



GOOD  
SHEPHERD  
HOUSING

2017  
ANNUAL  
REPORT

CREATING OPPORTUNITY-RICH NEIGHBORHOODS



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



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For more than 40 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 “couch-surf” with friends or family members, or spend more of their income on housing than is sustainable. Thus, one small setback for a working-class 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 further and more significant barriers to affordable housing that are difficult to overcome.

As a landlord managing over 90 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 two 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

Musicians often speak of “resonance” when a chord is played on a guitar. The sound is reinforced and prolonged by the vibration of all the strings together.

In 2017, GSH housing had much “resonance”. As a special kind of housing, our affordable housing resonates throughout our community because we offer support services to all of our residents. We tailor our services to meet their individual needs.

As both the landlord and case manager to our residents, GSH gives them the space to grow and become more financially stable. We help them to reach self-sufficiency and housing stability for themselves and their families.

Above all else, we want our residents to succeed in our housing. Our housing and services must make a difference in their lives.

In 2017, we initiated new programs that are directed by our residents and owned by them. Our residents give each other advice, referrals, and support. They learn from each other about the best ways to cope with tight budgets, childcare, and work transportation. They solve everyday problems together.

2017 was also the year we took on greater leadership roles in our community, to include winning seats on the board of the Colchester Towne Homeowners Association, a community within a half-mile of Richmond Highway. Since 1999, GSH has had an active interest in Colchester Towne through our purchases of housing units and our investments in the community. Today, nearly half of all our housing units are located there.

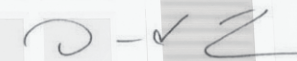
With support from other significant owners of housing units in the Colchester Towne community, we are pressing ahead to make positive and lasting changes. These changes include upgrades in the security, regular property maintenance, increased involvement by the residents in the oversight of the community, and growing property values.

I promise that GSH is already creating a greater number of opportunities, optimism and hope in the Colchester Towne community.

In the following pages, you'll read stories about our residents. Some may seem familiar to you; others not so familiar. But you'll soon find out how they end.

I hope that in the coming pages our story resonates with you.

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 individuals with fixed incomes to obtain housing that is affordable, by providing individualized case management that will help them address structural barriers to long-term housing like poor credit histories, itinerant rental histories, little or no savings, and limited or very low incomes.

## HOUSING AS TOP PRIORITY (HTP)

GSH offers low-income, working families and individuals a connection to affordable rental housing in the community, along with guidance, support, and limited financial assistance. The primary goal is housing stability for homeless or at-risk individuals and families. Participants work with a Community Case Manager 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 in the period of a year to prevent evictions and utility disconnections, 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 home.



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 are low income. 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.



## SUCCESSSES

### From living in a car to future homeowner

After a string of unfortunate financial hardships, plus having to care for her ill parents, Maria, found herself unable to afford her current housing. She resorted to living in her car, or staying in hotels when she could afford it, but she knew that she needed to do better, for her and her daughter's sake.

After receiving multiple rejections for apartment rentals owing to a bad credit history, she was at her wit's end. Paying her bills became increasingly difficult. With no light on the horizon, Maria filed for bankruptcy.

Maria reached out to GSH and enrolled in the ABC program. Since then, with the support of her case manager, Maria has been able to improve her credit score, implement and maintain a realistic budget, and is able to pay her rent in full and on time.

Maria is also working closely with BritePaths, a local financial mentoring program, and is actively pursuing her goal of becoming a homeowner in just a little over a year!



### The future is now brighter - a future pharmacist

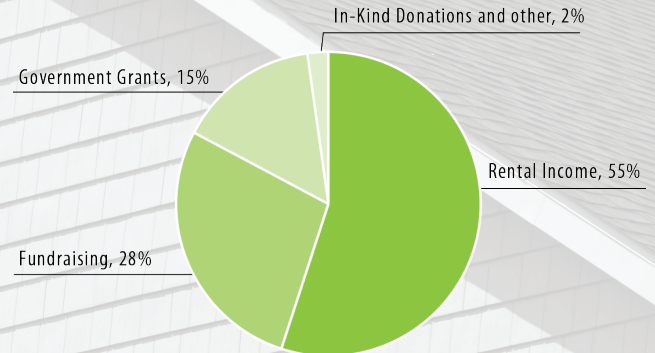
GSH's Children's Resources program was able to assist the daughter of one of our residents with expenses toward her academic studies when the mother didn't have the money for her daughter's test preparation course and for the costs of the exam itself.

The daughter passed her qualifying examination as a pharmacy technician in Virginia, and was also selected for a competitive job internship at a local pharmacy. The mother communicated her heartfelt thanks by telling us, "GSH helps to advance people and not just give them a handout. You all are a lot more than just housing."

## STATEMENT OF ACTIVITIES

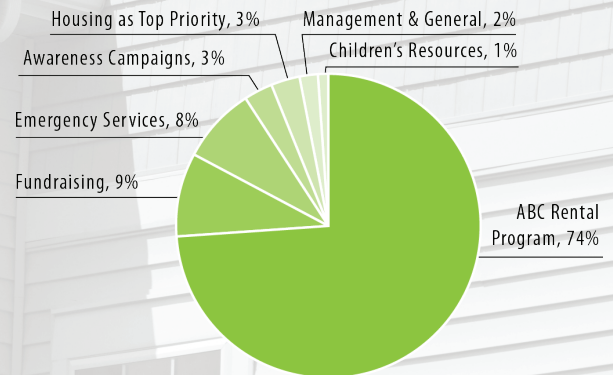
### 2017 GSH INCOME SOURCES

(Percentages of Total)



### 2017 GSH EXPENSES

(Percentages of Total)





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 Paul Seymour  
 Jeff Shankles and Kate  
 Wettstein  
 Karen A. Shaw  
 John R. Shope  
 Lou Shum  
 Silver Oak Group (Thomas  
 Pardini)  
 Silver Parrot  
 SkateQuest  
 Byron D. Smalley  
 Baird Smith  
 Mary J. Smith  
 Warren Smith  
 Alvin and Pamela Smuzynski  
 Frank Socko  
 Ketlen and Scott Solak  
 Special Day Crates  
 David G. Speck  
 David and Lori Speed  
 Laurie Sperry  
 Ebba Jo Spettel  
 Sportrock Climbing Centers  
 Betsy Sprouse  
 Hugh Stevenson  
 St. Michaels Winery  
 Bryan and Shannon Stockton  
 Strathmore

Emily Streett  
 Sugar House Day Spa  
 Sugarloaf Mountain Vineyard  
 Sun & Moon Yoga Studio  
 Sunset Hills Vineyard LLC  
 Synetic Theater  
 Rosemarie Tallman  
 Taqueria El Poblano  
 Vickie Tassan  
 Willie Tate  
 Gregory and Mary Ann Taylor  
 The Teal Center  
 Hayden Temin  
 Tempo Restaurant  
 Judy Thayer  
 Theismann's Restaurant  
 and Bar  
 Julie Thomas  
 Lanita Thweatt  
 Tiny Dancers  
 John and Barbara Tivnan  
 Acoatzin Torres  
 Ann Marie Traynor  
 Helen Tremont  
 Ultimate Magic Academy  
 James and Marilyn  
 Ungerleider  
 Union Street Public House  
 Unwined  
 Merry Vance and Dean Rust  
 Nancy and Katie Van Duyne  
 Matthew Van Etten  
 Charles and Beverly Van  
 Horn  
 Virginia Gold Cup  
 Association  
 Daniel and Lara Walt  
 The Warehouse Bar & Grill

Stacey Waring  
 Washington DC SCORE  
 Washington Nationals  
 Baseball Club  
 The Washington Redskins  
 Charitable Foundation  
 Washington Wizards &  
 Mystics  
 Desmond and Ann Wassell  
 Carl Weaver  
 Abby Welch  
 Westin Reston Heights  
 WETA  
 Richard P. Whelan  
 Colleen White  
 Francis and Rosemary  
 White  
 Kathleen White  
 Jan Wilder  
 Robin Lee Williams  
 Raymond Willis  
 Willowcroft Farm Vineyard  
 Martha and Wesley Wilson  
 Pat and Jerry Wirth  
 Maurice and Yolanda Wolf  
 Wolf Trap Foundation  
 Douglas and Jeanne  
 Woodward  
 Franette Woolridge  
 Aileen Worthington  
 Emily Wyant  
 Nicholas and Irene  
 Yankowski  
 Lisa R. Youngers  
 Margaret Zebrowski  
 Anne and Shannon Zeigler  
 Joseph and Mary Zelinka  
 Zenergy Yoga

## LIFETIME GIVING

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

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

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

Clark-Winchcole Foundation  
 Fannie Mae Walkathon  
 Ed and Cathy Gillespie  
 Phillip L. Graham Fund  
 Thomas Pardini and Cheryl  
 Ellsworth  
 Phil and Gloria Rosenthal  
 Alfred and Kathleen Rotondaro  
 Arthur Schultz

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

Bethlehem Baptist Church  
 E\*Trade Financial  
 Good Shepherd Catholic  
 Church

Gary and Betty Jean Hall  
 David Levine and Daniela  
 Gressani  
 Chris Martin  
 Walter and Mary Lou  
 McCormick  
 John and Judith Mitchell  
 Jerry and Audrey Moran  
 Mt. Vernon Knights of  
 Columbus  
 Phil and Peg Soucy  
 St. Luke's Episcopal Church  
 US Airways  
 Washington Forrest  
 Foundation

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

Alexandria American Legion  
 Post 24  
 Richard and Deborah  
 Alderson  
 American Airlines  
 AT&T  
 Jim and Kay Boatner  
 Arthur and Dorothy Collier  
 Enterprise Community  
 Partners  
 Ron and Bettye Goode  
 John and Carol Horn

Duane and Celeste Hufford  
 John Edward Fowler  
 Foundation  
 Edward Walker and Brenda  
 Kurlansik  
 Doug and Kathleen Luzik  
 James and Marilyn  
 McCullough  
 Wes McCune  
 Mt. Vernon Presbyterian  
 Church  
 The National Alliance to End  
 Homelessness, Inc.  
 Bob and Barbara Novogratz  
 Ourisman Automotive Group,  
 Virginia  
 Tofie and Margaret Owen  
 Richard and Mary Beth Rock  
 Richard and Dabney Schmitt  
 Martin and Rebecca Smith  
 Shannon Steene  
 Sheehy Auto Stores  
 Edwin and Cornelia Sullivan  
 Virginia Housing  
 Development Authority  
 Washington Gas  
 webMethods Foundation  
 Wells Fargo Foundation  
 WHF Foundation  
 Joyce and John Zoldak

## THE GOOD SHEPHERD HOUSING AND FAMILY SERVICES LEGACY SOCIETY

Gillian Ament • Zdenka Larson • Thomas Pardini and Cheryl Ellsworth • Eugene Reverse, Sr.

The Legacy Society is comprised of individuals, who share a commitment to ensuring that quality housing is affordable and available to our community for decades to come. By supporting Good Shepherd Housing and Family Services 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 the 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.

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



**CFC #70437**

