



GOOD  
SHEPHERD  
HOUSING

2021  
ANNUAL  
REPORT

FOSTERING OPPORTUNITY-RICH NEIGHBORHOODS



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



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## MISSION STATEMENT

Since 1974, 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 800 working households with our spectrum of services –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 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 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 several years, many 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 2020/21, GSH continued its work and services while supporting our community through the COVID pandemic. We joined with other human service providers and Fairfax County governmental agencies to provide much-needed federal COVID relief funds.

We supported hundreds of 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 to these households with rental assistance and helped to keep them safe in their housing.

We also purchased one unit, extending the number of our owned housing units to seventy-seven. Our residents not only benefit from the affordability of our rental housing units, but also from the quality 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.

As we have for the previous forty-seven years, we offered our unique blend of resident-centered services and programs. We 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 redeveloped it into the new Lee District Community Center, making the 50,000 square foot site the largest community center in the county.

GSH worked with Fairfax County and community groups around the new site to plan and shape a vision for the community center. When fully opened, the new Lee District Community Center will offer more than just recreational programs. It will include job training and workforce development services targeted to the nearby neighborhoods. The community center promises to be a game changer.

We offer our residents a formula for success with our housing and services. For example, one of our residents graduated from Mount Vernon High School and completed college at Virginia State University, the first HBCU founded as a state-supported institution of higher learning in America. Our resident was the first in her family to attend college.

Through my work on a community advisory council for Dominion Energy, I had the good fortune to meet her again. After graduating college, she began her career with Dominion Energy and has stepped on to a career ladder with the company. She credits our affordable housing and our support services with helping her to reach her goals.

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

I hope that in the coming pages our story and our residents' stories will resonate with you.

David Levine



President/CEO

## OUR PROGRAMS

### APARTMENTS BUDGETING COUNSELING (ABC)

We help low-income, working families and individuals by purchasing condominiums and offering the housing to 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 \$1000 per family in the space of a year to prevent eviction. We also help them with first month's rents and security deposits. Grant applications are carefully evaluated for factors that lead to long-term housing stability. Our support helps keep households at risk of homelessness from losing their housing.

### CHILDREN'S RESOURCES (CR)

We make sure 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, tutoring, access to summer camps, and music lessons.

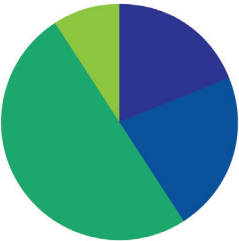
### FAITHFUL LANDLORD PROGRAM

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. Our assistance helps to promote their self-sufficiency, which is an integral part of our mission at GSH.

STATEMENT OF ACTIVITIES

2021 GSH INCOME SOURCES  
(PERCENTAGES OF TOTAL)

- Government Grants: 19%
- Fundraising: 22%
- Rental Income: 50%
- In-Kind Donations and other: 9%



2021 GSH EXPENSES  
(PERCENTAGES OF TOTAL)

- ABC Rental Program: 93%
- Emergency Services: 5%
- Children's Resources: 2%



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

## SUCCESSES

In early 2021, just about everything in Caroline's life had become a struggle. When things were at their worst, she reached out to GSH—a move that would help set her family, finances, and career back on course. A single mom, Caroline was worried about her teenage son Derek, who was making poor choices and hanging out with the wrong crowd. At the same time, she was recovering from a December 2020 surgery, which prevented her from working for three months. Her recovery required physical therapy and a home nurse aide.

Caroline asked GSH for help when she was unable to pay her rent following her surgery. GSH assisted her with three months of rent to see her through her recovery. During this time, Caroline was able to help connect her son to a youth counselor through GSH's partnership with Family Pass. Working with the counselor helped Derek improve his decision-making skills, his understanding of healthy relationships, and his communication and coping skills. Thanks to his hard work with his counselor, Derek recently completed Northern Virginia Family Service's Prevention and Education program.

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



Caroline's health and finances improved as well. She is back at work with steady employment, and has been able to catch up on her bills and other expenses that accumulated as she recovered. Caroline is currently working with a NOVA counselor to develop a plan to take medical billing and coding classes to advance her career.



The Graham family has been with us for several years. A mother who lives with her two young adult daughters, they've been stellar clients. When the COVID pandemic started in March 2020, all three were furloughed. Our case manager, Aleisha Wilhite, helped them apply for assistance through Fairfax County's Coordinated Services Planning. After navigating the process, they received several months of rental assistance from the CARES program via the Koinonia Foundation.

Unfortunately, they still were not back to work when that rental assistance ended, and Aleisha was successful in applying for additional assistance on their behalf through emergency funds that were created through the county-run HUD Community Development Block Grants (CDBG).

It's been a scary time for the family, but we are pleased to report that all three women are back to work. One works in our local schools, one is a server at a DC restaurant and one is employed in a law firm as a legal assistant. Because they were able to access emergency funds, the family never had to face a loss of housing during this difficult time and they avoided a negative hit to their credit scores, which would have made it that much more difficult to stay stably housed in the future.

## DONOR LIST This list represents gifts made between July 1, 2020 and June 30, 2021.

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Yankowski  
John and Marty Young  
Cathy Zebrowski  
Joseph and Mary Zelinka

## LIFETIME GIVING

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

Michael and Niki Bennett -  
Ourisman Automotive  
Group  
Capital One  
Clark-Winchcole Foundation  
The Community Foundation  
for the National Capital  
Region  
Compass  
Eugene and Agnes E. Meyer  
Foundation  
Freddie Mac Foundation  
Good Shepherd Catholic  
Church  
Zdenka Larson

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

Dominion Energy  
E\*Trade Financial  
The Gaghan Family  
Ed and Cathy Gillespie  
Betty Jean and Gary Hall  
Laing and Enid Hinson  
David Levine and Daniela  
Gressani  
Walter and Mary Lou  
McCormick  
Judith Mitchell  
Thomas Pardini and Cheryl  
Ellsworth  
Philip L. Graham Fund  
Phil Rosenthal  
Kathleen Rotondaro  
Phil and Peg Soucy  
World Bank Community  
Connections

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

Richard and Deborah  
Alderson  
Bethlehem Baptist Church  
Arthur and Dorothy Collier  
Community Ministry of NOVA  
Paul and Emily Cooksey

Enterprise Community  
Partners  
Ed and Cathy Gillespie  
Greater Washington  
Community Foundation  
Betty Jean and Gary Hall  
John and Carol Horn  
John Edward Fowler  
Foundation  
Paula G. Lettice  
Doug and Kathleen Luzik  
Chris Martin  
James and Marilyn  
McCullough  
Jerry and Audrey Moran  
Mt. Vernon Knights of  
Columbus  
Tofie and Margaret Owen  
Richard and Dabney Schmitt  
Sheehy Auto Stores  
St. Luke's Episcopal Church  
James D. Turner, PLC  
US Airways  
Virginia Housing  
Edward Walker and Brenda  
Kurlansk  
Washington Forrest  
Foundation  
Washington Gas  
Wells Fargo Foundation  
WHF Foundation  
Joyce and 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 and Kay Boatner  
Dan and Frances Burke  
The Community Foundation  
For Northern Virginia  
David FitzGerald and Elaine  
Kolish  
Peter and Janet Gartlan  
Ron and Bettye Goode

Harry and Zoe Poole  
Foundation  
Duane and Celeste Hufford  
Insight Property Group LLC  
Ernie Isenstadt and Judy  
Hsia  
IVAKOTA Foundation  
J. Andrew Keyes and  
Cathleen Trail  
Sanjiv and Rajika Mahan  
Wes McCune  
Mt. Vernon Kiwanis Club  
Mt. Vernon Presbyterian  
Church  
John and Nell Murray  
Robert and Rosemary Murray  
The National Alliance To End  
Homelessness, Inc.  
Bob and Barbara Novogratz  
Richard and Mary Rock  
Colonel Paul Seymour  
Sheehy Honda of Alexandria  
Tony and Joan Skiscim  
Martin and Rebecca Smith  
Shannon Steene  
Edwin and Cornelia Sullivan  
Talking Tree Creative  
Brian and Alexis Tallman  
The Wachovia Foundation  
webMethods Foundation

### Monthly Giving Circle

John and Linda Atkinson  
Candice Bennett and William  
Hewitt  
Arthur and Dorothy Collier  
Pamela Deaner  
Timothy Edwin  
Lee and Sharon Gurke  
Duane and Celeste Hufford  
Skip and Marjy Jones  
Gary and Edythe Kelleher  
Suchada Langley  
Janice MacPherson  
William and Irene Manning  
Stephen Meador  
Bryan and Shannon Stockton  
Edwin and Cornelia Sullivan  
Thomas and Lynn Thompson  
Adam and Tamsin Van  
Hoozer



## 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**

8305 Richmond Highway #17B

Alexandria, Virginia 22309

**Tel:** 703-768-9404

**Fax:** 703-768-9419

**TTY:** 711

**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



**CFC #70437**



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