



2023
**annual
report**



building up

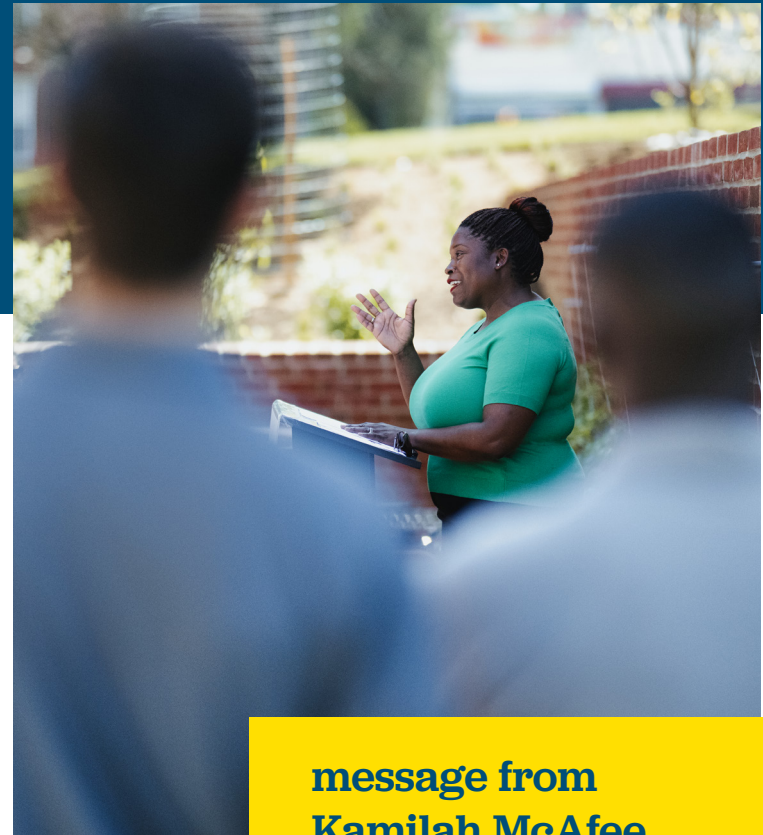
brief

As we reflect on another year of remarkable progress, Wesley Housing is proud to continue delivering on its mission of *building up* – building healthy, inclusive, stable homes in the literal sense, as well as building up the lives of our residents with low incomes through free wraparound programs and services.

In the Washington, DC metropolitan area—where the cost of living was the eighth highest in the nation¹ in 2023—the need for affordable housing is more urgent than ever. For many of our residents who work as cashiers, home healthcare aides, office clerks, and other essential roles, market-rate rentals remain out of reach, and housing instability is a constant threat. Yet, we know that stable housing is transformative. It improves health, enhances educational outcomes for children, and creates greater opportunities for economic mobility. By developing and managing inclusive, affordable housing communities and providing supportive resident services, we are laying a foundation from which individuals and families can thrive, pursue their goals, and break the cycle of poverty.

In 2023, we strengthened our impact not only through the expansion of affordable housing—celebrating the opening of new communities like Senseny Place and The Arden, as well as the renovation of Quarry Station Seniors Apartments and The Hampshire—but also through our resident programs that prioritize housing stability, community engagement, health, and education. Across 30 communities, we served more than 3,400 residents, offering on-site supportive services in every apartment building or on the property campus at a co-located Community Resource Center.

¹Source: *The Council for Community and Economic Research*



message from
Kamilah McAfee

Wesley Housing President & CEO

And we are poised for even greater impact in the years to come. With nearly 800 housing units in our development pipeline, including new construction and acquisitions, Wesley Housing continues to bridge the area's affordable housing gap and meet the evolving needs of the community.

This would not have been possible without the unwavering support of our partners, donors, and volunteers. Together, we are not just building homes – we are transforming lives. As we look ahead, I remain deeply optimistic about the impact we will continue to achieve together. Thank you for your ongoing belief in our mission and for joining us in this vital work.

our mission

Wesley Housing's mission is to *build up* the lives of our most vulnerable community members by creating and operating healthy, inclusive, stable, affordable housing communities and providing supportive resident services.

our values



hope

We fuel our commitment, our creativity, and our compassion with faith in the future.



inclusiveness

We lift and celebrate the value of diversity within our communities and in our actions and choices. We are proactive in speaking out for equity so that each person has access to what they uniquely need to accomplish their aspirations.



leadership

We inspire and motivate everyone to magnify our mission and impact.



leverage

We maximize and influence available financial and human resources through partnership, volunteers, and tapping into the talent and energy in our communities.



stewardship

We apply ingenuity and pursue solutions to make the best use of available financial and human resources entrusted to us.

leadership team



board of directors

Chair

Michael T. Cranna
Development Advisor
Point Reyes Energy Partners,
LLC

Past Chair

John Gibb
Managing Director
Jones Lang LaSalle

Treasurer

Kim Armstrong
Retired, Former Senior Vice
President
Wells Fargo Bank

Vice Chair

Malanda Worrell
Vice President
Market Operations
Jones Lang LaSalle

Secretary

Kenneth Wu, Esq.
Attorney
Lopez & Wu, PLLC

President/CEO

Kamilah McAfee
Marcia Bradford
Senior Vice President and
Commercial Lending Officer
Chain Bridge Bank, N.A.

Rev, Dr. Sarah Calvert
District Superintendent
Northern Virginia District of the
United Methodist Church

Brooke Cooper
Founder & Managing Partner
Tech Acumen Group

Justine Fitzgerald
Partner
Hirschler Fleischer

Nancy Minter
Retired, Former Director of
Library and Information Services
Urban Institute

Suzanne Moran
Vice President, Institutional
Relationship Manager
TD Bank/TD Private Client Group
LLC

Arianna K. Royster, CPM, ARM
Executive Vice President
Borger Management, Inc.

June Stowe
Retired, Former Vice
President for Finance
and Administration
Wesley Theological Seminary

Andrew Vincent
Vice President of Development
Horning Brothers

corporate staff

Kamilah McAfee
President/CEO

Frank Mooney
President of Wesley Property
Management

Chris Cherry
Chief Financial Officer

Kathy Mejasich
Chief Operating and
External Relations Officer

Lisa Davis
Vice President of Wesley
Property Management

Judith Cabelli
Vice President of
Real Estate Development

Irrin Suvanasai
Director of Resident Services

Mati Jones
Director of Human
Resources

Leslie Steen
Senior Advisor

advisory board

Clyde Edwards
Erik T. Hoffman
David Roodberg

As of December 2023

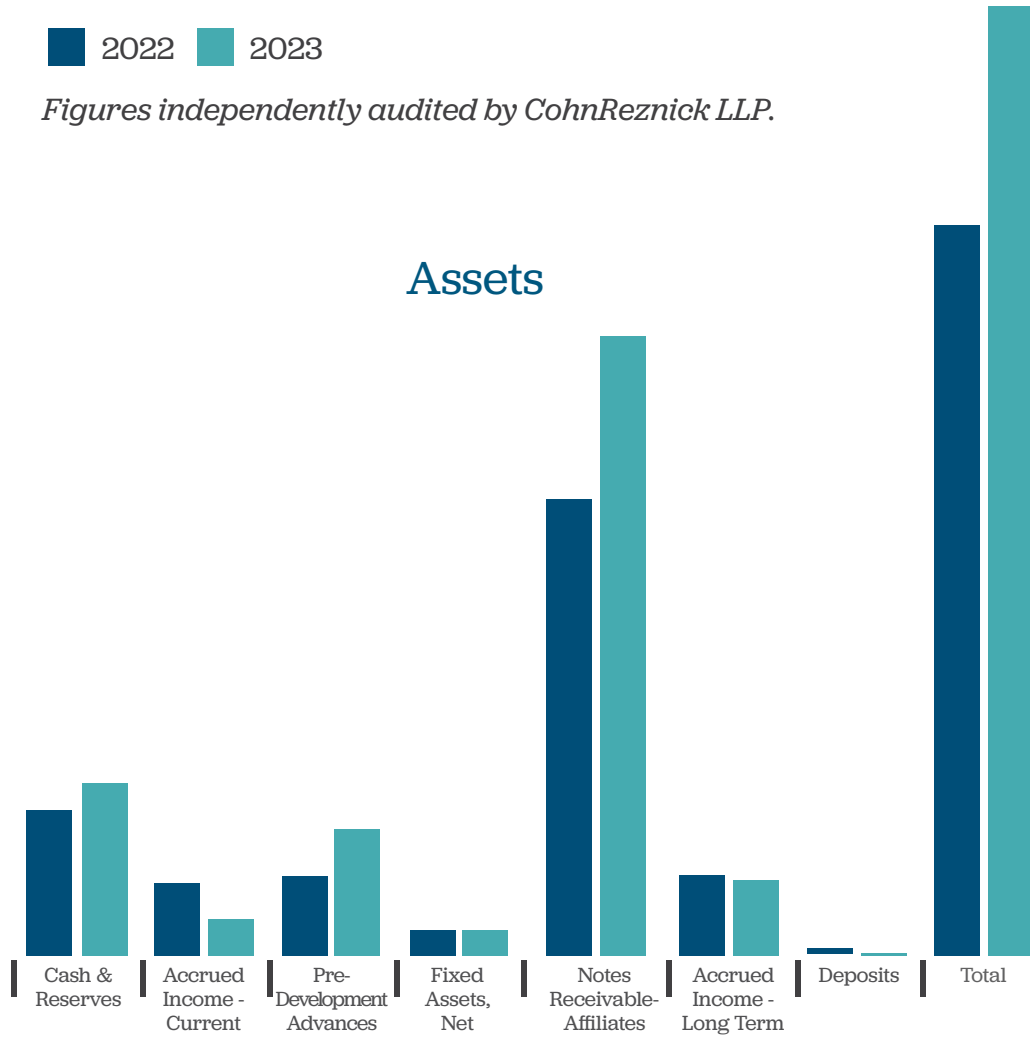
financial report



2022 2023

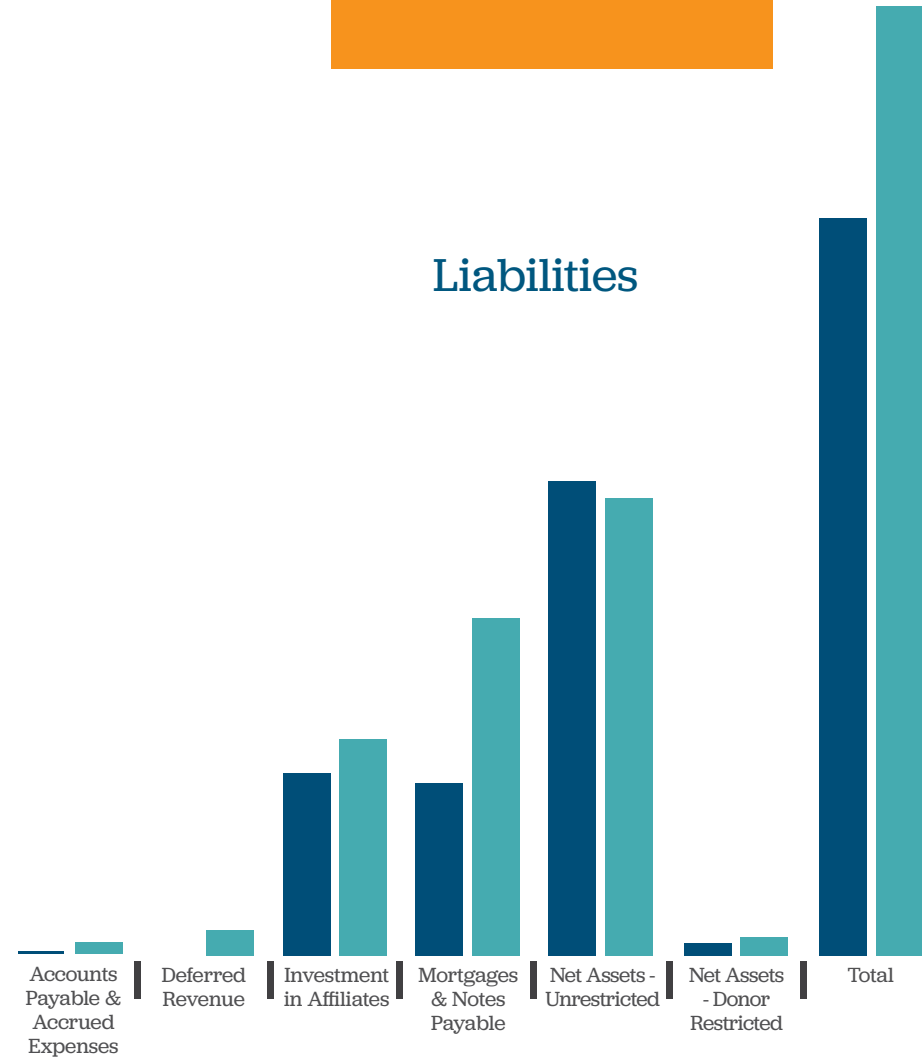
Figures independently audited by CohnReznick LLP.

Assets



\$7,117,312
\$8,498,655
\$3,075,776
\$1,892,414
\$3,606,240
\$6,122,030
\$1,424,999
\$1,425,057
\$21,239,686
\$31,534,468
\$2,341,146
\$2,183,021
\$594,967
\$194,914
\$39,400,126
\$51,878,161

Liabilities



\$41,812
\$473,036
\$1,110,036
\$8,035,681
\$7,715,174
\$17,107,828
\$23,081,736
\$22,013,135
\$525,723
\$621,101
\$39,400,126
\$51,878,161

award-winning resident services



Our communities are home to 3,400+ extremely low- to moderate-income individuals, whose households earn less than a third of the regional median income. Our residents are 89% Black, Indigenous, or People of Color (BIPOC), compared to 53% in our region at large, demonstrating the unequal need for affordable housing in our area. Many of our residents have inherited poverty from generations before them and continue to face systemic barriers that hinder their economic advancement. This cycle is extremely difficult to escape without external support. Our housing is the foundation needed to begin breaking the cycle. Our award-winning Housing Stability Initiative (HSI) provides priority programs in the areas of housing stability; education/job stability; and health, wellness, and material assistance.



housing stability

401 evictions prevented

1,346 households served

1,017 households accessed linkage and referral services

12 residents moved out of our communities to purchase a home



education/job stability

126 residents who participated in employment coaching

39 residents obtained new or more gainful employment

234 children and teens participated in youth programs



health, wellness & material assistance

496 households received material assistance

225 residents participated in health and wellness offerings

“

“I love to pull people together no matter where they are in life.”

Linda A., resident of Senseny Place, shares her excitement about encouraging other community members to be involved in on-site programs, such as the garden club, a group she led the charge in creating.



“The neighborhood is a little brighter now. I appreciate Wesley and am so glad we voted them in. Our living arrangements were never as good as they are now.”

Robert C., longtime resident of The Hampshire, shares his gratitude following preservation of the asset, an outcome of DC’s Tenant Opportunity to Purchase Act (TOPA) in which the building’s residents selected Wesley as its redevelopment and management partner.



“This community has helped me in many ways. The main way is the affordable rent for the beautiful housing and amazing workers. Second is all the fun amenities and activities you guys always host. I really love them because they really bring everybody together and really let you know who you are sharing a building with. But what I love the most is there is always kind and welcoming people.”

Martha A., resident of The Arden, a caretaker and single mother of two, shares her experience after moving into the new community.



In 2023, **we forged connections with 737 new Wesley Housing residents** living in our newly constructed communities: The Cadence, The Arden, Senseny Place, and The Waypoint. Remarkably, **these residents accessed our services 4,367 times** – benefiting from crucial stabilization support they may not have had regular or any access to until joining our communities.

This is just a portion of what we provided across all 30 Wesley Housing communities in 2023.

new partnerships strengthen our communities

CRi

Choice. Respect. Independence.

**our
stomping
ground**

advancing inclusivity

In keeping with one of its five core values, Wesley Housing is *fostering inclusive communities* through newly forged partnerships with local nonprofits Our Stomping Ground (OSG) and Community Residences Inc. (CRi) who provide tailored supportive services for persons with intellectual and developmental disabilities (ID/DD) or with serious mental illness (SMI).

With OSG and CRi's assistance in prospective resident identification, outreach, and referrals, we provide priority leasing preference to 65 individuals in this population, including those transitioning from a nursing facility, group home, assisted living facility, psychiatric hospital, the criminal justice system, and/or homelessness.

Together, we are working closely with the Virginia Department of Behavioral Health and Developmental Services and Virginia Housing Support Services to not only provide this population with stable home environments, but also ensure close proximity to public transportation, general necessities, employment opportunities, and social engagement activities so that they can thrive in their community.

Once housed in a Wesley community, OSG and CRi continue to assist these individuals with their transition to their new homes and support them through integrative programming and individualized case management.





paving the way for wealth building

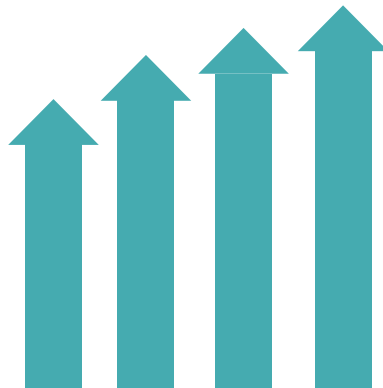
In August 2023, Wesley Housing joined forces with Esusu, a platform designed to enhance or create financial stability and financial access for persons with low incomes. For residents who enroll, Esusu reports on time rent payments to major credit bureaus, helping them build favorable credit, often for the first time in their lives, simply by paying rent on time. This is essential for residents' upward mobility, empowering them to secure loans, purchase homes, and more.

In addition to credit-building, Esusu offers a rent relief program that provides support to households navigating financial uncertainty. Households experiencing rent arrears of less than \$5,000 can apply for emergency interest-free loans to prevent eviction and ensure that they can remain in their homes.

“

I'm excited to find new ways for us to help *build up* our residents to not only assist in their financial stability, but also their upward financial mobility.”

President and CEO, Kamilah McAfee



1,459

households enrolled

115

new credit scores established

31-points

average score improvement for those with an established credit score

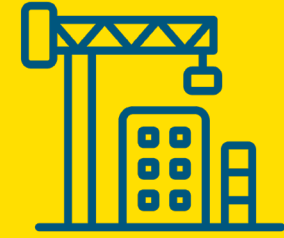
16-points

average score improvement for those who established credit for the first time

\$7,600

in emergency relief funds distributed to residents

development highlights



Following the acquisition of **Holmead Apartments** (100 units, Washington, DC) in January 2023, Wesley Housing conducted life and safety upgrades to the property while advancing plans for a substantial rehabilitation within the next few years.



Fairfax County Redevelopment and Housing Authority authorized \$5.6M in funding for **Beacon Landing** (54 units, Fairfax, VA), a permanent supportive housing community in partnership with The Lamb Center, a nonprofit services provider for persons experiencing homelessness. The project site, formerly home to a motel, will be redeveloped into a five-story, mixed-use community. The project also received commitments of \$700K from the City of Fairfax Housing Trust Fund and \$1.26M in low-income housing tax credits from Virginia Housing.



In partnership with First Christian Church of Falls Church, Wesley Housing secured zoning entitlements from the Fairfax County Board of Supervisors to construct **Kindred Crossing** (95 units, Falls Church, VA), an independent living community for older adults on land immediately adjacent to the Church.



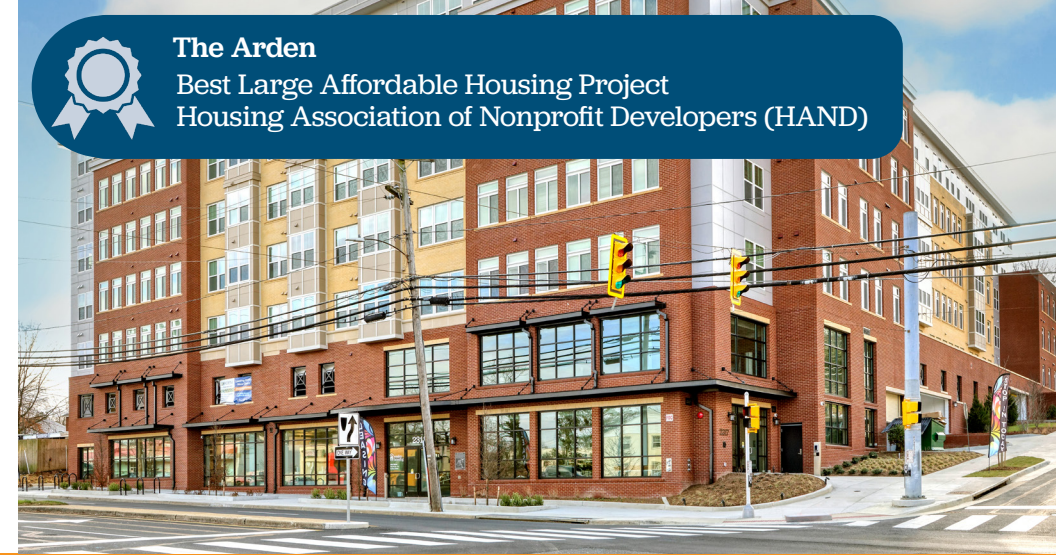
Senseny Place

Developments of Distinction, Rural Impact
Novogradac Journal of Tax Credits



The Arden

Best Large Affordable Housing Project
Housing Association of Nonprofit Developers (HAND)



Renovations completed on **The Hampshire** (56 units, Washington, DC) and **Quarry Station Seniors Apartments** (80 units, Manassas, VA) in the spring.



Melwood, a nonprofit services provider for people with disabilities, selected Wesley Housing as its development partner for a new multi-functional building in Arlington, VA. The project will convert one of Melwood's commercial sites into approximately 104 affordable, inclusive housing units. Melwood will also offer on-site programs and job skills training in the new community for people with disabilities.



Pre-development activities advanced on **One Hawaii** (70 units, Washington, DC) with construction expected to begin in 2024 to double the property's unit count.

OUR communities



city of alexandria

Beverly Park Apartments • 33 units
Lynhaven Apartments • 28 units
ParcView Apartments • 149 units
Parc Square Apartments • 66 units
The Waypoint • 81 units



city of falls church

The Fields of Falls Church • 96 units



city of manassas

Quarry Station Seniors Apartments • 80 units



washington, d.c.

Brookland Place • 80 units
Cedar Street Apartments • 30 units
The Hampshire • 56 units
Holmead Apartments • 101 units
One Hawaii • 34 units



city of winchester

Senseny Place • 63 units

** National Housing Management Association's Communities of Quality® Recognition*



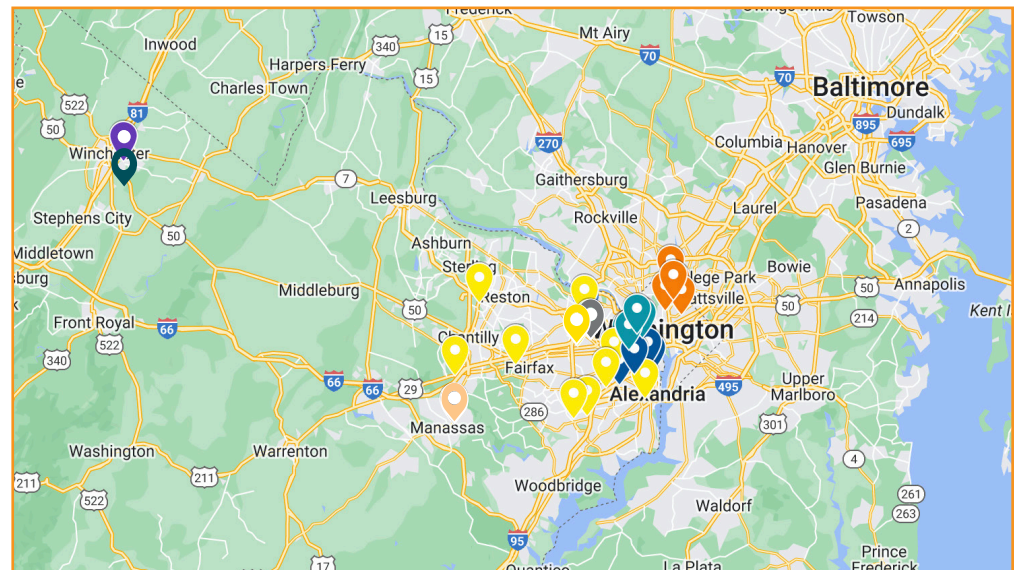
arlington county

The Cadence • 97 units
Colonial Village • 162 units *
Culpepper Garden • 204 units
Knightsbridge Apartments • 37 units *
Whitefield Commons • 68 units
William Watters • 21 units
Union on Queen • 193 units



fairfax county

Agape House • 12 BRs • Fairfax County, VA
The Arden • 126 units • Alexandria, VA
Ben Franklin House • 6 BRs • Springfield, VA
Coppermine Place I & II • 22 & 66 units • Herndon, VA
The Fallstead • 82 units • McLean, VA*
HiddenBrooke Apartments • 6 units • Springfield, VA
Madison Ridge Apartments • 98 units • Centreville, VA
Springdale House • 6 BRs • Falls Church, VA
Strawbridge Square Apartments • 128 units • Alexandria, VA*
Wexford Manor Apartments • 74 units • Falls Church, VA*



key contributors

\$100,000 - \$299,999

Fairfax County
Housing Partnership Network
Virginia Foundation for Healthy Youth

\$75,000 - \$99,999

Philip L. Graham Fund

\$50,000 - \$74,999

John Edward Fowler Memorial Foundation
Marietta M. & Samuel Tate Morgan, Jr. Trust
Morgan Stanley

\$25,000 - \$49,000

Arlington County
Bank of America
Centri Tech Foundation
City of Alexandria
The McCutchen Foundation
Washington Forrest Foundation

\$15,000 - \$24,999

Clark-Winchcole Foundation
Islamic Relief USA
TD Charitable Foundation

\$10,000 - \$14,999

Ada L. and Albert M. Wibel Foundation
Capital One Bank
Hemmer Family Charitable Fund
MGM Resorts Foundation
Nancy & Lyle Minter



\$5,000 - \$9,999

American Water Charitable Foundation
The Cecil & Irene Hylton Foundation
Collis-Warner Fund
The Community Foundation for Northern Virginia
Harkins Builders, Inc.
Klein Hornig LLP
Mount Olivet United Methodist Church
Virginia ABC
Virginia Housing
Walsh, Colucci, Lubeley & Walsh, P.C.
Walter A. Bloedorn Foundation
Walter L. Phillips, Inc.
WCS Construction

program partners

ACT for Alexandria • ACTION in Community Through Service (ACTS) • Alexandria City High School • Alexandria City Public Schools • Alexandria Department of Community and Human Services • Alexandria Health Department • ALIVE! • Arlington County Department of Human Services • Arlington County Employment Center • Arlington Employment Fair • Arlington Food Assistance Center (AFAC) • Arts Fairfax • Assurance Wireless Cake4Kids • Carpenter's Shelter • Catholic Charities of the Diocese of Arlington • Christ Church • Community Residences Inc. (CRI) • Coordinated Services Planning • Coordinated Entry Services Credit.org • CVS Project Health • DC Employment Fair • Edu-Futuro • ENDependence Center of Northern Virginia • Energy Assistance Program - City of Alexandria • Fairfax Church • Fairfax County Department of Family Services Adult & Aging • Fairlington Presbyterian Church • Food for Others • Fully Restoring Every Sons Hope (FRESH) • Girls on the Run • Goodwill (Good Samaritan Program) • Hearts of Empowerment • Housing Partnership Network INOVA • Inspire Wellness Consulting & Coaching • Jubilee Jobs • Just Neighbors • La Clinica Del Pueblo Latino Economic Development Center • Medicaid • Metro Transit Police Department (MTPD) • Washington Metro Area Transit Authority • MJ Morgan Group • National Foundation for Credit Counseling • Neighborhood Health • Old Presbyterian Meeting House • Our Stomping Ground Reach Wushu • Salvation Army • SHARE of McLean • Shepard's Center • SNAP • Society of St. Vincent dePaul • St. Ann Catholic Church • Tenants & Workers • Tickets for Kids • Unite Us Virginia United Community • VDH/AHD (Virginia Department of Health/Alexandria Health Department) • Virginia Department of Social Services • Virginia Eviction Reduction Pilot • Women Giving Back







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