

# 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.

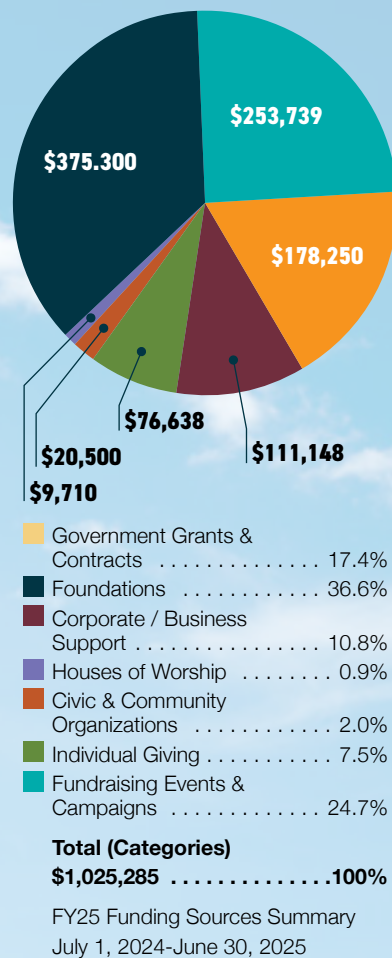
# Financials

## STATEMENT OF FINANCIAL POSITION

Community Lodgings, Inc.  
June 30, 2025 and 2024

	2025	2024
<b>Assets</b>		
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	(3,751,732)	(3,666,531)
	<u>1,215,760</u>	<u>1,300,961</u>
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>
<b>Liabilities and Net Assets</b>		
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	2,051,916	1,723,985
	<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



See Independent Auditor's Report and notes for 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 Destiny  
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.

.....  
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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