



# ANNUAL REPORT

**GOOD SHEPHERD HOUSING**

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US Air Force Officer, School of Advanced Air and Space Studies; former White House Fellow

## LEADERSHIP MESSAGE

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Fiscal Year 2024 marked the beginning of Good Shepherd Housing and Family Services' 50th anniversary year, offering a moment to reflect on our history while continuing to move forward with purpose.

This was a year of continued stabilization. Families who had been impacted by COVID began to regain footing, yet the reality remained clear: in Northern Virginia, housing stability is still the foundation for opportunity. Our focus stayed consistent, preserving affordable homes, supporting residents, and helping families build toward long-term stability.

One meaningful example was our response to urgent needs within a local manufactured home community. Through a one-time relief effort, we addressed food insecurity, rent challenges, and access to essential resources. Just as important, we strengthened community connections and helped restore a sense of stability for families navigating uncertainty across all our housing.

We also continued investing in long-term outcomes. Through Career Power, our career counselors supported young people graduating high school, enrolling in postsecondary education, and building pathways toward economic mobility. These results reinforce what we see every day: when housing stability is paired with consistent support and family engagement, it creates lasting impact.

As we look ahead, our direction is clear. We will continue to preserve and expand affordable housing in neighborhoods of opportunity while strengthening the services that support each resident's journey.

This work is made possible by a community of partners and supporters who believe in what stable housing can unlock.

Thank you for being part of it.

Sincerely,



Genee Hayes  
*Executive Director*  
Good Shepherd Housing and Family Services



# THE NEED IN OUR COMMUNITY

Northern Virginia, one of the nation's wealthiest regions, still has thousands of families that are just one paycheck away from homelessness. Skyrocketing housing costs, flat wages, and the disappearance of naturally affordable homes have widened the gap.

Critically, in the region:

**Nearly 135,000 low-income households are burdened by housing costs**

**Families must often choose between rent, childcare, food, or medicine**

**Affordable homes are vanishing faster than they're being built**

## OUR MODEL



### Finding the Key

We identify and acquire existing properties with the potential to become long-term affordable housing. Through thoughtful investment and transformation, we preserve affordability in neighborhoods where residents are at risk of being priced out.



### Creating a Home

We provide deeply affordable, scattered-site rental housing; improving safety and stability in neighborhoods near jobs, schools, and transportation. Our homes offer not just shelter, but a true foundation for residents to build their lives.



### Supporting the Journey

Our robust resident services include financial coaching, career counseling, emergency assistance, and children's resources that help individuals and families stabilize, grow, and thrive.

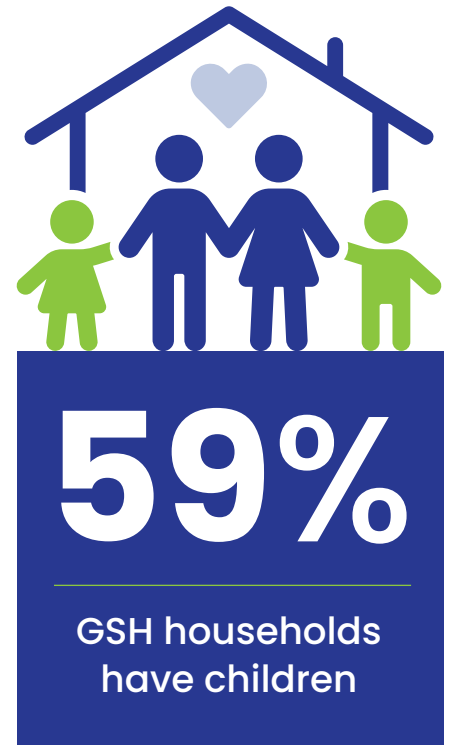
### Sherry's Story

When Sherry's family faced eviction, Good Shepherd Housing provided them with a stable place to land. What happened next is a testament to what becomes possible when a family has a safe, affordable home.

While living in GSH housing, Sherry finished high school and enrolled in college – milestones she might never have reached without the foundation of stable housing beneath her. As a young mother, she took her next bold step: moving into her own GSH apartment, independent and determined to build something lasting.

Sherry went on to earn her college degree and secured a position in building security – a career she continues to grow with support from GSH's Career Power team. Month after month, she has paid her rent on time, a quiet but powerful measure of the stability she has built.

Sherry's story is not just about a roof overhead. It is about what GSH makes possible: a path from crisis to confidence, from surviving to thriving – one family, one home at a time.



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### David's Story

When David and his daughter first came to Good Shepherd Housing, they were navigating more than just the risk of losing their home. A recent job loss and rising costs had made it difficult to keep up, and each month brought new uncertainty.

With a stable, affordable apartment, that pressure began to ease. David was able to focus on steady employment, eventually securing a full-time position with consistent hours. With support from GSH staff, he created a plan to rebuild his finances and stay on track.

His daughter, once frequently absent due to moves and stress, began attending school regularly and regained her footing academically. With stability at home, she found confidence in the classroom again.

Today, their home is a place of consistency and calm. Rent is paid, routines are steady, and the future feels within reach. What began as a moment of crisis has become a foundation for something stronger.

## Jimmy's Journey From Exhausting Hours to a Brighter Future

When Jimmy first walked through the doors of Career Power in January 2024, he was already no stranger to hard work. A high school graduate, Jimmy had been working grueling 12-hour shifts in construction, starting each day at 6:00 AM. But behind his exhaustion was a quiet determination—and a dream. Sitting beside his mother in that first meeting, Jimmy shared his goal: to become a licensed electrician. He knew that path could offer stability, a better income, and a brighter future.

Jimmy's Career Power counselor, Kevin, saw both his ambition and his potential. Together, they mapped out a plan. Kevin identified a certification program at the University of the District of Columbia that could put Jimmy on the fast track to his dream. With Career Power covering the full cost of tuition, Jimmy began his training in May 2024, ready to rewrite his future.

The journey wasn't always easy. Balancing coursework with daily responsibilities required discipline and sacrifice. But Jimmy never wavered. He met with Kevin twice a month, receiving steady guidance, encouragement, and problem-solving support. With each meeting, his confidence grew.

By May 2025, Jimmy proudly completed the electrician program. Today, he has left behind the long, punishing hours of construction work and is now thriving as a full-time journeyman electrician. In just five years, he'll be eligible to become a master electrician—a milestone that will open even more doors for his career and his family.

Grateful for the support that helped make his dream a reality, Jimmy and his mother shared, "Without your help, this would have never been possible. No one else had taken the time to help us to the extent you have. We are forever grateful."

Jimmy's story is a powerful reminder that with the right support and unwavering determination, lives can change. His journey reflects the true mission of Career Power—walking alongside individuals every step of the way, helping them turn hard work into opportunity and hope into achievement.

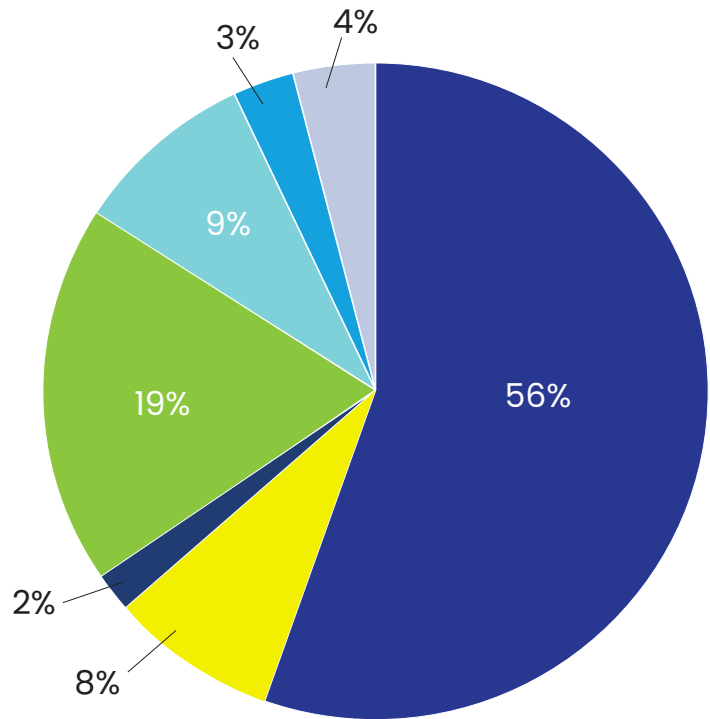
**45**  
Youth in Career  
Power in FY24

The infographic features a dark blue background. On the left, a white-bordered box contains the number '45' in large green font, with 'Youth in Career Power in FY24' in white text below it. To the right, a grid of 45 stylized human figures is arranged in three rows of 15. Each figure has its arms raised in a 'V' shape. The figures alternate in color between white and green in a repeating pattern across the rows.

# STATEMENT OF ACTIVITIES

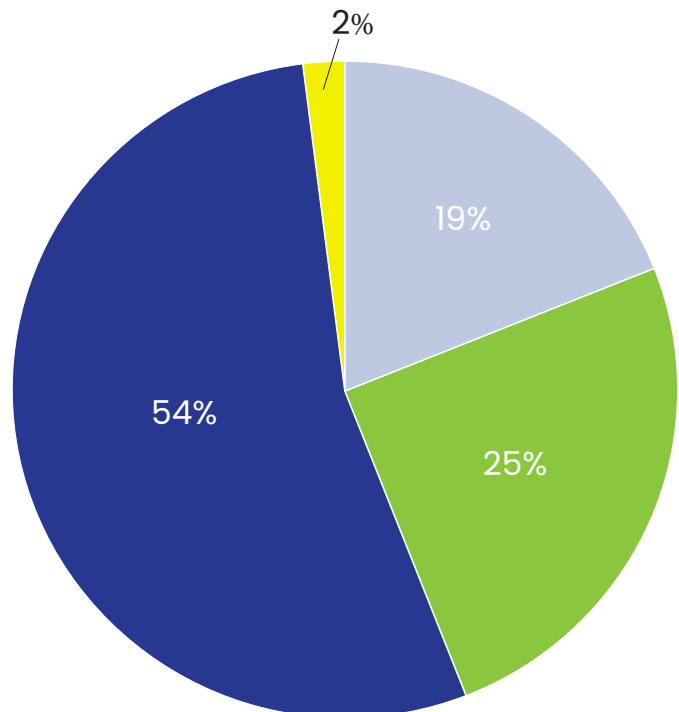
## EXPENSES

- HOMES
- Emergency Relief
- Awareness
- Supporting Services
- Mobile Homes
- Children and Family Services
- Career Power



## REVENUE

- Fundraising
- Government Grants
- Rental Income
- Other



# YOUR SUPPORT DOESN'T STOP AT HOUSING



## Resident Services

Through our signature program, HOMES, each household receives personalized support through case management, financial coaching, and connection to vital resources that promote self-sufficiency.

**132** households served in FY24

## Emergency Relief

We provide short-term financial assistance to prevent eviction, utility shut-offs, or displacement due to crisis.

**400+** individuals served in FY24

## Career Power

This workforce readiness program helps youth and young adults aged 16–24 build job skills, pursue education, and launch stable careers.



## Children and Family Services

We support families through educational resources, back-to-school drives, Trunk-or-Treat, and programs that promote healthy childhood development.

# 50 YEARS OF GSH

## Foundation

Good Shepherd Housing was established in 1974 by parishioners of Good Shepherd Catholic Church to help a local family with nine children in urgent need of housing. Through their efforts, land was purchased, and a home was built on Holland Road, which the family rented for a decade. This initiative marked the beginning of GSH's rental model, laying the foundation for decades of housing support in the community

## Unique Model

Good Shepherd Housing's unique model of scattered site acquisition focuses on purchasing units throughout the community rather than in one location. This approach plays a crucial role in addressing the housing crisis, ensuring stable, affordable homes for families.

## Investment

In 1999, Good Shepherd Housing purchased its first unit in Colchester Towne, beginning a long-term commitment to the community. Since then, GSH's investment in that community has expanded to over 60 units, strengthened by our inaugural Capital Campaign in 2018 and a \$2 million grant from Amazon in 2022.

## Relief

As a trusted partner to Fairfax County, Good Shepherd Housing distributed over \$3.3 million in COVID-era rent relief, stabilizing hundreds of households and preventing displacement during a time of profound uncertainty for our community.

## Stability

Since the 1980s, GSH has worked closely with our clients to address credit issues, secure better-paying jobs, and achieve family and financial stability. Though programs have evolved over time, initiatives like Homebuyer Education, the Savings Match Program, the Homebuyer Club, A-B-C (Apartments, Budgeting, Counseling), and our current HOMES program, GSH has consistently helped individuals build financial literacy and achieve financial growth.

# DONOR LIST

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This list represents gifts made between July 1, 2023 and June 30, 2024.

## Transforming Lives (\$25,000+)

Laing and Enid Hinson  
The Gaghan Family  
Gaghan Mechanical, Inc.  
HomeAid National Capital Region  
Michael and Niki Bennett  
Morgan Stanley

## Building a Community (\$10,000+)

AT&T  
Amazon, Inc.  
Clark-Winchcole Foundation  
Richard and Deborah Alderson  
Peter and Janet Gartlan  
Cheryl Ellsworth and Thomas Pardini  
Sheehy Auto Stores  
Ada and Albert Wibel Foundation  
Gary Hall  
The Owen Family  
Jerry and Audrey Moran

## Investing in a Dream (5,000+)

Community Foundation of Anne Arundel County  
James and Sandy Dunn  
Steven and Barbara Geiger  
Good Shepherd Catholic Church  
John and Carol Horn  
Ernie Isenstadt and Judy Hsia  
Christy Kaiser  
Catherine Kamery  
Elaine Kolish and David Fitzgerald  
David Levine and Daniela Gressani  
Judith Mitchell

Ourisman Chrysler Jeep Dodge of Alexandria

Phil and Peg Soucy  
James D. Turner, PLC  
Virginia Housing  
Washington Gas  
Joyce and John Zoldak

## Enabling Self-Sufficiency (2,500+)

Anonymous  
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Clarence B. and Joan F. Coleman Charitable Foundation  
Arthur and Dorothy Collier  
Steve and Holly Hartell  
Gary and Edythe Kelleher  
J. Andrew Keyes and Cathleen Trail  
Paula G. Lettice  
Tiffani Moore  
Carolyn Murphy  
Northern Virginia Association Of Realtors (NVAR)  
Kevin and Deborah O'Neill  
Tracy and Bryce Pyle  
Henry and Dorothy Raduazo  
St. Luke's Episcopal Church  
Alexis and Brian Tallman  
Temple Rodef Shalom  
Patti and Scott Tintle  
Edward Walker and Brenda Kurlansik  
Wegmans - Alexandria  
Westminster Presbyterian Church  
Women in Housing and Finance (WHF) Foundation

## Creating Opportunity (\$1,000+)

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Monroe R. Hatch III  
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Thomas and Lynn Thompson  
Thuy-Uyen Tran  
Transurban  
Robert and Barbara Wade  
Daniel Wayland  
We Have A Truck

### Inspiring Hope (\$500+)

Clifford and Elizabeth Alexander  
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Kaktrale Austin  
Les Baer and Marianne Such-Baer  
BE2 Pilates  
Shawn and Tracy Bennett  
Clement Bezold and  
Rosemarie Philips

Dennis and Joyce Condon  
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Mark Pointon and Jamie Orr  
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Andrew Young

### Offering a Hand Up (\$250+)

Jennifer Aguilar  
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Briar Patch Bed & Breakfast Inn  
Brilliant Earth  
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Susan Fitzgerald  
Daniel and Hyunjoo  
Fleming  
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Praveen Kumar

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Nhung Mai  
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John and Carol Monahan  
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Marianne and John Palastro  
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Tim and Catherine Wagner  
Clifford and Dorothy Wee  
Chris and Peggy White  
Karen Wrege

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Hillwood Estate, Museum & Gardens

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Rex and Doris Reiley  
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Eileen Richard  
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Kimberly and Kenneth Young  
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**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 GSH through your estate or life income gift, you are joining a special group who have recognized the value of creating opportunity-rich neighborhoods.

Life income gifts allow donors to make a gift now and receive income for their lifetime. These gifts include charitable gift annuities, charitable remainder trusts, and pooled income fund gifts. Estate gifts provide support to GSH after the lifetime of the donor, and include bequests by will or living trust, future gifts of retirement plan assets, and life insurance proceeds.



GOOD SHEPHERD  
**HOUSING**

Funding by Fairfax County CCFP  
*CFC# 70437*

703.768.9404 | TTY: 711

8253 Backlick Rd, Suite L, Lorton, VA 22079

[goodhousing.org](http://goodhousing.org)

