



Annual Report

2024





A Message from the President/CEO



This year, Wesley Housing reached a momentous milestone—our 50th anniversary. For five decades, we have served thousands of families and individuals across the region, working to ensure that healthy, inclusive, stable, affordable housing is not a privilege for a few, but a foundation for all. It has been a remarkable journey shaped by the dedication of our staff, the generosity of our partners, donors, and volunteers, and most of all, the resilience and determination of the residents who call our communities home.

As we reflect on this year, the need for our work has never been clearer. The cost of housing in DC and Virginia continues to outpace wages—forcing families to make difficult choices between rent and basic necessities, and disproportionately impacting Black, Indigenous, and People of Color (BIPOC) communities. This is the reality we confront every day, but it is also what fuels our mission.

In 2024, Wesley Housing provided high quality affordable homes for over 3,800 residents—and through our robust resident services programs, we helped families stabilize, grow, and look ahead with hope. We advanced transformative developments like One Hawaii in DC's Ward 5, Beacon Landing in the City of Fairfax, and the Melwood-Wesley Inclusive Community in Arlington—each one a testament to what's possible when we come together to imagine a more equitable future.

As we mark 50 years of impact, I am filled with gratitude and optimism. Thank you for joining us on our critical mission as we continue building up lives.

Kamilah

About Wesley Housing

Founded in 1974, Wesley Housing is a leading nonprofit, affordable rental housing developer that builds and preserves permanent housing options for low- and moderate-income persons across the Washington, DC metro area (District of Columbia; VA – Arlington, Alexandria, Fairfax, Falls Church, Manassas, and Winchester). Beyond putting roofs over heads, we strive for our housing to be a foundation to thrive. Our mission is to build up communities with quality affordable housing and resident services. We do this by offering free support services and education to every resident to guide them on their paths to self-sufficiency. As such, our core lines of business fall under real estate development, asset management, property management, and resident services.



Our Values

Wesley Housing's "HILLS"



Hope

We are driven by our faith and our responsibility to make sure everyone has stable housing in our communities.



Inclusivity

We welcome diversity, create a sense of belonging, and work for fair housing solutions where everyone feels valued and motivated.



Leadership

We encourage employees to lead with purpose, creating a work environment of learning, responsibility, new ideas, and excellence.



Leverage

We increase the impact of our resources by working together and building partnerships.



Stewardship

We commit to our two main goals of growing the number of affordable homes and maintaining a business that lasts.

Celebrating 50 Years

In 2024, we marked five decades of significant contributions to affordable housing across the metropolitan Washington, DC region with the theme “Celebrating the Legacy of Our Past, Inspiring Hope for Our Future.” This message serves as a powerful reminder of the significant impact the organization has had on countless lives over the last 50 years, as well as the aspirations of the individuals and families who call Wesley Housing’s communities home. It speaks to the resilience of Wesley’s residents, whose past circumstances have shaped their journey, and whose future hopes are intrinsically woven into the fabric of our communities. We celebrated historic achievements in community development, honored leadership legends, showcased program highlights, and hosted a variety of engaging community events for residents.



celebrating the **legacy** of our past,

inspiring **hope** for our future

“We became what we are because of the hundreds of directors, supporters, and volunteers who have passed through our doors since our incorporation on December 10, 1974. Each gave special gifts—leadership, money, compassion, and talents. Each wrestled with the problems of the day and did the best he or she could to make wise and informed decisions.”

—Virginia Peters (circa 1997)
Founder of Wesley Housing





Award-Winning Resident Services

Our communities are home to over 3,800 extremely low- to moderate-income individuals, whose households earn, on average, less than a third of the area median income.

Our current residents are 89% Black, Indigenous, or People of Color (BIPOC), compared to 53% in the region at large, demonstrating the racial inequities in our area in terms of need for affordable housing. Our portfolio is 53% women, and 51% of households are headed by a single parent/adult. Children make up 24% of our communities, and older adults over the age of 65 make up 16%. In addition, many families have limited English proficiency (Spanish, Farsi, and Amharic being predominant languages), which makes it difficult for adults to navigate social services and help children with schoolwork. Adults report other challenges such as low education levels, cultural barriers, lack of attained skills and experience, as barriers to self-sufficiency.

To address these challenges, our **Housing Stability Initiative (HSI)** provides the supportive services families need to advance their station in life. These services are ongoing year-round in our housing complexes and at 13 Community Resource/Supportive Service Centers co-located with properties in the following areas:



Housing Stability

286 evictions prevented

1,520 households served

1,351 households accessed linkage & referral services (connections to community resources)

3 residents moved out of our communities to purchase a home

248 households became credit visible through on-time rent reporting with Esusu



Education/Workforce Development

1,350 residents participated in employment coaching

18 of residents obtained new or more gainful employment

276 children and teens participated in youth programs



Health, Wellness, & Household Assistance

1,884 households received household assistance (food, hygiene items, gifts)

346 residents participated in health and wellness offerings (nutrition classes, preventative screenings, vaccine clinics)

Ambassador Program Empowers Residents to Lead Within Their Communities

Wesley Housing's Resident Ambassador Program gives residents the chance to lead, support their neighbors, and strengthen their communities from within. Through an application process, six residents across six communities serving families, older adults, and individuals with disabilities and/or chronic illness were selected to serve a year-long term to encourage civic involvement at both the apartment and neighborhood levels. Ambassadors have helped launch resident councils, improved communication, identified needs like food security, improved safety, and planned programs that matter most to their neighbors.



Wesley Housing's youngest resident ambassador Bryan thanked Wesley Housing for its impact on his life and shared sage advice that our youth programs helped instill in him.

▶ Watch the video here: bit.ly/4ghsErl.



Our maintenance team is the best! They are knowledgeable of all aspects of repairs and get things fixed correctly.
– *Madison Ridge Resident*

I am 90 years old. [I] enjoy living here and feel safe!
– *Senseny Place Resident*



I really love the activities. It's hard for me to meet new people, but now I actually have friends, and the staff is A-1. Thank you for allowing me to be a part of this community. I love my apartment and [am] very thankful.
– *The Cadence Resident*

[I've] been here 35 years in this building. Thank you very much, ParcView, for everything.
– *ParcView Apartments Resident*



Development Highlights

In 2024, we continued building on our legacy of advancing much-needed affordable, inclusive housing. With the help of our committed partners and dedicated real estate development team, Wesley Housing has over 850 units in its development pipeline, including new constructions and renovations.



Construction of **One Hawaii (70 units, Washington, DC)** began, replacing the former 34-unit community and doubling the property's unit count. Completion is expected in late 2025.



Alexandria City Council approved a \$300K loan for **Parc Square (66 units, Alexandria)**, a five (5) building scattered site development project in the Arlandria neighborhood to conduct much needed renovations while a long-term redevelopment plan is conceived.



Wesley Housing and Melwood, a leading employer, advocate, and provider of services for people with disabilities, submitted a Site Plan Application for the **Melwood-Wesley Inclusive Community (up to 105 units, Arlington)**, a mixed-use development with 18,000 sq. ft. of ground level space for Melwood's community service use.



Senseny Place, 2024 Charles L. Edson Tax Credit Excellence Award, Housing for Senior Citizens by Affordable Housing Tax Credit Coalition



The Cadence, 2024 Affordable Community of the Year by the National Apartment Association



In partnership with First Christian Church of Falls Church, **Kindred Crossing (95 units, Falls Church)**, an independent living community for older adults, received a \$9.7M loan commitment from the Fairfax County Redevelopment and Housing Authority (FCRHA).



In partnership with nonprofit homelessness services provider The Lamb Center, we marked a major milestone for **Beacon Landing (54 units, Fairfax)** with the demolition of the Hy-Way Motel at 9640 Fairfax Blvd, preparing the way for construction in 2025.



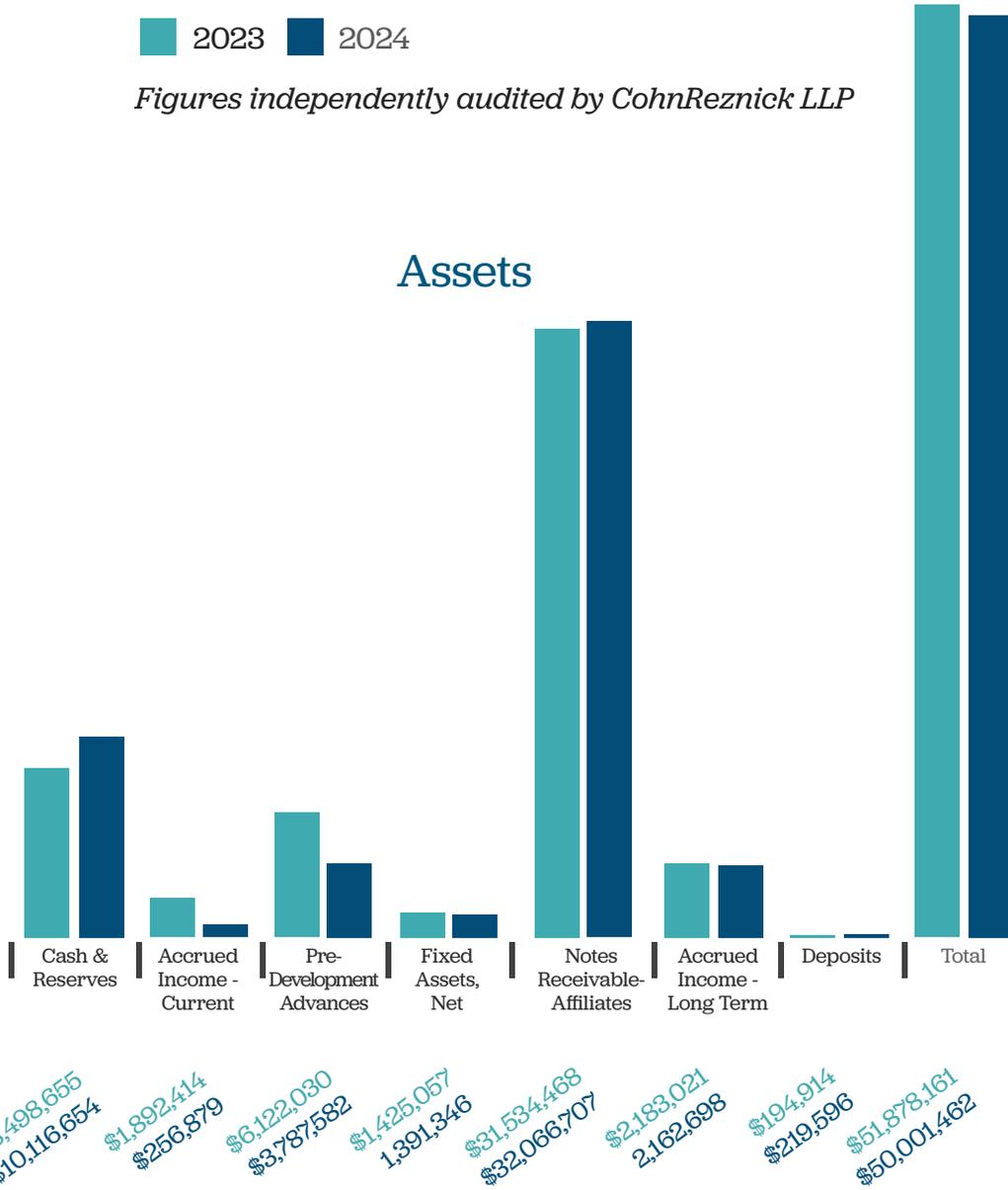
Wesley Housing announced its plan to merge with **Virginia United Methodist Housing Development Corporation (VUMHDC)**, a 501(c)(4) non-profit corporation that owns and operates affordable housing units for older adults and families across Virginia. With this expansion, Wesley Housing is positioned to serve over 4,700 residents across 42 communities (more than 3,000 units) and expand our reach across Central and Southern Virginia for the first time.

Financial Report

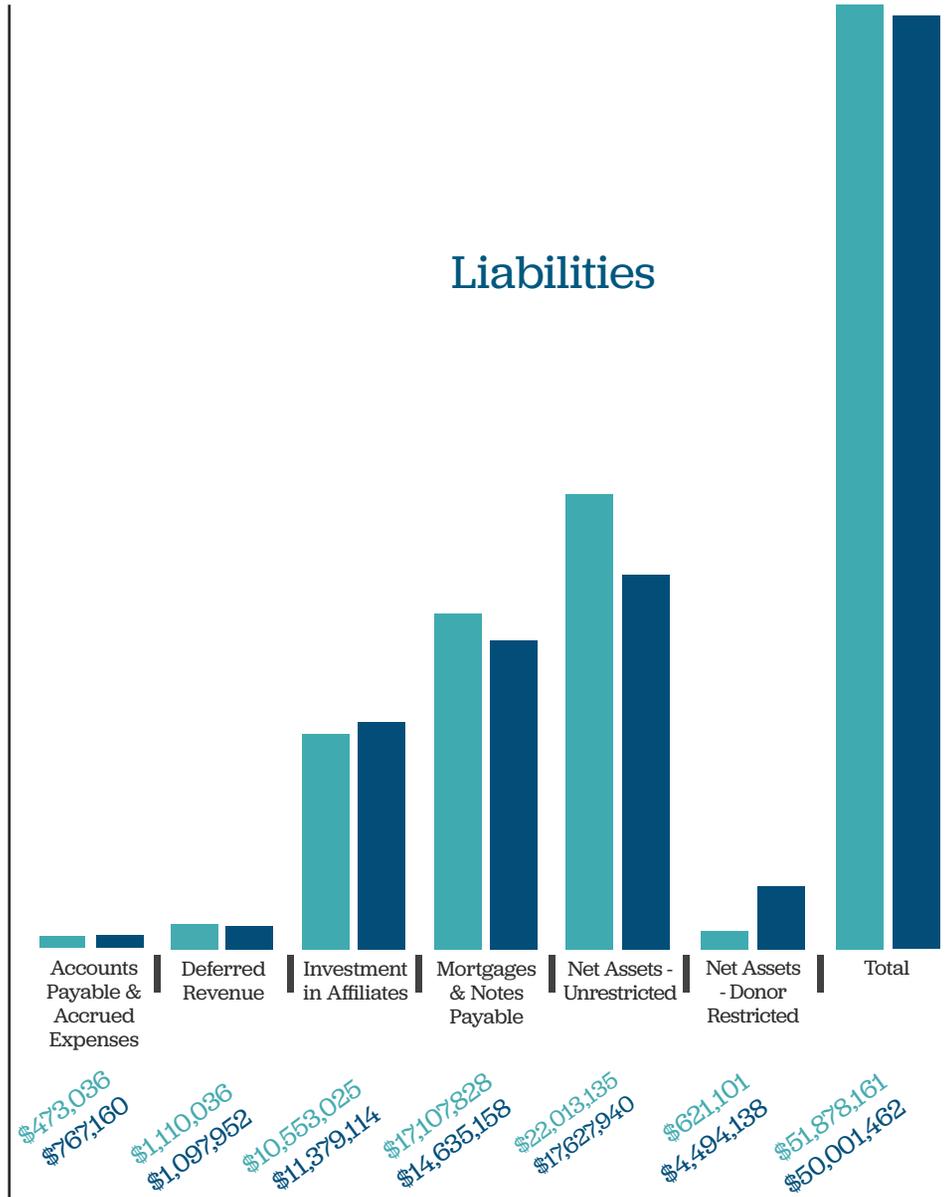
2023 2024

Figures independently audited by CohnReznick LLP

Assets



Liabilities



Leadership Team

Board of Directors

Michael T. Cranna
Chair

Development Advisor, Point Reyes
Energy Partners, LLC

Malanda Worrell
Vice Chair

Senior Vice President, Market
Operations, Jones Lang LaSalle (JLL)

Suzanne Moran
Secretary

Institute Private Client Rel Mgr II
TD Bank/TD Private Client Group LLC

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Treasurer

Retired, Former Senior Vice
President, Well Fargo Bank

Marcia Bradford

Retired, Former Executive Vice
President, Chief Commercial Lending
Officer, Nonprofit and Commercial
Banking, Chain Bridge Bank, N.A.

Brooke Cooper

Founder & Managing Director, Tech
Acumen Group

Lawrence Dickenson

District Lay Leader, Valley Ridge
District (of the Virginia Annual
Conference of the
United Methodist Church)

Marlo A. Goldstein

Vice President and Assistant General
Counsel, Host Hotels & Resorts, Inc.

Kathy Lutman

Retired, Former Comptroller
Better Homes Realty, Inc

Kamilah McAfee

President/CEO, Wesley Housing

Nancy Minter

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

Rev. Kirk Nave

District Superintendent, Northern
Virginia United Methodist Church

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

Chief Investment Officer, Horning
Brothers

The Rev. Harold E. White, Sr.

Lead Pastor, New Beginnings United
Methodist Church Coastal District

Corporate Staff

Kamilah McAfee
President/CEO

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
Vice President of Resident
Services

Mati Jones
Vice President of Human
Resources

DeeDee George
Vice President of Asset
Management and Compliance

Advisory Board

Clyde Edwards
John Gibb
Erik T. Hoffman
Shelley Murphy
David Roodberg
Kenneth C. Wu, Esq

As of December 2024

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

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

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 • 70 units*

City of Winchester

Senseny Place • 63 units

91%

of residents said they'd recommend their community to a friend

81%

of residents said they'd "very likely renew" their Wesley Housing property lease

4.2/5

rating by residents for staff availability with requests and concerns

— 2024 Resident SatisFacts Survey

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

* Under Construction

Key Contributors

\$300,000+

Fairfax County Consolidated
Community Funding Pool (CCFP)

\$100,000 - \$299,999

TD Charitable Foundation
Virginia Housing

\$75,000 - \$99,999

City of Alexandria, Fund for Human Services

\$50,000 - \$74,999

Morgan Stanley
Northern Virginia Regional Commission
Virginia Foundation for Healthy Youth

\$25,000 - \$49,999

Arlington County
Centri Tech Foundation
Harkins Builders, Inc.
Inova Health System
Washington Forrest Foundation

\$15,000 - \$24,999

Amazon
NeighborWorks America
The Jacquemin Family Foundation, Inc.
The McCutchen Foundation

\$10,000 - \$14,999

MGM Resorts Foundation
The M&T Charitable Foundation

\$5,000 - \$9,999

Anonymous
Capital One Bank
CohnReznick LLP
Collis-Warner Fund
Community Foundation of Northern
Shenandoah Valley
DAVIS Construction
Ivakota Association Incorporated
Klein Hornig LLP
Ken Wu and Jia Li
Rappahannock Electric Cooperative
The Bozzuto Group
The Cecil & Irene Hylton Foundation
Truist Foundation
Virginia Dept. of Behavioral Health &
Developmental Services (DBHDS)
Walter A. Bloedorn Foundation
Walter L. Phillips, Inc.



A community mural painted by residents was unveiled at The Cadence in Arlington. “Growing Together: The Forest of Us” is a collaboration between Arlington Public Art, the Museum of Contemporary Art Arlington, and Wesley Housing as part of the 2024 IMPACT Art Residency Program. Artist in residence Lianna Zaragoza led six community workshops bringing the community together for a memorable experience, where residents could explore art-making and creativity, while also creating permanent artwork for their community room. The piece depicts a scene in Lubber Run Park and was made using house paint and locally foraged Virginia clay.

The program was supported in part by Arlington County Virginia – Government through the Arlington Cultural Affairs Division of Arlington Economic Development and Wesley Housing.

Program Partners

ACT for Alexandria • Alexandria Fund for Human Services • Alive-Inc. • All Ages Read Together • 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 City of Alexandria Department of Community and Human Services Community Residences, Inc. (CRi) • Fairfax County Coordinated Services Planning • Coordinated Entry Services • Credit.org • CVS Project Health • DC Employment Fair • Dominion Energy • Edu-Futuro ENDependence Center of Northern Virginia • Energy Assistance Program - City of Alexandria • Esusu • Fairfax Church • Fairfax County Dept. of Family Services • Fairlington Presbyterian Church • Food for Others • Fully Restoring Every Sons Hope (FRESH) • Girls on the Run • Goodwill (Good Samaritan Program) • Hearts of Empowerment Housing Choice Voucher Program • Housing Partnership Network INOVA • Inspire Wellness Consulting & Coaching • Jubilee Jobs • Just Neighbors • La Clinica Del Pueblo • Latino Economic Development Center (LEDC) • Centers for Medicare and Medicaid Services • Metro Transit Police Department (MTPD) • MJ Morgan Group • National Foundation for Credit Counseling • Neighborhood Health • Old Presbyterian Meeting House • Our Stomping Ground • Alexandria Health Department • Reach Wushu • Salvation Army • SHARE of McLean • Shepherd's Center of Northern Virginia • Society of St. Vincent de Paul • Spitfire • St. Ann Catholic Church • Tenants and Workers United • Tickets for Kids • Unite Virginia • United Community USDA Food and Nutrition Service • Virginia Department of Health Virginia Department of Social Services • Virginia Eviction Reduction Pilot • Virginia Foundation for Healthy Youth • Washington Metro Area Transit Authority • Women Giving Back





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