



COMMUNITY LODGINGS

# BUILDING THE FUTURE



ANNUAL REPORT 2018



*Community Lodgings' mission is to lift families from homelessness and instability to independence and self-sufficiency through Transitional Housing, Affordable Housing and Youth Education Programs.*



Dear Friends,

Thank you for making 2017 yet another remarkable year for Community Lodgings! This year marked 30 years of service to Alexandria's most vulnerable community. Our dedicated staff and board have done an incredible job in expanding our outreach while

strengthening our programs and services. I am in awe when I reflect on how much Community Lodgings does in terms of the services we offer, the amount of people we serve, and the profound success we have had "Opening Doors to Independence" for each and every person who walks through our doors.

In 2017-2018:

- Most of our focus was on improving our infrastructure, we completed renovation of 607 Notabene Drive, a 7-unit apartment building that houses low-moderate income families.
- We cultivated relationships with community organizations, setting the stage for enriching our youth education program by opening a third afterschool program at Beverly Hills Community United Methodist Church.
- Over the coming months, we will formalize our partnerships and our direction through a new strategic plan, which will define Community Lodgings role in addressing the emerging needs in the community.

We have worked hard to ensure that this report accurately reflects our exciting work. We hope you enjoying learning about the community we serve, the inspiring forward momentum we are creating in communities facing crippling poverty, and about the vital role donors like you play in our efforts to combat hunger, homelessness and general poverty in our own backyard.

Please accept our heartfelt thanks as we move forward in 2019 and beyond. We are proud of what Community Lodgings has accomplished and excited about the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn Thomas".

Lynn Thomas  
Executive Director

A handwritten signature in black ink, appearing to read "Paul Stilp".

Paul Stilp  
Chair, Board of Directors





## HIGHLIGHTS FROM THE YEAR

### NOTABENE DR. RENOVATIONS

#### Thanks to:

- Homeaid Northern Virginia
- Brookfield Residential
- The Evergreene Homes
- M/I Homes
- Richmond American Homes
- City of Alexandria Office of Housing
- Virginia Housing Development Authority
- BB&T



#### Upgrades and renovations:

- Heating, ventilation and air conditioning
- Electrical, and plumbing systems
- New furniture, decor and bedding for all six apartments
- Learning center kitchen area
- Addition of one apartment unit
- Addition of community meeting room

 **5 months**

 **Nearly \$900,000**

 **Completed September 2017**

**“My family and I have been living at 607 Notabene for 11 years and felt very happy to return to our new home. I am pleased with the renovations of the building and grateful for the donations we received such as furniture and new bedding. Thank you to everyone who was a part of this project.”**

- Community Lodgings Resident

### HOMERUN FOR THE HOMELESS

#### Partnership with:

- Bridges to Independence
- Homestretch

#### Purpose:

To shed light on homelessness in Northern Virginia with our First Annual 5k Home Run for the Homeless.



 **8 Sponsors**

 **\$8,250 raised**

 **76 Runners**





## HIGHLIGHTS FROM THE YEAR

### 30<sup>TH</sup> ANNIVERSARY PEARL GALA

#### Sold Out Event Included:

- Live and silent auction
- Music from American Soul group The Intruders
- Attended by community leaders, staff, sponsors, board members, community partners and founding churches
- Special awards to thank and highlight individuals for their service to Community Lodgings



**“A lot has changed in 30 years. But the one thing that has not changed is the dedication, compassion and love of the volunteers who spend countless hours helping the most needy of those in Alexandria.”**

**- Barry Roman,  
Board Member since 1987**

 **\$64,000 raised**

 **February 17 declared  
“Community Lodgings Day” by  
City of Alexandria**



### IN THE NEWS!

Several local online and print publications have recognized our organization over the past year. Here's one of our features!

**Alexandria Gazette Packet**

News

## Helping the Homeless

Community Lodgings celebrates 30 years.

By JEANNE THEISSMANN  
GAZETTE PACKET

For 30 years, Community Lodgings has provided transitional housing to homeless and low income residents in an effort to provide a path to self-sufficiency. On Feb. 17, the nonprofit held its 30th anniversary Pearl Gala to recognize its founding organizations and volunteer contributions.

“Tonight is an opportunity to honor the past and think about the future,” said Community Lodgings board chair Marie Muscella.

More than 180 people attended the reception at Belle Haven Country Club, which honored several individuals and raised \$63,000 to fund programs for disadvantaged youth and families.

“A lot has changed in 30 years,” said Barry Roman, a board member who was honored for his service to the organization dating

Jenny McDaniel, left, holds up the Chris McMurray Outstanding Achievement Award after being recognized as an exceptional former client at the Community Lodgings 30th anniversary Pearl Gala Feb. 17 at Belle Haven Country Club. Presenting the award to McDaniel are Community Lodgings executive director Lynn Thomas, treasurer Paul Stilt and board chair Marie Muscella.

Community Lodgings board member Marty Devine, at right with her husband Steve, was recognized for more than 24 years of service to Community Lodgings.



We believe that education is one of the keys to overcoming poverty. Many of our students are first-generation Americans. Our staff assists them with learning English, improving math skills, and developing socially. There are no words to describe the joy we feel when we see our students thrive.

### Girls on the Run

Girls On The Run is a non-profit that was founded in 1996 in Charlotte, North Carolina with the assistance of thirteen girls. The organization envisions a world where every girl knows and activates her limitless potential and is free to boldly pursue her dreams. In September of 2018, we incorporated Girls On The Run as a means to build confidence and self esteem through fitness.


### Job Readiness

The goal of the program is to provide students with an enriching and constructive experience to gain exposure to an array of careers and obtain hands-on experience. At the conclusion of the summer program, six of our students received three of the top four prizes out of 200 students in the city during the awards and ceremony presentation. We also received the Corporate Responsibility Award.

### Just Some of Our Recent Successes!

 **127 students were served across three sites.**

 **98% of students advanced at least one reading level between September 2017 and August 2018.**

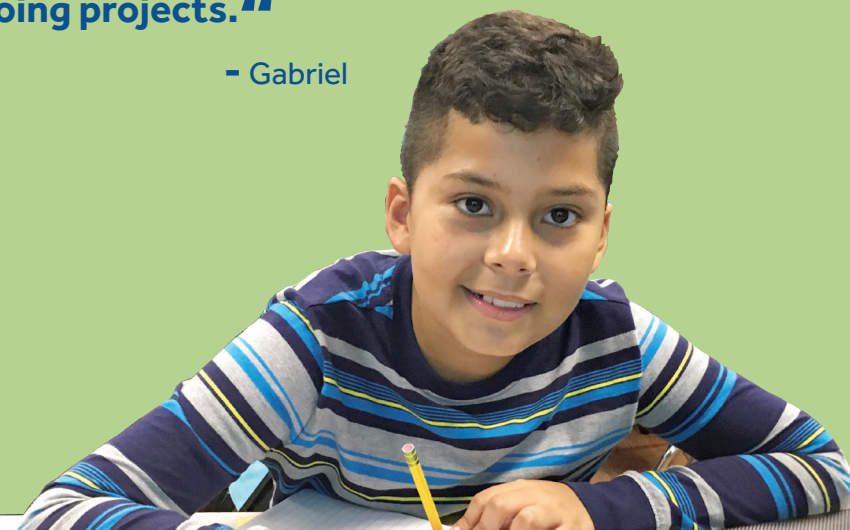
 **100% of students in after-school and mentoring program were promoted to the next grade level.**

Gabriel is an outgoing and creative student that has made strides in his time with Community Lodgings. He started with us in the first grade without knowing English. Staff and volunteers witnessed his vocabulary increase, reading skills flourish, and his writing skills develop each day. It was exciting to see him grow into an inquisitive and bright young man. It was a special day last year when his mother came in to ask us to translate a document from a teacher that stated Alex placed out of English Language Learning Services. Gabriel was speaking and reading on grade

level. He transitioned to being bilingual with English and Spanish to support his steps academics and future. In addition, Gabriel's father began working at a local nonprofit to increase the household income. When summer school ended, Gabriel was excited to start the after-school program again and continues to request creative journal entries and supplemental work to complement his interests. In the spring of 2018, we learned he was honored by ACPS for his poem and represented his school at the awards ceremony and received a cash prize.

**“I like going into the center and having all my friends and nice teachers there. The teachers help with anything I need like doing my homework and printing papers and doing projects.”**

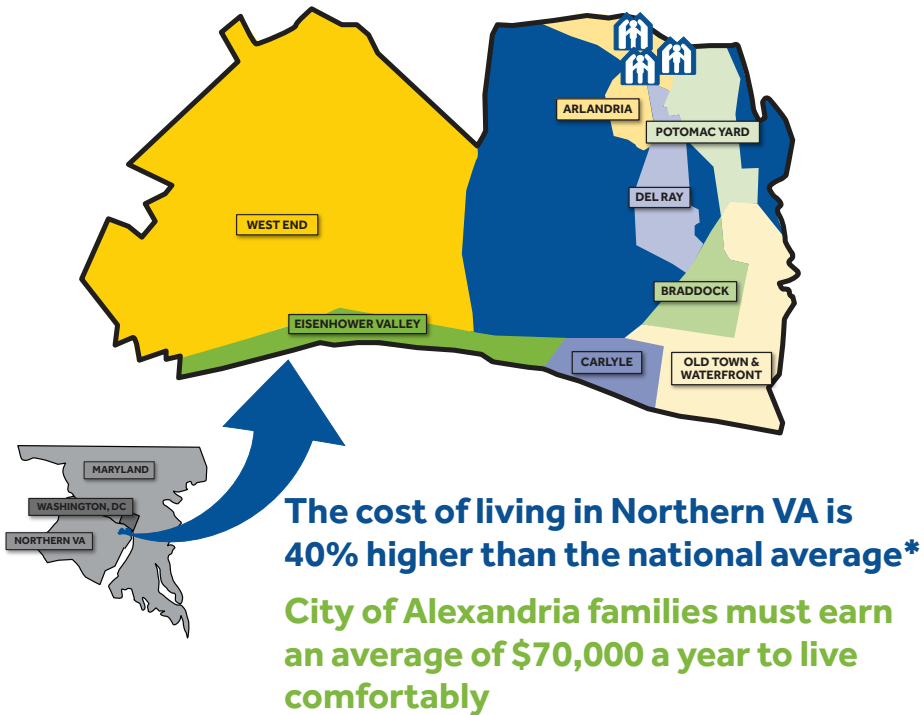
- Gabriel





## WHERE WE SERVE

Since its inception, Community Lodgings has been committed to supporting homeless individuals and families in Alexandria, VA. Our mission is to lift families from instability to self-sufficiency by providing them with transitional and affordable housing and youth education services. The need for our services is great, and the demand continues to increase throughout our community.



**Community Lodgings clients earn an average of \$43,864 per year, while the U.S. Census Bureau QuickFacts cite the 2016 median city income of \$89,200.\*\***

**55% of adults in homeless families were employed.\*\*\***

**Median home price in the City of Alexandria is \$490,000 and median rent per month is \$2600\*\*\*\***

\* Economic Policy Institute

\*\* Many of our clients are victims of domestic violence, immigrants and/or are working daily but do not earn enough to afford the basic necessities

\*\*\* From 2018 Point In Time Report

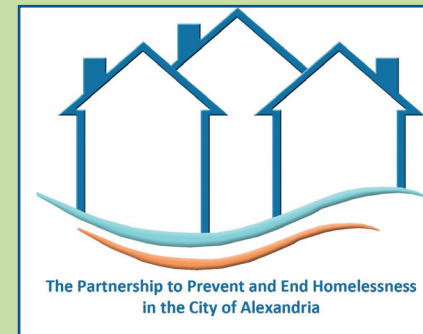
\*\*\*\* From Trulia.com

## HOUSING

### Transitional Housing

The Transitional Housing Program (THP) supports six homeless families at a time with subsidized housing and supportive services for up to two years. We also provide case management on a regular basis with the ultimate goal of self-sufficiency for each of our clients.

**250 families moved out of homelessness and learned the skills necessary for lasting independence since Community Lodgings' onset.**



**The 2018 Point In Time report by The Partnership to Prevent & End Homelessness in the City of Alexandria revealed**

**the count of homeless persons increased by 7% from the previous year. On January 24, 2018, there were 226 persons experiencing homelessness, including 29 families with 53 children in Alexandria.**




## HOUSING

### Affordable Housing

With the completion of the renovations of the Notabene Drive building, we were able to increase our stock of affordable housing from 38 to 39 units. In order to qualify for the housing program, families can earn no more than 60% of the area median income.



 **39 Affordable Housing units.**

 **158 people receive safe, affordable housing.**

## AWARDS

### Community Lodgings Honored For Upgrading Affordable Housing Units By HomeAid Northern Virginia



## VOLUNTEERS

At Community Lodgings we cherish our volunteers and realize that we would not be able to serve Alexandria's most vulnerable families without their help and dedication.



**We recorded a total of 2282 volunteer hours in 2018.**

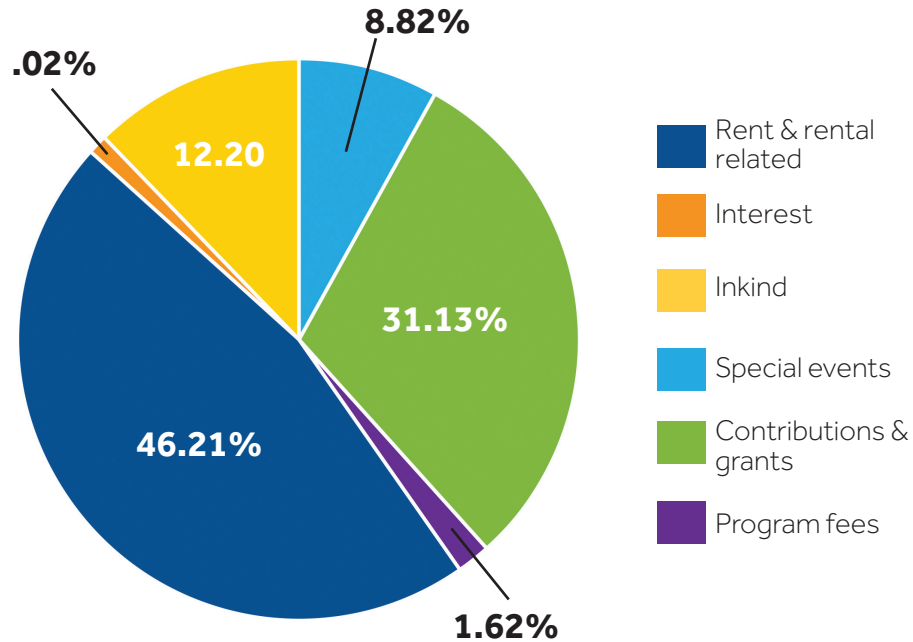
**“ The after school teachers and volunteers taught me new ways to learn and helped me get my work done. I’m glad I had a place to go after school because there are too many distractions at home. I also appreciate the school supplies Community Lodgings gives us. ”**

**- Bryan**

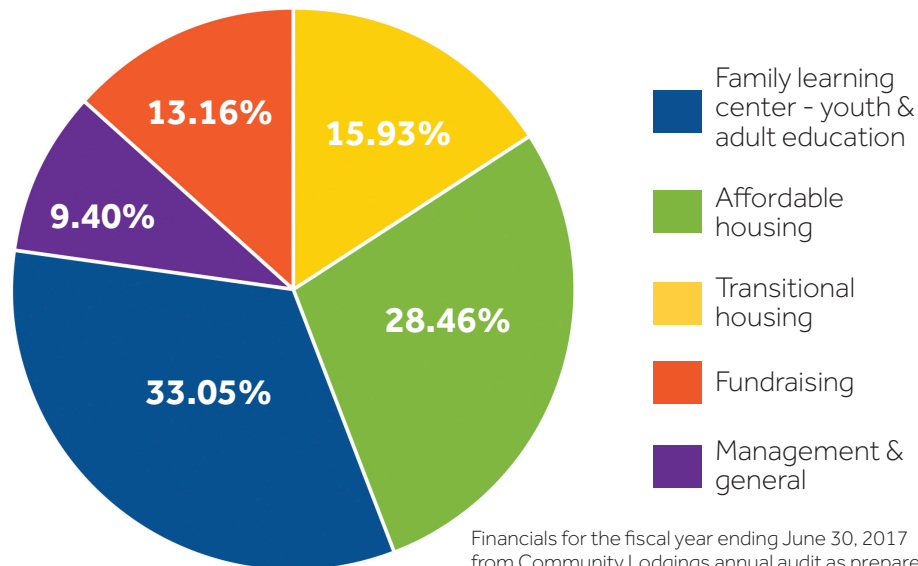


## FINANCIALS

### REVENUE & SUPPORT



### EXPENSES



Financials for the fiscal year ending June 30, 2017 from Community Lodgings annual audit as prepared by Corey and Associates.

## GRANTS FY2018 (July 2017-June 2018)

ACPS-Fifer Center	Reva and David Logan
Comm Partnership Grant	Foundation
Youth Fund Grant	Scheidel Foundation
VHDA Capacity Grant	Kids Helping Kids
Alexandria Rotary Fund	Calvert and Sally Simmons
George Preston Marshal	Foundation
Ivakota Foundation	The Revada Foundation
Portals Wes Associated LP.	IMF employee giving
Running Brook Foundation	Anonymous Foundation

## A SPECIAL THANK YOU TO OUR BOARD MEMBERS

Paul A. Stilp <i>Chair</i>	Helen Lewis	Virginia Hammell
Christy Zeitz <i>Vice Chair</i>	Selena Hutchinson	Angela Welsh
Kristen H. Moore <i>Secretary</i>	Anne LaFond	Monique Miles
Rosalyn Brown <i>Treasurer</i>	George Tuttle	Donna Cramer
	Barry Roman	Robert J. Test
	Marty DeVine	Marie Muscella
	Derek M. Argust	Douglas Hibshman
	Steve Wallace	

## OUR STAFF

Lynn Thomas <i>Executive Director</i>	Erika Orozco <i>Property and Office Manager</i>
Susan Fitzpatrick <i>Director of Development</i>	Gwen Spitzhoff <i>Site Coordinator</i>
Karina Wiggs <i>Director of Operations</i>	Joseph Muniz <i>Program Assistant</i>
Melanie Ficke <i>Program Director</i>	Eric Lopez <i>Building Engineer</i>
Charlyne Braxton, <i>Transitional Housing and Case Manager</i>	Nelson Vasquez <i>Maintenance</i>



## COMMUNITY LODGINGS

*Opening Doors to Independence*

**3912 Elbert Avenue, Suite 108**

**Alexandria, VA 22305**

**703-549-4407**

**[www.communitylodgings.org](http://www.communitylodgings.org)**