

Remember us in your estate planning and make a planned gift to Good Shepherd Housing and Family Services' Legacy Fund.

Good Shepherd Housing and Family Services

8305 Richmond Highway, #17B
Alexandria, VA 22309

Phone: 703-768-9404

Fax: 703-768-9419

E-mail: info@goodhousing.org



**Good Shepherd Housing and
Family Services**

Annual Report

2007



Our Mission

- *Reduce Homelessness*
- *Increase Community Support*
- *Promote Self-sufficiency*

Welcome Letter from the Executive Director

Dear Friends of Good Shepherd Housing and Family Services,

In this Annual Report, I am happy to share with you the latest about Good Shepherd Housing and Family Services. Here you will learn about the programs and people who make up the mission of Good Shepherd Housing. For longtime supporters, this will be a confirmation of what you know; for those new supporters, this will give you some insight into the community needs that we see and the accompanying solutions that we offer.

I am also pleased to have this opportunity to assure you that your money is being used wisely. We aim for transparency in our work and are a highly efficient charity. Good Shepherd Housing is proud of this fact. We continue our three core programs, Emergency Services, Apartments – Budget - Counseling (ABC) and the Housing as Top Priority Program. The key goal of all these efforts is to keep families in safe, stable and affordable homes. That is what we do here at Good Shepherd Housing. Last year we helped more than 550 families with housing needs which reflects a continuing growth trend. The need for housing assistance in Fairfax County is expanding at an alarming rate and Good Shepherd Housing continues to be there to help.

Thanks to the support we receive from hundreds of individuals and businesses each year, we are able to offer assistance. The commitment of our donors, staff and volunteers continues to amaze and impress me. On behalf of our clients, many thanks.

Sincerely,



Shannon Steene
Executive Director



Good Shepherd Housing Donors

Businesses and Organizations *continued*

National Cooperative Bank
Oliff and Berridge
Ourisman of Alexandria
Passport Automotive
The Potomac Advocates
Project Performance Group
Safeguard Properties Inc.
Sheehy Honda
Sherwood Hall Service Center
Smitty's Building Supply
Springfield Printing and Graphics
SunTrust Bank
Thomas J. Fannon & Sons
United Way
US Airways
Ventures in Community
VFW - Women's Auxiliary
Wachovia Bank
Wal-Mart
Weichert Realtors
West*Group

Faith Communities

Bethlehem Baptist Church
Community Ministry of NOVA
Good Shepherd Catholic Church
Heritage Presbyterian Church
Little River United Church of Christ
St. Luke's Episcopal Church
St. Thomas a Becket Catholic Church
United Church Of Christ
Washington Farm Methodist Church

Foundations

Clarke-Winchcole Foundation
Fannie Mae
Freddie Mac Foundation
Gannett Foundation
IVAKOTA Foundation
Tiger Woods Foundation
Washington Forrest Foundation



Good Shepherd Housing Donors

Bricklayer *continued*

Barbara Wickham
Catherine Woods

Nicholas and Irene Yankowski
John and Delta Youngquist
Cynthia Zuzga

United Way Donors

Ku Barrett
Taeyul Choi
Mark and Anna-Marie Coggins
Mr. and Mrs. Stephen Csontos
Ms. Julia Denman
Mr. Francois Difolco
Ms. Kathryn S. Ducceschi
Mr. Thomas Dunnigan
Martin and Janet Fadden
Margaret Foskey
Stephen and Maureen Higgins
Thomas Holian

Susan Kantrowitz
Ms. Tammy McAfil
Ms. Robin McCoy
Leo Milanowski
Mr. Robert J. Miller
Ms. Melanie Modlin
Mr. and Mrs. Vance Morrison
Mr. Kenneth Oliver
Mr. David Schurr
Michael Shaw
Mr. Derek Waterman
Mr. and Mrs. William Zaccagnino

Businesses and Organizations

American Industrial Hygiene Association
Akridge
Alexandria American Legion Post 24
Belvoir Federal Credit Union
Burke & Herbert Bank & Trust Co.
Capital One
Chevy Chase Bank
Christian Relief Services
Commerce Bank
Countrywide Bank
Cox Communications
Delano Demolition

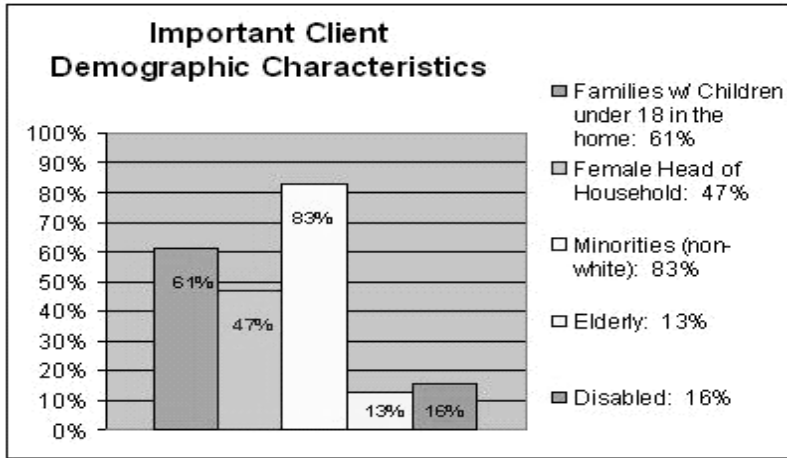
Design Cuisine
Dominion Power
Don Beyer Volvo and Subaru
ExxonMobil
Fort Belvoir Thrift Shop
Genuario Construction
Golden Hair Cut Inc.
Hilltop Sand and Gravel
Hollin Hall Chevron
Keany Produce Co
Kirkpatrick & Lockhart
Lindsay Lexus
MBH Settlement Group
Mirabella & Associates Inc.
Mt. Vernon Kiwanis Club
Mt. Vernon Knights of Columbus
Mt. Vernon Lions Club

Thank You to Our Volunteers

Nick Andrus
Earline Augustus
Thomas Barnett
Carin Beasley
Jacquelyn Betts
Kay Boatner
Phil Bolin
Carolyn Butler
Yvette Cade
Angel Caracciolo
Jim Catlin
Arleane Clark
Mildred Corbin
Barbara Cotter
Gloria and David Curry
Teena Daus
Bea Dobie
Andrea Easter
Leigh Edmunds
Cheryll Ellsworth
Dave Evans
Donna Frazier
Art Friedberg
Fran Garman
Ron Goode
Laura Goodwin
Betty Graves
Dana Grimm
Volkmar and Laurel Heratsch
Nancy Hess
Carol Higbee

Margaret Higgins
John Horn
Sarah Hunt
Ann Hyland
La-Reiphia Jackson
Cori Jenkins
John Jeszenszky
Bob Ketrick
George Klett
Robert Kuletz
Paula Lettice
Palmira Lopez-Robinson
Kathleen Luzik
Chris Martin
Norm Mayer
Lynn McCune
Wes McCune
Louise Meade
Judith Mitchell
Cerylle Moffett
David Morrissy
John Murray
Rosemary Murray
Joy Newland
Mark O'Connell
Cristina O'Connell
Karen O'Connell
Nancy Odend'hal
Sam Ozeck, Esq.
Liana Pardini
Mari Parr
Jerri and Ben Pogue
Cecee Robbins
Sue Rogich
Phil Rosenthal
Kathleen Rotondaro
Alfred Rotondaro
Barbara Rufe
Kristen Sahlberg
Richard Schmitt
Margaret and Jerome Skelly
George Souza
Jim and Joanna Sullivan
Tim and Catherine Wagner
Kari Warren
Nate Wilson





2007 Agency Leadership and Staff

Board of Directors

Nick Andrus
 Phil Bolin
 Carolyn Butler
 Jim Catlin
 Mike Downie
 Leigh Edmunds
 Cheryl Ellsworth
 David Evans
 John Jeszenszky
 Robert Kuletz
 Kathleen Luzik
 Chris Martin
 Rosemary Murray
 Joy Newland
 Mari Parr
 Benjamin Pogue
 Sue Rogich

Phil Rosenthal
 Kathy Rotondaro
 Barbara Rufe
 Dick Schmitt
 George Souza
 Tim Wagner
 Nate Wilson

Presidents Emeritus

Margaret Doran
 Robert Mondloch
 Joseph Adinaro
 George Klett
 Jean Scully
 John Mulholland
 John Horn
 Dan Storck
 Brett Barkey

Jim Sullivan
 Chris Martin

Staff

Shannon Steene,
Executive Director
 Tom Barnett
 Gloria Curry
 Karen Jupiter
 Lisa Leigh
 Amparo O'Connell
 Mattie Palmore
 Michelle Powell
 Michael Robertson
 Mark Triplett
 Lorraine Woehrle

Good Shepherd Housing Donors

Bricklayer *continued*

Charles and Lynne Lindsey
 Timothy Magee
 Joanne and Bruce Malkin
 John Manzo
 James and Marie Marten
 Elizabeth Martin
 Bruce Mawson
 Edward McCafferty
 Keiko McCartney
 Joan and John McLellan Jr.
 Eugene J. McSweeney Jr.
 Louise Meade
 Stella Melville
 Matthew Mitchell
 Melanie Modlin
 John and Marjorie Morris
 Vance and Liberty Morrison
 Dave and Linda Mount
 Ellen Mulvenna
 Marilyn Munson
 SueEllen Musselman
 Dolores Myers
 Maureen Nowak
 John O'Brien
 Daniel and Barbara O'Brien
 Pattye Oliver
 Michael and Dale O'Neil
 Betty Ostrom
 Kevin and Meredith Page
 Robert Parr
 Joseph Pearce
 Yolanda Pelosi
 Joan Peterschmidt
 Vinh and Theresa Pham
 David and Carol Pickering
 Florence Plett
 Juergen Pohlmann

Thomas Pojeta
 Christopher M. and Rosalyn Porter
 Herbert and Barbara Quarmby
 Richard Rankin
 Wendell Ridder
 Richard Ries
 Marilyn and Albert Romaneski
 Judith Rosen
 William Rosenkranz
 Maurice and Suzanne Rudiselle
 Merry Vance and Dean Rust
 Christopher and Lauren Santangelo
 Paul and Mary Schoen
 Mr. and Mrs. Ray Schreiner
 Patricia Shanahan
 James and Rita Sherald
 Colleen Sonosky
 Maury and Katy St. George
 Catherine and Steve Stebbins
 Tom Stumm
 Richard and Joyce Tami
 Rosalie Targonski
 Gregory and Mary Ann Taylor
 Maureen Tepe
 Gloria Thomas
 The Hon. Patricia Ticer
 David Timmons
 Rebecca Todd
 Deborah Trocchi
 James Ungerleider
 Patrick Wardell
 Mary Weber
 Eugene and Mary Weiermiller
 Mary White
 Colleen White

Good Shepherd Housing Donors

Bricklayer *continued*

Robert and Sara Luise Culbertson
 Marjorie Cummings
 David and Susan Cyr
 Mary Czapiewski
 Jeffrey and Eve Dellett
 William and Kelly DeMaso
 Mary Desell
 Mary and Kurt Dorenkamp
 John and Valerie Downer
 James Driscoll
 Edward Dzanis
 Jennifer Fioretti
 Katherine Fitzpatrick
 Lillie Fournier
 Anita Frazer
 Susanne Garvey
 John M. and Angela Gaydos
 Jeanie Glasser
 Carol Graham
 Wiley and Caryl Grant
 Maalouf Jane Gray
 Clifford and Elizabeth Green
 Robert Green
 Jane Gullickson
 Stephen Haaser
 Deborah L. Hall
 Mary Hall

Darrell and Judy Hall
 Benjamin Hanson
 John Haseltine
 Eugene and Dorthea Hastings
 Elizabeth Henretty
 James and Patricia Henry
 Lawrence Henry
 Volkmar and Laurel Heratsch
 Donald and Joann Hersh
 Jeanne Heyden
 Uwe and Mary Hinz
 Thomas and Hana Hirschfeld
 Joseph and Harriet Hoben
 James Holohan, Jr.
 Edward and Elizabeth Homer
 Sergio and Gail Howard
 Colin and Rosemary Jellish
 Frances Jernigan
 Howard Johnson
 Jane Jones
 Jay and Francine Jupiter
 Karen Jupiter
 Vincent and Cheryl Keane
 Mary Kelly
 Betty Barker Kennedy
 Richard and Mary Ketchum
 Robert Ketrick
 James and Debra Klett
 Kurt Kranz
 Dr. and Mrs. James Krebs
 John and Penelope Lane
 Ralph Laporta
 Joan Layman
 Judith Lean
 Henry Leonard
 Ian Lewis
 Lois Devol Ligoske
 Elizabeth Lindemuth



Where We Get Our Revenue	2007	Percent of Total
Rental income	\$758,655	39%
Government grants	\$260,000	13%
Contributions*	\$610,223	31%
Special events	\$184,498	9%
Other**	\$152,359	8%
Total Revenues	\$1,965,735	100%

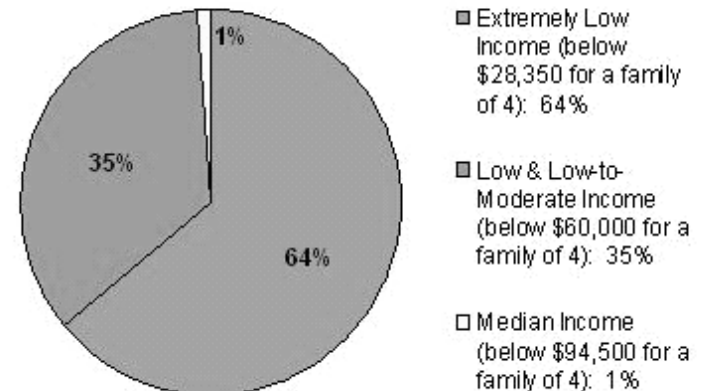
*Includes support from individuals, faith communities, businesses and foundations
 **Includes interest and dividends, unrealized gain on investments, in-kind and other miscellaneous items

Where Our Revenue Goes

A-B-C Rental Program	\$1,331,091	70%
Emergency Services	\$227,769	12%
Homeless Transition	\$132,454	7%
Other Programs	\$42,469	2%
Management & General	\$45,753	2%
Fundraising	\$118,071	6%
Total Expenses	\$1,897,607	100%

These figures are excerpted from our 2007 independent financial audit. To see our entire audited financial statement, please see the "Our Story" section of www.goodhousing.org or request a copy by calling 703-768-9404.

Client Income Levels





Housing as Top Priority

Supportive services that include goal-setting and a financial safety net for families teetering on the brink of homelessness. Services are aimed at breaking the family's cycle of homelessness.



Children's Resource

To meet the needs of all families, we offer supplemental services for families. Children's Resource ensures that children in GSH's programs do not miss out on educational, social and recreational activities simply because their families are low-income. This includes afterschool activities, clubs and summer camp programs.



Apartments, Budget, Counseling

Rental housing for people unable to obtain a lease in their own name. This alternative to motels, overcrowded living situations and homeless shelters works well for people with poor credit, no credit or incomes just below pre-set apartment complex thresholds. While in the program, tenants participate in services to solve their credit and rental problems. They graduate when they can obtain a lease or mortgage in their own name.



Emergency Services

Cash grants to people facing eviction or utility disconnection, or needing help with first month's rent or security deposit on a rental. This service keeps people in their existing housing during short-term crises and avoids the financial and psychological costs of homelessness.

Good Shepherd Housing Donors

Carpenter *continued*

Mary and Eugene Roverse
William and Margo Rushing
Soraya and Luther Scaife III
Louis Schiano
Shirley Marshall and John Hardies
Harvey and Susan Silver
Gerry and Helen Steene
Shawn and Denise Steene
John and Win Tracy
Fern and Phillip True
Geraldyn Trujillo
Al and Jane Ullman

Marilyn Valone
Marian Van Landingham
Gretchen and Kerry Walzl
Michael and Nancy Wardinski
Clifford Wee
Mark Welch
Donald Wellen
Michael Wicks
James Wilson
Nate Wilson
Brianna Wissel
Ken and Myra Withers
Eric and Valerie Wohlleben
Yolanda Wolf
Nilda Yadao

Bricklayer (\$1-\$99)

Jane and Martin Abel
Barbara Adinaro
Richard Adinaro
Catherine Ahmad
Benjamin Albert Jr.
Kenneth Alnwick
Kevin H. Haugh and Astrid Chinchilla-Haugh
Eric and Karen S. Fenderson
David and Sylvia A. Hacaj
Mr. and Mrs. Conn Anderson, Jr.
Anne Andrews
Daniel and Edith Appel
George and Anne Arkwright
Earline Augustus
Edmond and Rea Ayers
Barbara Permar and Perry Baker
Corinne and Scott Baker
Ronald Balazik

Robert and Edith Bartlett
John T. and Celia Boertlein Jr.
John and Mary Lou Bowler
Peter and Claire Braun
Christy Brisson
Rita B. Bross
Risa Browder and John Moran
Dale Brown
Joseph Butasek
Nick Butkevich
Robert Candido
Doyle and Ingeborg Catlett
Eloise Chauvette
Jin Yuang Chung
William and Ramona Coakley
Jan Commodore
Linda Chapman and Gregory Commons
Gerald Connell
Jeanette E. Connolly
Father Gerry Creedon

Good Shepherd Housing Donors

Carpenter *continued*

Sue and Rick Genuario
Christina Genuario-Gill
Albert and Louise Green
Frances E. Greer Jr.
Dana Grimm
Lee and Sharon Gurke
Margaret Harbour
Susan Harris
Mr. and Mrs. Herbert Harris II
Elizabeth Hart
Stephen Henley
Carol and John Higbee
Margaret Higgins
Mr. and Mrs. John Horn
Patty and Raymond Horoho
Ann Hyland
Peyton Jackson
Janet Jacobi
Cornelius and Petronella Jansen
Rich and JoEllen Joseph
Heidi Kabler
Eleanor Kask
Lois Kaveney
Jack and Joan Keenan
Delores Kelley
John and Clare Kelly
Kellyanne Gallagher and Patrick Kelly
Carol Kennedy
Christine Koerner
David Fitzgerald and Elaine Kolish
Susan Kuhbach
Karen and Keith Landry
Phillip Lantz

Eugene and Jean Larson
John Leffler
Louise Legner
Robert and Susan Lightsey
Anita Christiane West Little
Paul Love
Laura Lee Lovell
John Malone
Mr. and Mrs. Charles Martin
Sarah Martin
Mary Jane Masciola
Mary and Brian McAlevy
Brian McGarry
Efrain Medina
Christy and Steve Meehan
P. Richard Melintz
Edward and Eleanor Metzbower
Pamela Michell
Thomas and Ann Moore
Micheline Moorhouse
John and Debbie Mulholland
Dick Murray
Joanne Nedzbala
Sharon Nicholson
David and Patricia Noon
Robert and Lucy Normand
Thomas Nunan
Patrick B. and Gloria O'Brien
Robert and Suzanne O'Connell
Daniel H. Parris
Thomas Pickering
Martha Plesher
Donald and Audry Pomerening
David and Nancy Pope
Verna Posey
Tom and Nancy Rafferty
Richard and Mary Rice

Good Shepherd Housing Donors

Architect (\$5,000 or more)

Anonymous
Cathy and Ed Gillespie

Phil and Gloria Rosenthal
Alfred and Kathleen Rotondaro

Developer (\$2,500-\$4,999)

Anonymous
Mr. and Mrs. Arthur Collier
Beatrice Dobie
Tim and Mary Doyle
Thomas Pardini and Cheryl Ellsworth
Clemens Gailliot
Fran Garman
Ron and Bettye Goode
Larry Graham

Kate and Scott Harper
Kathleen Luzik
Chris Martin
James McCullough
Wes McCune
Mr. and Mrs. Robert Novogratz
Mr. and Mrs. Richard Schmitt
Shannon Steene
Brenda Kurlansik and Edward Walker

Builder (\$1,000-\$2,499)

Anonymous
Phil Bolin
Paul and Rose Ellen Campbell
Jim Catlin
David and Gloria Curry
Eric and Danae Delman
Mr. and Mrs. Mike Downie
Duane and Celeste Hufford
Joseph and Sally Keyes
George and Dolores Klett
Gerard R. and Kathlynn Lear
Paula Lettice
Paul and Kathleen Manafort
John and Judith Mitchell
Jerry and Audrey Moran
J. David Morrissy
James and Lorna Murphy
Rosemary and Robert Murray
Jack and Colleen Murray

Jack and Madeline O'Malley
Mr. and Mrs. Tofie Owen
Jeri and Ben Pogue
Richard and Mary Beth Rock
Paul Evans and Mary Rock
Barbara and Roger Rufe
Paul and Mary Kay Seymour
W. Randall and Sarah Shangraw
Tony and Joan Skiscim
Ann Smith
Edwin and Cornelia Sullivan
Thomas Thompson
Russ and Janey Trowbridge
Eva Tsompanas
Robert and Mary Wilde
David Tompkins and Elaine Woods
J. Michael Wright
Vance Zavala and Jean Schiro-Zavala

Good Shepherd Housing Donors

Roofer (\$500-\$999)

Elisha Anderson
Mr. and Mrs. Nick Andrus
Mary Barker
Frank and Frances Bauer
Mike and Tricia Boatner
John and Lisa Burch
Kamlesh and Luci Chainani
Teena and Rudy Daus
Joseph and Susan Fitzgerald
Art and Mary Jane Friedberg
Tom and Dottie Gray
Gary and Elizabeth Hall
Ernie Isenstadt and Judy Hsia
Wayne and Susan Jonas
Catherine Kamery
John and Robin Kinzer

Daniel and Suzanne Klett
Elisabeth Lardner and James
Klein Lardner
Irene Manning
Norm and Margaret Mayer
Katherine McQuie
Richard and Pat Misage
Stephen and Sidoux Mitchell
Robert Murphy
Mr. and Mrs. John Murray
Mr. and Mrs. Donald Rogich
Mr. and Mrs. George Souza
Barbara Sutton
William Vodra
Lee and Elaine Wick
Mr. and Mrs. John Young

Electrician (\$250-\$499)

Nancy Anderson
Chris Baden Mayer
Louis Beach
Rosemarie Phillips and Clement
Bezold
Margaret Binney
Owen Blair
Richard Cardinale
Joyce Clevenger
Edward and Barbara Cotter
Ann Marie Cutting
Charles Darrell
Joy Newland and Leigh
Edmunds
Ellen Floyd

John and Lynne Ford
Kathryn Halpern
Brian M. Harney
John and Arleen Jeszenszky
Judy Kaiser
Mr. and Mrs. Thomas Kerns
Chuck & Julie Krajack
Lahne Mattas-Curry
Bob Kuletz and Maureen
McGuire-Kuletz
John and Joy McManus
Dick and Betty McManus
Carolyn McMurray
John and Carol Monahan
Frank and Irmgard Palermo
Robert Powers

Good Shepherd Housing Donors

Electrician *continued*

Senator Toddy Puller
Robert Reynolds
Jean Scully
Timothy Shaw
Margaret and Jerome Skelly

Dan and Deborah Storck
Jim and Joanna Sullivan
Emily Talley
Julia Testa
Tom and Judy White
Karen and Cy Young

Carpenter (\$100-\$249)

Heidi Ackerman, Esq.
Charles and Jane Adkins
Ralph and Diana A'Harrah
Teresa Burnau and Dave Evans
Ann Smith Family
Mary Artnak
Adam August
Gary Bacon
David and Michelle Baldacci
Eleanor Barbara
Margaret Barefoot
Margaret Bartel
Robert and Pamela Beggan
Ed Blau
Dudley Doane and Jane Boatner
LtC. James and Nancy
Boatner Jr.
Jill E. Brantley
Frederick Brennan
Roy and Melissa Brennan
Richard Burkard
David and Cleatus Burke
Carolyn Butler
Bev and John Byrne
Ann and Jaime Cagigas
Joseph and Marie Canny

Catherine Carpenter
Barbara and Charles Chambers
Gerald and Faye Chauvette
Patrick and Dolores Clarke
Janice and William Clermont Jr.
Louise Cleveland
Keith Cline
Robert and Susan Conrad
George Coviello and Susan Harris
Suzanne and Robert Craven
Mary Creighton
Julianne and Bob Cronin
Stephen Csontos
Michael Dalich
Philip Dearborn
Denise and Steve Diminuco
Mr. and Mrs. Jim Dunn
Christopher Eckl
Jane Edwin
Kelley Ellsworth
Terry Fanone
Joseph Ferguson
Janet Fink
Veronica Floyd
William and Katherine Foster
Pamela and Raymond Fredette
Sen and Mrs. Joseph Gartlan, Jr.
William and Lois Gay