

Growth

Community Lodgings
2025 Impact Report



COMMUNITY LODGINGS

Opening Doors to Independence



Letter

from our Board and Executive Director

As the need in our community grows, so shall we.

With gratitude and pride, we present Community Lodgings' 2025 Impact Report. This past year marked a pivotal period of growth for Community Lodgings, as the organization expanded its operational capacity, strengthened cross-sector partnerships, and advanced systems that support long-term sustainability. In the face of ongoing housing and economic challenges, Community Lodgings balanced immediate service delivery with strategic investment in infrastructure—positioning the organization to deepen impact, adapt to emerging needs, and responsibly scale its work.

Through the collective efforts of residents, scholars, staff, Board leadership, donors, and community partners, Community Lodgings advanced its mission in meaningful ways. Families achieved greater housing stability, and youth accessed educational opportunities that support long-term success. At the same time, the organization invested in program refinement, operational strength, and collaborative partnerships—positioning Community Lodgings to respond effectively to evolving community needs.

This report reflects both impact and stewardship. It highlights not only outcomes and data, but the systems, leadership, and shared commitment that enable results. The dedication of our staff, the strategic governance of our Board of Directors, and the sustained investment of our supporters continue to strengthen Community Lodgings as a reliable and accountable community partner.

Looking ahead, Community Lodgings enters the next phase of its work with clarity and momentum. Guided by our mission and informed by evidence and experience, we remain committed to growing access to stable housing, investing in youth success, and advancing solutions that promote long-term stability and opportunity for individuals and families.

We are grateful for your partnership and belief in this work. Together, we are growing a stronger foundation for impact—today, and into the future.



Paul Stilp
Board Chair



Lynn Thomas
Executive Director

Our programs
position children for

Success

and a brighter future



**SAFE
PLACE**

YOUTH EDUCATION

Community Lodgings is a safe place – it was like a family.

Angie has been part of our Youth Education Program since middle school, and her journey has been nothing short of inspiring! A dedicated and driven student, Angie balanced academics, work, and volunteerism throughout her high school years—all while preparing for a bright future in higher education.

While in high school, Angie excelled and was a committed student—earning dual enrollment credit through Northern Virginia Community College (NOVA). She often volunteered through school and community programs.

Each summer, she took part in the Summer Youth Employment Program (SYEP) and by her later high school years, she was working part-time at CAVA while maintaining excellent grades and preparing for college.

All of Angie’s hard work paid off! She graduated high school and is now a freshman at the University of Virginia (UVA), where she’s fully funded for all four years. Angie is majoring in Marketing and involved in research within the School of Business.

Our teachers describe her as brilliant, hardworking, respectful, and responsible, and a true role model for younger students in the program.

129 children
were served
in our Youth Education
Program.

547 hours
of academic and social-
emotional learning for
our students with 91%
showing improvement.

“ I entered the
Community
Lodgings after-
school program
during the 3rd grade
and it really changed
my life. The teachers
and volunteers,
especially the
mentors, were great.
Without Community
Lodgings, I wouldn’t
be where I am today.
It helped pull me out
of tough times. ”

- Angie
Former Youth
Education Student

100% of
our students
were promoted to the
next grade level.

We provide at-risk
families with the

Stability

they need to focus on improving
their lives



TRANSITIONAL HOUSING

I can now focus on saving and on my family's future.

"Mayra" is a single mother of twin boys who are in pre-kindergarten. The Transitional Housing Program spans two years and helps families regain their independence following homelessness and instability. When Mayra arrived, her life was shattered and she felt helpless and hopeless. Even with a job, she wasn't sure how she would survive. Community Lodgings' program assessed her needs and collaborated with alliance partners to provide a safe, loving space for her and her children to live as they previously lived in fear and instability due to domestic violence.

With intention and consistent involvement, the program stabilizes and strengthens families, and Mayra has grown through the process. She works full-time and her dream is to become a Certified Nursing Assistant. She lives in a safe environment, has access to supportive services and critical resources, is regaining her independence, strengthening her skills, and providing a stable living environment for her children. Her growth as a Mother and provider for her children has become evident over time in her decisions, actions, and ability to care for their needs.

“ The transitional housing program provides me with a safe housing environment, which is important for me. I am provided with the essential items I need to survive and make it feel like a home. The staff always check on me and I appreciate that. ”

- “Mayra”
Transitional Housing Resident

We serve
5 families
in our Transitional Housing Program.

85% of families with children who complete our transitional housing program secure permanent housing.

Our clients earn
15% of the Area Median Income - an average of \$24,400 a year for a family of four.

A permanent home instills the

Confidence

our clients need to participate
in their community



AFFORDABLE HOUSING

I can now focus on saving and on my family's future

Chirilagua-Arlandria has been home for “Isabella’s” family for 19 years. As the family grew, the apartment became too small and costly, and they began to worry about what the future might hold. In 2012, Isabella and her family moved to an affordable housing unit managed by Community Lodgings. The move provided the stability and security the family needed, and the rent was proportionate to the family’s monthly household income rather than the market rate.

“As a working parent, I’m able to be present for my children when they return from school and remain active in their education” says Isabella, who’s two children are in Community Lodgings’ Youth Education Program. They receive encouragement and homework support, tutoring help, mentoring, and are introduced to experiential learning opportunities through field trips during the summer. “I see a brighter, better future for my children” says Isabella.

Her daughter, now in 11th-grade, continues to excel on the honor roll. She is exploring college opportunities, including a program that guarantees her acceptance through George Mason University. Her ten-year-old son is enrolled in advanced math and English classes and has gained confidence through the summer program, even overcoming his fear of the water. Both are growing and developing through the mentoring and academic support they receive.

Community Lodgings gave Isabella’s family more than housing—it gave them peace of mind, opportunity and access, and hope for their future.

“ Having a place to call home means my family can thrive knowing they have roots here and are part of their community. ”

- “Isabella”
Affordable Housing Resident

Community Lodgings serves **126 individuals** living in our Affordable Housing.

98% of residents work multiple jobs.

Our Affordable Housing serves families making **60% or below** of the Area Median Income.



ELBERT AVENUE REDEVELOPMENT

From Outdated to

Updated

Built in the 1940s, the Elbert Avenue apartment complex is in dire need of renovation and repair. Rather than temporary, band-aid solutions to the aging property, Community Lodgings is striving to build a brand-new residence—one that will allow us to expand our affordable housing options in the neighborhood and ensure Arlandria-Chirilagua remains accessible to all.

Community Lodgings has been planning for this redevelopment for the last six years. Our aim is to redevelop the 28-unit building and replace it with a new, 91-unit, all affordable, multifamily, residential building for the most vulnerable in our community. **One-hundred percent of the units will be restricted to households earning 30%–60% AMI (Area Median Income).** The project is fully consistent with the City of Alexandria's 2020 Arlandria-Chirilagua Small Area Plan to preserve, improve, and expand affordable housing options in the neighborhood.

The redevelopment will grow the number of total residents served from 140 to **302 annually** including 164 children.

Elbert Avenue Redevelopment increases our Affordable Housing units from 28 units to **91 units.**

Visit our redevelopment website called **A HOME in Alexandria Campaign** to learn more.

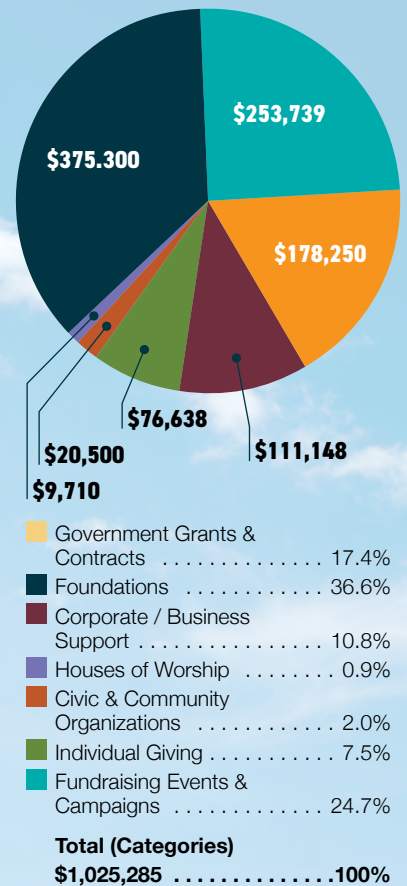
Financials

STATEMENT OF FINANCIAL POSITION

Community Lodgings, Inc.
June 30, 2025 and 2024

	2025	2024
Assets		
Current Assets		
Cash and cash equivalents		
Cash - operating	\$ 835,161	\$ 368,388
Cash - restricted	30	25,250
Cash - escrows	39,271	37,986
	<u>874,462</u>	<u>431,624</u>
Grants and pledges receivable	287,268	615,000
Other receivables	13,389	-
Prepaid expenses	11,952	-
Total Current Assets	<u>1,187,071</u>	<u>1,046,624</u>
Property and Equipment	4,967,492	4,967,492
Less accumulated depreciation and amortization	<u>(3,751,732)</u>	<u>(3,666,531)</u>
	1,215,760	1,300,961
Work in process	903,373	\$536,529
	<u>2,119,133</u>	<u>1,837,490</u>
Other Assets		
Reserve for property replacements	16,058	79,933
Escrow held through loan account	834	16,790
	<u>16,892</u>	<u>96,723</u>
	<u>3,323,096</u>	<u>2,980,837</u>
Liabilities and Net Assets		
Current Liabilities		
Accounts payable and accrued expenses	89,730	141,005
Prepaid rent	-	1,623
Current maturities of long-term debt	32,031	66,829
Security deposits	34,591	33,864
	<u>156,352</u>	<u>243,321</u>
Section 754 adjustment, CLI Multifamily LLC	345,298	345,298
Notes payable, net of current maturities	<u>2,051,916</u>	<u>1,723,985</u>
	<u>2,397,214</u>	<u>2,069,283</u>
Net Assets		
Without donor restrictions	356,023	4,047
With donor restrictions	413,507	664,186
	<u>769,530</u>	<u>668,233</u>
	<u>3,323,096</u>	<u>2,980,837</u>

TOTAL PROGRAM REVENUE \$1,025,285



FY25 Funding Sources Summary
July 1, 2024-June 30, 2025



See Independent Auditor's Report and notes to financial statements on our website by scanning this QR Code.

COMMUNITY PROGRESS MAKERS

Citi Foundation



Community Lodgings was selected by Citi Foundation as one of 50 organizations nationally to receive a transformational Community Progress Makers investment of \$1 million in general operating support. At a pivotal time, this funding helped move the organization from a financial deficit to a sustainable surplus, stabilizing operations and positioning us for long-term growth. More than just an economic lift, the Community Progress Makers grant elevated the organization to a national level, affirming its role as a leading provider of Transitional and Affordable Housing with a continuum of supportive services. It enabled us to strengthen internal capacity by expanding staff, improving infrastructure, and deepening the impact of our programs.

Citi Foundation's investment catalyzed new opportunities as we proudly hosted more than 20 Citi Foundation grantees and staff for an on-site tour showcasing our work and the lived experiences of the families we serve. This heightened visibility introduced Community Lodgings to new supporters, and continues to help us build and nurture partnerships.

Looking forward, the impact of Citi Foundation's support will be instrumental in helping Community Lodgings grow into a more resilient, responsive organization whose model can be benchmarked and replicated in other communities.

Our Board

Paul Stilp
Board Chair

Christy Zeitz
Board Vice Chair

Chelsea A. Neil
Secretary

Agatha Aramayo
Board Member

Elizabeth Aune
Board Member

Donna Cramer
Board Member

Marty DeVine
Board Member

Selena Hutchinson
Board Member

Lisa Lettieri
Board Member

David McCarthy, Esq.
Board Member

Thomas McFarlane
Board Member

Angela Welsh
Board Member

Steve Wallace, Esq.
Board Member

Our Staff

Lynn Thomas
Executive Director

Sarah Bing
Marketing &
Communication
Coordinator

Charlyne Braxton
Transitional Housing
Case Manager

Ashley Garcia
Interim Site Manager

Rachel Garcia
Resident Services
Coordinator

Shelli Vasser Gilliam
Director of Development

Tracy Kelso
Grant Writer

Eric Lopez
Building Engineer

Denis Montiel
Property Manager

**Ashley Sanchez-
Viafara**
Community Ambassador

Yensy Shoultz
Resident Services
Coordinator

Nelson Vasquez
Property Maintenance

Karina Wiggs
Director of Operations

Kate Wiley
Director of Resident
Services

Our Donors

July 1, 2024-June 30, 2025

Foundations

ACT for Alexandria
Anonymous
Burke & Herbert Foundation
Citi Foundation
Collis Warner Foundation
Community Foundation for Northern Virginia
Costco Foundation
Flachs Family Foundation
George Preston Marshall Foundation
Ivakota Association, Incorporated
Jockey Hollow Foundation
John Edward Fowler Memorial Foundation
Mason Hirst Foundation
Nordstrom Foundation
Open Horizon Foundation
Philip L. Graham Foundation
Pringle Family Foundation
Revada Foundation
Taco Bell Foundation
The Maple Tree Foundation
The McDonald Family Charitable Fund

Government

Alexandria City Public Schools 21st Century Program
City of Alexandria
Commonwealth of Virginia Neighborhood Assistance Program for Education Tax Credits
Virginia Housing

Business & Community

Partnerships

ALIVE!
ALX Dog Walk
Alexandria Community Services Corporation/New Brookside Apartments
Alexandria Country Day School
Alexandria Kiwanis Club
Alexandria Living Magazine

Alexandria Rotary
AlphaGraphics
Aptivate Educational and Psychological Solutions
Bishop Ireton High School
Britepaths
Burke & Herbert Bank
Cake4Kids
Capital Area Food Bank
ColMoni's Catering
Commonwealth Republican Women's Club
Del Ray Business Association
Doug Been Creative
EarthingWell
Ellen Coolidge Burke Library
Episcopal High School
Firefighters & Friends
Fraternal Order of Eagles (ALVA Aerie No .871)
Garden Club of Alexandria
George Mason Elementary School
Gifts for the Homeless
HomeAid National Capital Region
Jefferson Apartment Group
Junior League of Northern Virginia
Kitchen of Purpose
Little Friends for Peace
Marriott Residence Inn Old Town
Nixon Peabody
Old Town Festival of Speed & Style
Serendipity Creative
The Chamber ALX
The Fund for Alexandria's Child
The Spitfire Club
Tickets for Kids
Transcend Group
Velocity Bicycle Cooperative
West End Business Association
Yates Service, Inc.

Houses of Worship

Beverly Hills Community United Methodist Church
Christ Church
Community Praise Church
Grace Episcopal Church
Immanuel Church-on-the-Hill
Restoration City Church
St. Paul's Episcopal Church
Westminster Presbyterian Church

Annual Event Sponsors & Partners

Virtue Feed & Grain
Donna Cramer
Corcoran McEneaney
Steve Wallace, Esq. and Jeanne Stevens
Jen Walker Team
Virginia Housing
Joseph Browne Development Associates
Alexandria Community Services Corporation/New Brookside Apartments
In Loving Memory of Lettie and Annie Ruth
Chris & Ann McMurray
Burke & Herbert Bank
Dambly Design
Del Ray Psych & Wellness
John Marshall Bank
EarthingWell

ALX Community
I Just Wanna Cook - Chef Kenneth Clay
Doug Been Creative
Alexandria Living Magazine
AlphaGraphics
Scott Carter
Designed by Destini
Hotel Indigo
Total Wine & More
Julie Chapman
Everyday Kitchen
Port City Brewing
Edwin Cox
Chadwicks

Special Acknowledgement to our community of individual contributors, who collectively donated \$76,638 in support of our mission that directly impacted students and families living in the Arlandria-Chirilagua neighborhood of Alexandria, VA.

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If there is an error and your organization's name was not included, please accept our apologies and contact us at 703-549-4407.





COMMUNITY LODGINGS

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Alexandria, VA 22305
703-549-4407