her credit. We were pleased to learn that, because of these improvements, she was able to secure a mortgage and purchase a home for herself and her family.

Time and time again, our housing and services do make a difference in their lives.

In the following pages, you'll read more stories about our residents. They are the real stories of real people living in our housing. They can see a way forward and become more resilient, self-sufficient and independent because of Good Shepherd Housing in their lives.

I hope that in the coming pages the Good Shepherd Housing story resonates with you.

David Levine



President/CEO

APARTMENTS BUDGETING COUNSELING (ABC)

We help low-income, working families and individuals to obtain housing that is affordable, by purchasing condominiums and offering them at an affordable rent. GSH accepts tenants that other landlords will not – those with poor credit histories, past evictions, itinerant rental histories, and low incomes.

EMERGENCY SERVICES ASSISTANCE

GSH provides grants up to \$700 per family in the period of a year to prevent evictions, or help with first month's rents and security deposits. Grant applicants are carefully evaluated for factors that lead to long-term housing stability, helping us keep households at risk of homelessness from losing their housing.

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 are low income. This long-standing program provides our children with school supplies, tutoring, access to summer camps, and music lessons. We also send children to local STEM (Science, Technology, Engineering and Math) programs to encourage their education in science and math.

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





CASE MANAGEMENT

Our GSH case management staff work individually with our residents to create goals and action plans to improve many facets of self-sufficiency including increasing income and education. The case managers also refer GSH residents to other organizations that specialize in certain types of assistance or mentoring. The goal is for residents to become self-sufficient and be able to pay their rent consistently and on time.

FAITHFUL LANDLORD PROGRAM

The Faithful Landlord program provides assistance when sudden or unexpected expenses or circumstances occur in the lives of our residents. Car repair bills, medical issues, or loss of income between jobs can create short-term financial hardships and our assistance helps to promote their self-sufficiency, which is an integral part of our mission at GSH.

CHANGEPURSE PROGRAM

In partnership with the DC-based Women in Housing and Finance Foundation (WHFF), GSH offers a unique and innovative money management program designed to empower our residents. The six-week long Changepurse program is a tailored financial mentoring program where participants meet with trained volunteers to discuss money management skills. Lessons learned help our clients to enhance their financial lives and money habits for future financial stability.

THE GSH HEALTH FUND

The GSH Health Fund is specifically designed to provide financial assistance toward rent and utility support to residents who have experienced a loss of income due to medical conditions. This includes individuals who have undergone surgery, are fighting a chronic illness, or are providing care for an ill family member.

SUCCESSES

Emily reached out to our Community Case Manager Aleisha for rent assistance related to the COVID-19 lockdown. Having secured a new job in March, Emily was about to start working when the local pandemic measures were enacted. Living with her young son, Emily struggled with April rent to keep them housed.

Fortunately, Aleisha helped Emily to receive April rent through Fairfax County rental assistance funds. Also, Emily secured unemployment benefits, which covered her May rent payment. The looming question for Emily and her family was when she could get back to work. Emily is just one example of the many residences who were struggling.



Homeless and not knowing where to go next, Ms. Baker and her two teenage children were moving around from place to place. Living with family members, in hotels, and sometimes nowhere at all, Ms. Baker was desperate to give her children a better life and a stable home. She had trouble paying bills because her employment was inconsistent. Her children, one in college and one in high school, had trouble accessing transportation to and from school and their grades suffered because they did not have a place to call home.

In 2019, she was referred to Good Shepherd Housing by a current client. She applied for our housing program and was accepted. Today, Ms. Baker and her children live in an affordable, safe, and high quality 3-bedroom apartment near to the transit on Richmond Highway.

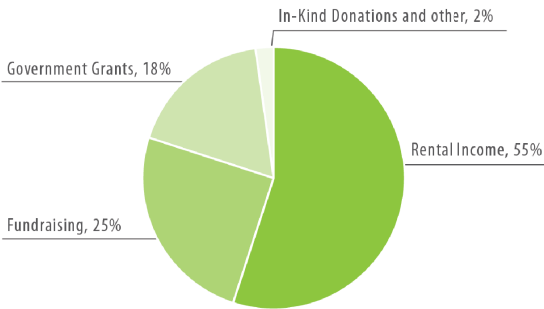
With a roof over their heads, Ms. Baker and her children have been doing great. Working two jobs, Ms. Baker is able to provide a more stable income for her family. Their new home creates a better environment for her kids to succeed in school and instead of worrying about where they will sleep the next night, they are dreaming of their future.

Thanks to our donors, who allow us to lend a helping hand to Ms. Baker and so many others like her, their prospects are bright.

STATEMENT OF ACTIVITIES

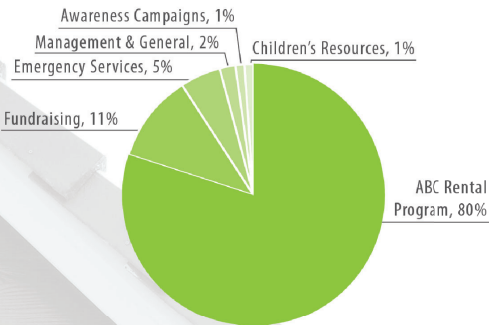
2020 GSH INCOME SOURCES

(Percentages of Total)



2020 GSH EXPENSES

(Percentages of Total)



**Capital Campaign, Depreciation, Unrealized Gains not included.*

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



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Laura Rodriguez
Sagamore Spirit
Lisa Sales
Sue Sanden
Saudé Creek Vineyards
Ed Sawyer
Marisa Scala-Foley
Louis and Brigitte Schiano
Erica Schlosser-Toalson
Gail Schnell
David and Catherine Schurr
Michele Sealey
Seasons 52
Prasanna Sethupathy
Joan Sheppard
Signature Theatre
Danielle Silas
Carla Silas
Silver Hand Meadery
Donna Simpson
Abraham and Vicky Smith

Baird Smith
Michelle Smith
Alvin and Pamela Smuzynski
Snowshoe Mountain Resort
Nancy Snyder
Maria Souza
Mary Spagnuolo
John and Elizabeth Spencer
Chris Spivey
Sportrock Climbing Centers
Trisha Stanger
Valerie Stansbury and Kathy Bowles
Marsha Steed
Shannon Steene
Bryan and Shannon Stockton
Lynne Strobel
Lauri Swift
Dishes Of India
Tarara Winery
Ashley Taylor
Ten Thousand Villages
Texas Donuts
Barbara Tivnan

Philip Tobey
Trattoria Villagio
Shamella Tribble
Union Stage, Washington DC
Anna Marie Van Blarcum
Jennifer Van Goethem
Kayleb Van Hoozer
Charles and Beverly Van Horn
Dean Rust and Merry Vance
Vinyl-Lite Window Factory
Virginia Canopy Tours
Richard Volk
Allen and Lee Voltmer
Marilyn Wanner
Andrea Wash
Washington Nationals Baseball Club
Washington Wizards
David Watson
Michael and Carole Webb
Wells Fargo Advisors, LLC
Colleen White

Whitetail Resort
Johnny Whitmire
Alvin Wilkins
Amelie Williamson
Colonel Raymond Willis
The Wine Attic
Jeri Winn
Wintergreen Resort
Weikko Wirta
Yolanda Wolf
John and Gayle Wood
Woodlawn and Frank Lloyd Wright's Pope-Leighey House
Nicholas and Irene Yankowski
Yoga Factory Studio DC
John and Marty Young
Margaret Zebrowski
Cathy Zebrowski
Joseph and Mary Zelinka
Zengo Cycle
Zeta Phi Beta Sorority, Inc.

LIFETIME GIVING

Frank Lloyd Wright Giving Circle (\$200,000+)

Capital One
The Community Foundation for the National Capital Region
Eugene & Agnes E. Meyer Foundation
Zdenka Larson
Freddie Mac Foundation

Daniel Burnham Giving Circle (\$100,000+)

Clark-Winchcole Foundation
E*Trade Financial
Fannie Mae Walkathon
Ed & Cathy Gillespie
Good Shepherd Catholic Church
Betty Jean & Gary Hall
David Levine & Daniela Gressani
Laing & Enid Hinson
John & Judith Mitchell
Ourisman Automotive Group – Michael & Niki Bennett
Thomas Pardini & Cheryl Ellsworth
Philip L. Graham Fund

Phil Rosenthal
Kathleen Rotondaro
Phil & Peg Soucy

Robert R. Taylor Giving Circle (\$50,000+)

Richard & Deborah Alderson
Bethlehem Baptist Church
Arthur & Dorothy Collier
Community Ministry of NOVA
Paul & Emily Cooksey
Enterprise Community Partners
John Edward Fowler Foundation
Paula G. Lettice
Chris Martin
Walter & Mary Lou McCormick
James & Marilyn McCullough
Jerry & Audrey Moran
Mt. Vernon Knights of Columbus
Tofie & Margaret Owen
Richard & Dabney Schmitt
St. Luke's Episcopal Church
James D. Turner, PLC
US Airways
Edward Walker & Brenda Kurlansk

Washington Forrest Foundation
Washington Gas
Wells Fargo Foundation
Women in Housing & Finance (WHF) Foundation
Joyce & John Zoldak

Julia Morgan Giving Circle (\$25,000+)

Alexandria American Legion Post 24
Edward R. Kengla Charitable Foundation, Inc.
American Airlines
AT&T Services, Inc.
Bank of America Charitable Foundation
Jim & Kay Boatner
Dan & Frances Burke
The Community Foundation For Northern Virginia
Dominion Energy
Kevin & Linda Gaghan
Ron & Bettye Goode
Greater Washington Community Foundation
Harry and Zoe Poole Foundation

John & Carol Horn
Duane & Celeste Hufford
Insight Property Group,
LLC.
Ernie Isenstadt and Judy
Hsia
IVAKOTA Foundation
J. Andrew Keyes and
Cathleen Trail
Doug & Kathleen Luzik
Sanjiv & Rajika Mahan

Wes McCune
Mt. Vernon Presbyterian
Church
The National Alliance to End
Homelessness, Inc.
Bob & Barbara Novogratz
Richard & Mary Beth Rock
Colonel Paul Seymour
Tony & Joan Skiscim
Martin & Rebecca Smith

Shannon Steene
Sheehy Auto Stores
Sheehy Honda
Edwin & Cornelia Sullivan
Talking Tree Creative
Virginia Housing
The Wachovia Foundation
webMethods Foundation

THE GOOD SHEPHERD HOUSING AND FAMILY SERVICES LEGACY SOCIETY

**Gillian Ament
Cheryl Ellsworth
Zdenka Larson
Eugene Roverse, Sr.
Shannon Steene**

The Legacy Society is comprised of individuals who share a commitment to ensuring that quality housing is affordable and available in our community for decades to come. By supporting Good Shepherd Housing and Family Services (GSH) through your estate or life income gift, you are joining a special group of individuals who have recognized the value of creating opportunity-rich neighborhoods in our community.

There are many ways to make a gift to GSH, including life income and estate gifts, which can ultimately be beneficial to the organization and rewarding to the donor in a variety of ways.

Life Income Gifts allow donors to make a gift now and receive income for their lifetimes. These gifts include charitable gift annuities, charitable remainder trusts, and pooled income fund gifts. Life income gifts also provide significant tax benefits.

Estate Gifts provide support to GSH after the lifetime of the donor. They include bequests by will or living trust, future gifts of retirement plan assets, and life insurance proceeds.

To become a valued honoree of the Legacy Society and the entire GSH family, you simply need to notify GSH that you have included GSH in your estate planning. In so doing, you will join those special friends who support GSH and value its unique contributions to our community.



Good Shepherd Housing

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Alexandria, Virginia 22309

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Fax: 703-768-9419

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Web: www.goodhousing.org

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

Twitter: @GoodHousingOrg

Instagram: @GoodShepherdHousing



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