



GOOD
SHEPHERD
HOUSING

2015
ANNUAL
REPORT

TRANSFORMING LIVES THROUGH AFFORDABLE HOUSING



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





For more than 40 years, GSH has helped end homelessness and enable self-sufficiency by providing affordable housing and emergency financial services to low-income and working-class families and individuals in Fairfax County, Virginia.

Last year alone we helped more than 1,000 working-class households who were living unstably housed or were, in fact, experiencing an episode of homelessness.

In our area, a market analysis found that for every two families making between thirty and fifty percent of the Area Median Income (AMI), there is only one affordable unit of housing available to them. Many of these families either live temporarily with friends or family (“couch-surfing”) or spend their limited funds to stay in overnight motels.

Their housing is, at best, a temporary fix. It works for today but is gone tomorrow.

One small setback for a working-class family—an illness, an unexpected automobile issue, or loss of work hours or employment—could mean the loss of their housing. For a family living paycheck to paycheck, one small financial setback can quickly turn into a cycle of homelessness. Once homeless, that family will then face mounting barriers to affordable housing.

Once we are able to secure housing for these households, we then provide them with support services to help them become more resilient.

Our housing is not just “bricks and sticks”. Rather, our housing is the kind of housing that gives households a fresh start to a new future. When combined with our strong support services, our housing gives them hope, by transforming their lives, their neighborhoods and our community.

Within two years, most of our residents become self-sufficient. They have improved their credit scores and enhanced their incomes. They have slashed their debt burdens. They have learned to budget and spend their few dollars wisely. They plan for the future.

Most of all, they have reached a measure of financial independence. They are now ready to sign a lease in their own name. Permanent housing will now always be theirs.

Housing has been secured. It is no longer where they stay just for today.

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PRESIDENT'S LETTER

In 2015 GSH saw another year of success for our residents moving from homelessness to permanent housing. Eighty percent of our residents in our housing typically find a new future of long-term and permanent housing stability through GSH.

They saw their lives transformed for the better. They realized a fresh start on a new future of prosperity. And it all started with a roof over their heads.

With GSH as their landlord—that landlord who can give them a hand up and the shelter of a warm house—they do the rest. They seize the opportunity and move to greater self-sufficiency while living in our housing. And soon enough, because of their initiative and desire for a better future, they will get there.

I think of the three families who moved from our housing last year—and put down payments on homes that they purchased on their own. All of them had saved up the down payments because of GSH. They put it to good use and succeeded in never having to return to homelessness again.

Our housing is more than “sticks and bricks.” It is a special kind of housing. It transforms lives.

I am proud of another year of great success for our residents and GSH. We have made our community more stable. We have kept more schoolchildren anchored in their local schools. We have strengthened the community.

I hope you enjoy our story in the next pages. Read about us. Read about what we do to transform lives.

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 those with fixed incomes, to obtain housing that is affordable. Once housed with Good Shepherd Housing, we provide them individualized case management that will help them address structural barriers to long-term housing such as poor credit histories, little or no savings, and limited or very low incomes.

HOUSING AS TOP PRIORITY (HTP)

GSH offers low-income, working-class families and individuals a bridge to affordable rental housing in the community, along with guidance, support, and limited financial assistance to those households facing homelessness. The primary goal is housing stability for homeless or at-risk households. Participants work with our Community Case Managers 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 (one-time within a year) to prevent evictions and utility disconnections, or help with first month's rents and security deposits. Applicants requesting assistance are carefully evaluated for factors that lead to long-term housing stability. We help them knowing our assistance will keep households at risk of homelessness from losing their homes.

HOUSING LOCATOR NETWORK

Working throughout Fairfax County, our housing locators help clients find and secure safe, suitable permanent housing. This is a key initiative of the County's 10-Year Plan to Prevent and End Homelessness.



**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 have small incomes. 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.

SUCCESES

Stephanie is a single mother with a college degree and a stable job in Washington, DC. However, she lost her home several years ago to a house fire. Unfortunately, her insurance did not cover the costs to rebuild her house. She was unable to return to her home.

The loss forced her to declare bankruptcy, ruining her credit and her chance at securing stable housing. We were able to house her and her children for several years as she rebuilt her credit and her savings. This past year, she informed us she was moving out because she had been able to save up for the down payment for a new home.

“Good Shepherd Housing is a great program for someone who is in need of a new beginning in their lives and is working towards making some positive changes.”

The Johnsons, a young couple with a 7-month old, were asked to leave a family member’s home in February, forcing them to couch-surf with friends in the area. While they looked to find a new home, they had difficulty securing an apartment with affordable apartment complexes and private landlords.

However, after about three months, the mother found part-time employment that increased the family’s income. Even though they finally located an affordable rental apartment, the landlord required a security deposit the equivalent of two months’ rent. With GSH assistance, they were able to pay the security deposit. Through HTP support, the family was able to move into their new home, live less stressful lives, and reach financial stability through counseling about budgeting and saving.

“I really appreciate you and your organization for giving my husband and I a fresh new start. There truly is ‘light at the end of the tunnel.’ Thank you so very much!”

STATEMENT OF ACTIVITIES

169

Households who were housed with or through GSH

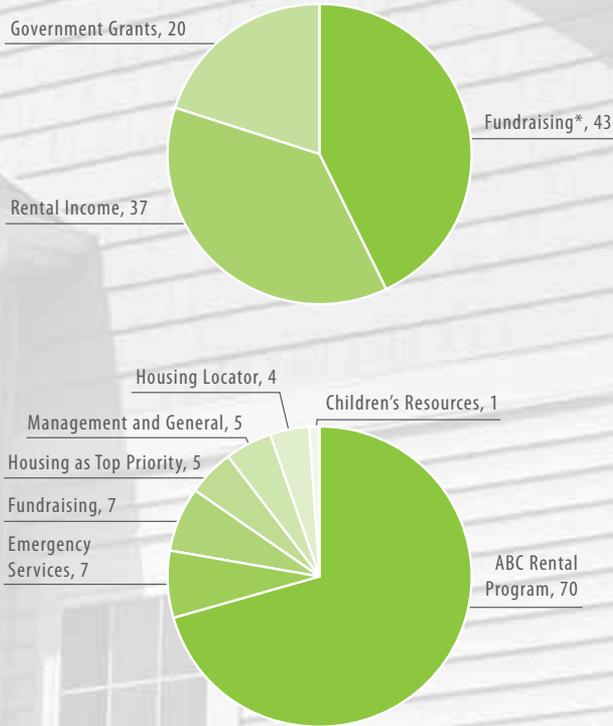
330

Households who received service referrals from GSH

509

Households who received financial assistance through GSH to keep them housed

Percent



DONOR LIST

\$100,000 or more

Zdenka Larson

\$50,000 or more

Meyer Foundation

\$20,000 or more

American Airlines
The Altschul Foundation
John Edward Fowler Foundation
Clarke-Winchcole Foundation

\$10,000 or more

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IVAKOTA Foundation
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Drew Murray and Kate Harper
Fairfax County Professional Fire Fighters
and Paramedics Local 2068
Grosvenor Americas

Claude and Nance Keener
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Washington Farm Methodist Church
Paul and Kathleen Manafort
Passport Automotive

\$1,000 or more

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





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