

2025

impact report



mission

Wesley Housing's mission is to *build up* communities with quality affordable housing and resident services.

vision

Communities where all belong and have the opportunity to thrive.

“HILLS” values



Hope

We are driven by faith and our responsibility to ensure housing stability in our communities.



Inclusivity

We embrace diversity, foster belonging, and advocate for equitable housing solutions where everyone feels valued and empowered.



Leadership

We empower employees to lead with purpose, fostering a culture of continuous learning, accountability, innovation, and excellence.



Leverage

We maximize the impact of our resources through collaboration and partnerships.



Stewardship

We uphold our two-fold mission of expanding the supply of affordable housing while maintaining a sustainable business enterprise.

impact at a glance



5,300+
residents housed



3,000+
owned affordable
housing units



42
communities



2,092
residents accessed
services*



20,247
times residents
accessed services

*including 310 broader community members

Photo by Anice Hoachlander

real estate development

Completed in 2025



John Early Apartments
78 units, Bedford, VA
Housing for Older Adults
Completed in January 2025

Preservation



Wesley Apartments
150 units, Lynchburg, VA
Housing for Older Adults
Completed in December 2025

Preservation

Under Construction in 2025



One Hawaii
70 units, Washington, DC
Multifamily Housing
Completed in February 2026

New Construction



*in partnership with
The Lamb Center*
Beacon Landing
54 units, Washington, DC
Permanent Supportive Housing
Expected to complete in 2026

New Construction



228
units
preserved



124
units under
construction



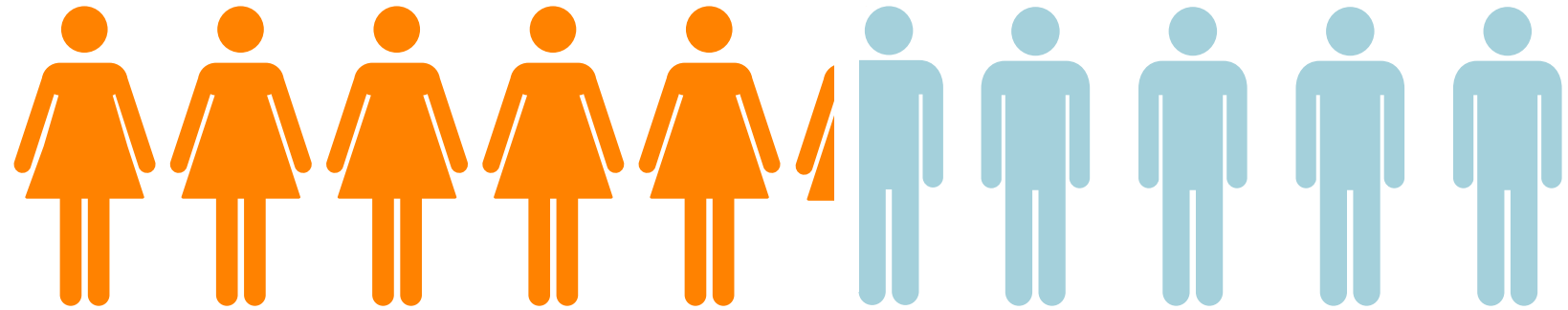
1,000+
units in the pipeline
including new
construction & renovations

who we serve

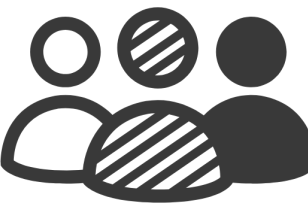


demographics reflective of DMV region only

53%
women



89%
BIPOC*

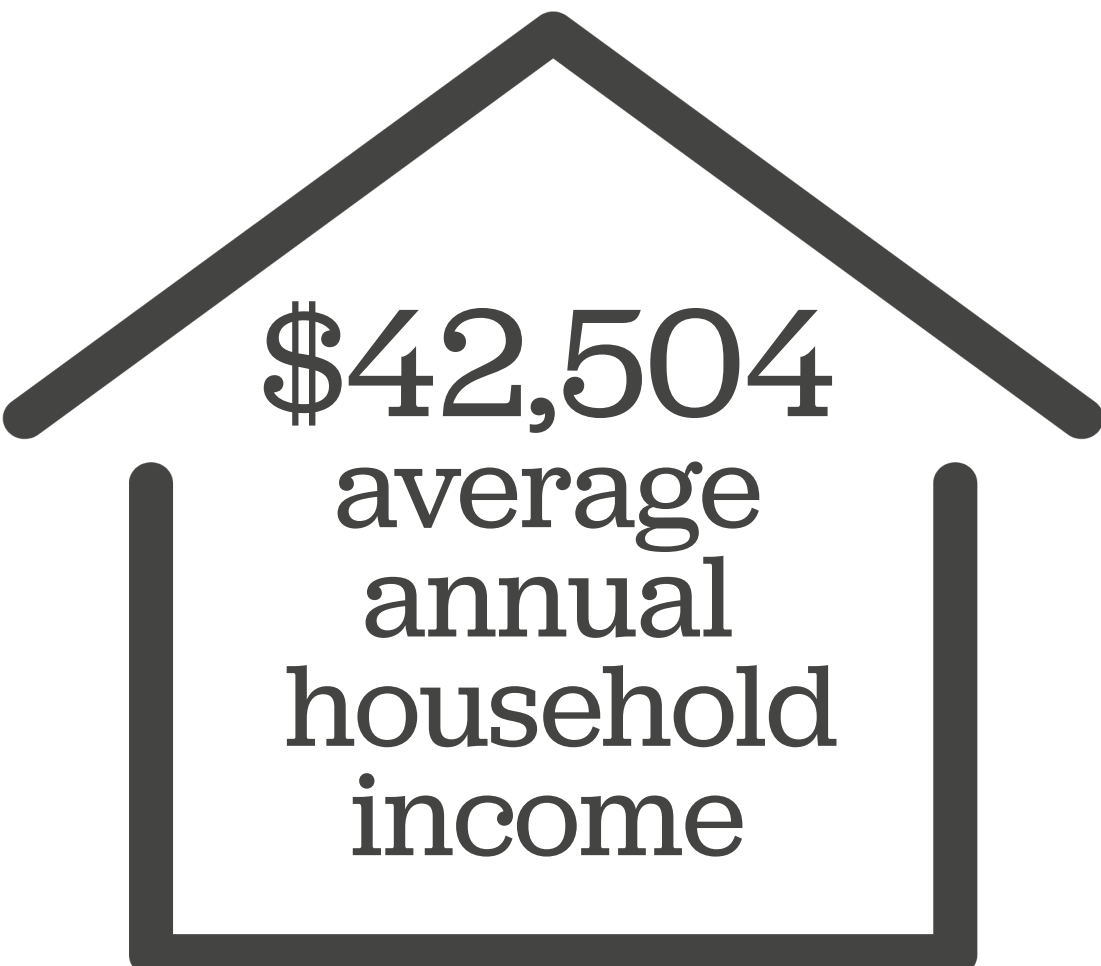
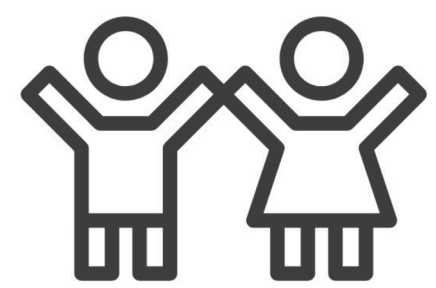


**of those who specified a race*

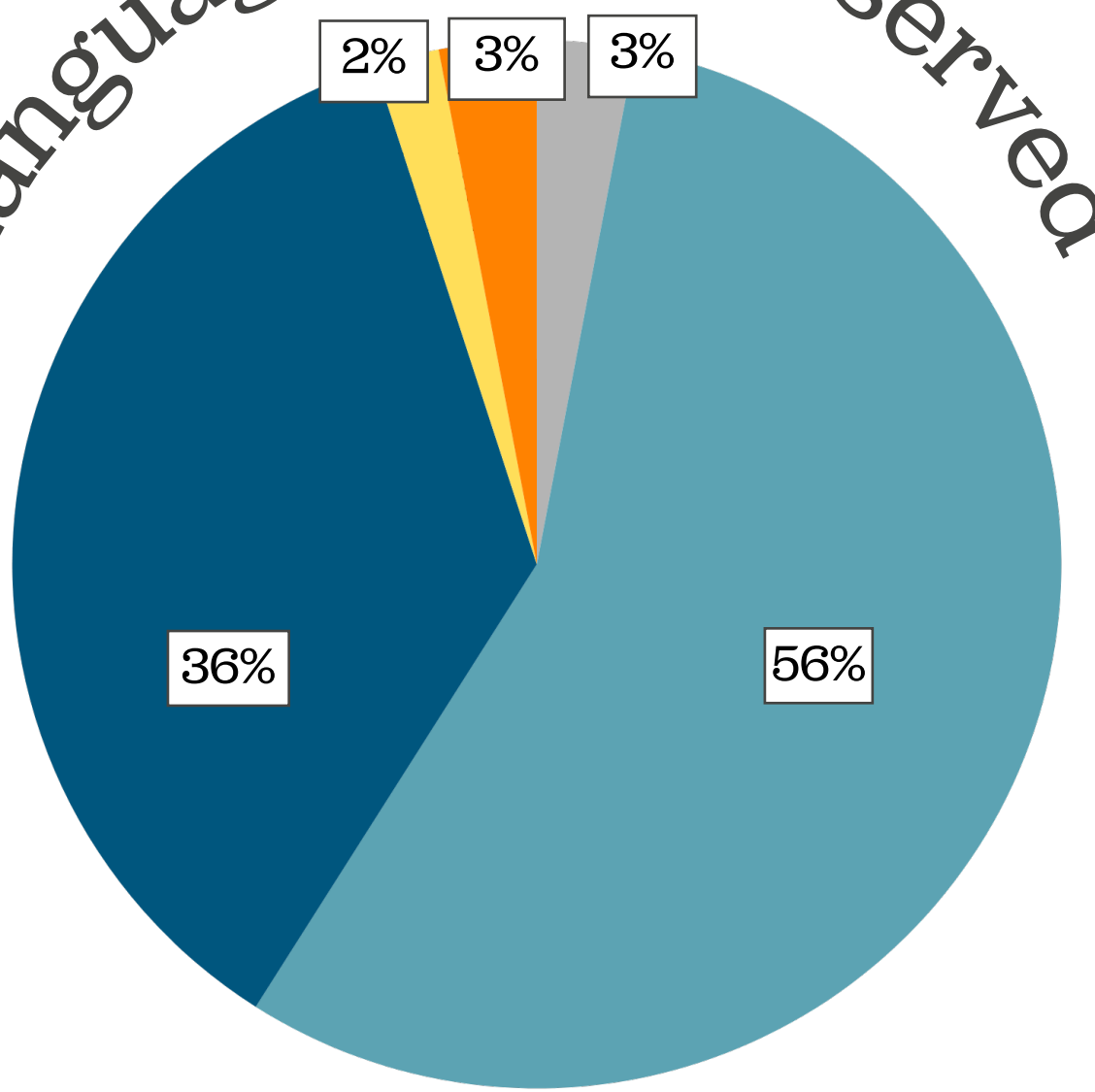
16%
older adults
over the age of 65



23%
children



primary languages of those served



- English
- Spanish
- Farsi/Persian
- Korean
- Amharic

housing stability



395

residents accessed linkage and referrals



1,453

residents received household assistance



66

evictions prevented



5

residents purchased homes

Credit Building with ESUSU



2,187

residents enrolled

69%

of participating residents improved their credit scores

10%

of residents moved from subprime to prime credit

+44 points

average improvement of credit scores

\$21,100

in interest-free rent relief has been distributed to help residents navigate financial emergencies and remain housed since the partnership began

community engagement

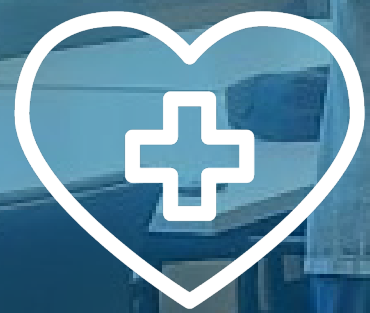


342
events hosted
throughout the year



596
residents participated
in community events

health & wellness



294
residents participated in
health & wellness programs



364
food distribution
events held

education/workforce

development



321

times residents participated in employment coaching



21

residents obtained new or more gainful employment



173

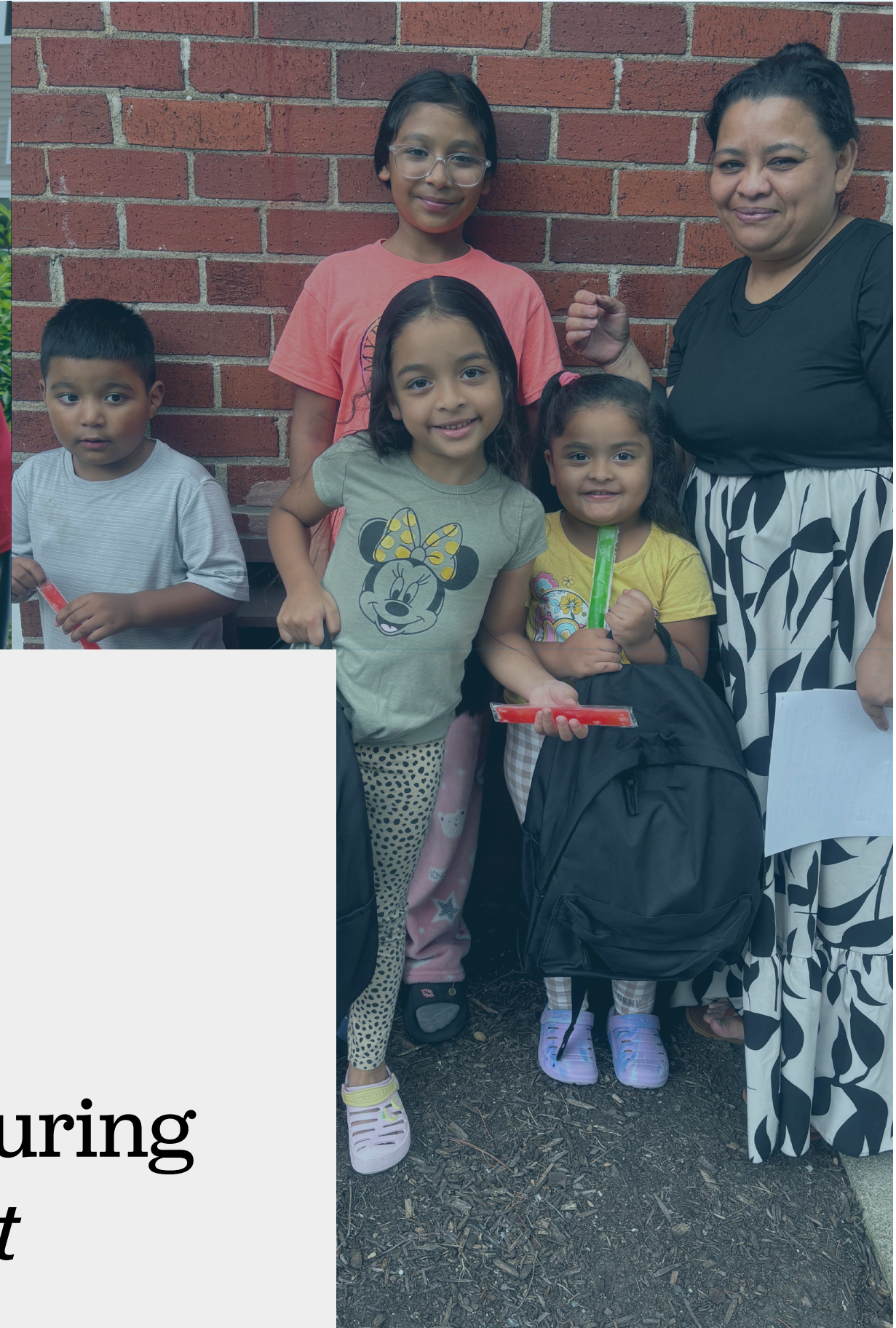
children participated in afterschool programs

Photo by David Moss

Photo by David Moss



Photo by Jon Sunray



seasonal initiatives

“I am very grateful for this. It will help me so much during tough times like this.” – *Wesley Housing resident*

258

youth participated in *QUEST* summer camp

149

adults participated in *ODYSSEY* summer camp for older adults

606

K-12 students received backpacks through *Supplies for Success*

789

residents received holiday assistance through *Holiday Help*

what our

residents say



A Family's New Beginning

When Bashir arrived in America in 2023 with his wife, Wafaa, and their eight-month-old daughter, they had little more than a bag filled with their clothes and diapers for their baby. After years of upheaval, fleeing violence, enduring discrimination, and leaving behind a business they had built together, the family was starting over from scratch.

Now, in a Wesley Housing community where they can afford their rent and access the resources they need, they have the stability to keep building up their life, investing in their family, supporting one another, and planning for an even brighter future together. [Read their story >> bit.ly/3OKtpRr](https://bit.ly/3OKtpRr)



89%

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



4.4/5

rating by residents for staff availability with requests and concerns

awards & recognition



2025 Women Who Mean Business
Kamilah McAfee, President/CEO

Washington Business Journal

This prestigious recognition celebrates women for their exceptional leadership and contributions to their industries and communities in the greater Washington, DC area.



Game Changer
Kamilah McAfee, President/CEO

Virginia Housing Alliance

The Game Changer award recognizes Virginia's housing leaders driving major breakthroughs in affordable housing and homeless services.



Emerging Leader
Taylor Stout, Senior Project Manager

Housing&

This award recognizes an emerging leader who has an exemplary dedication to, and notable achievements in, the mission of preserving and/or developing affordable housing in their respective field.

statement of activities

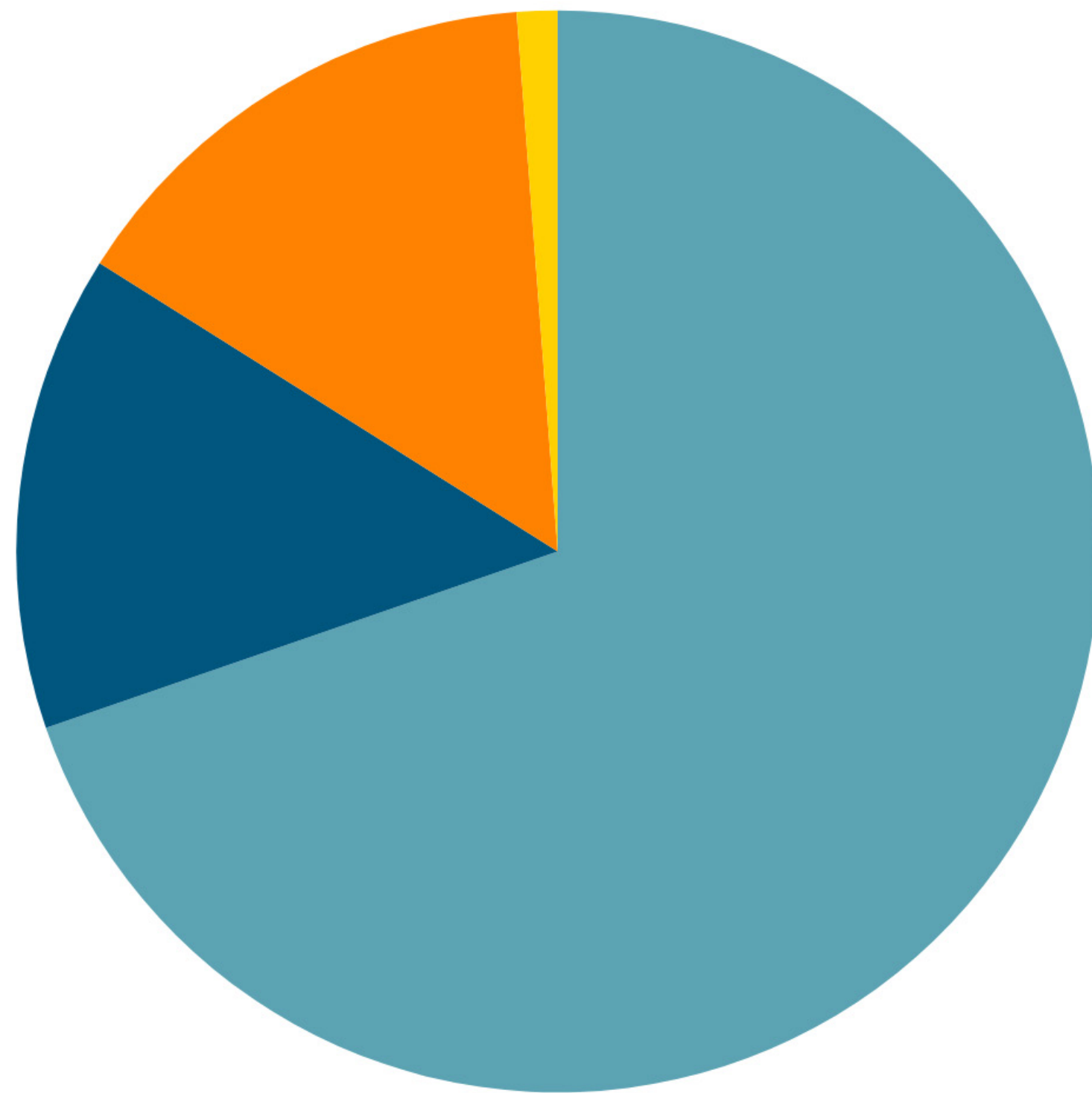
2025 Income

Fee Income:
70%

Fundraising:
15%

Government Grants:
14%

Interest and Other:
1%



2025 Expenses

Program Services:
78%

Real Estate Development (27%)

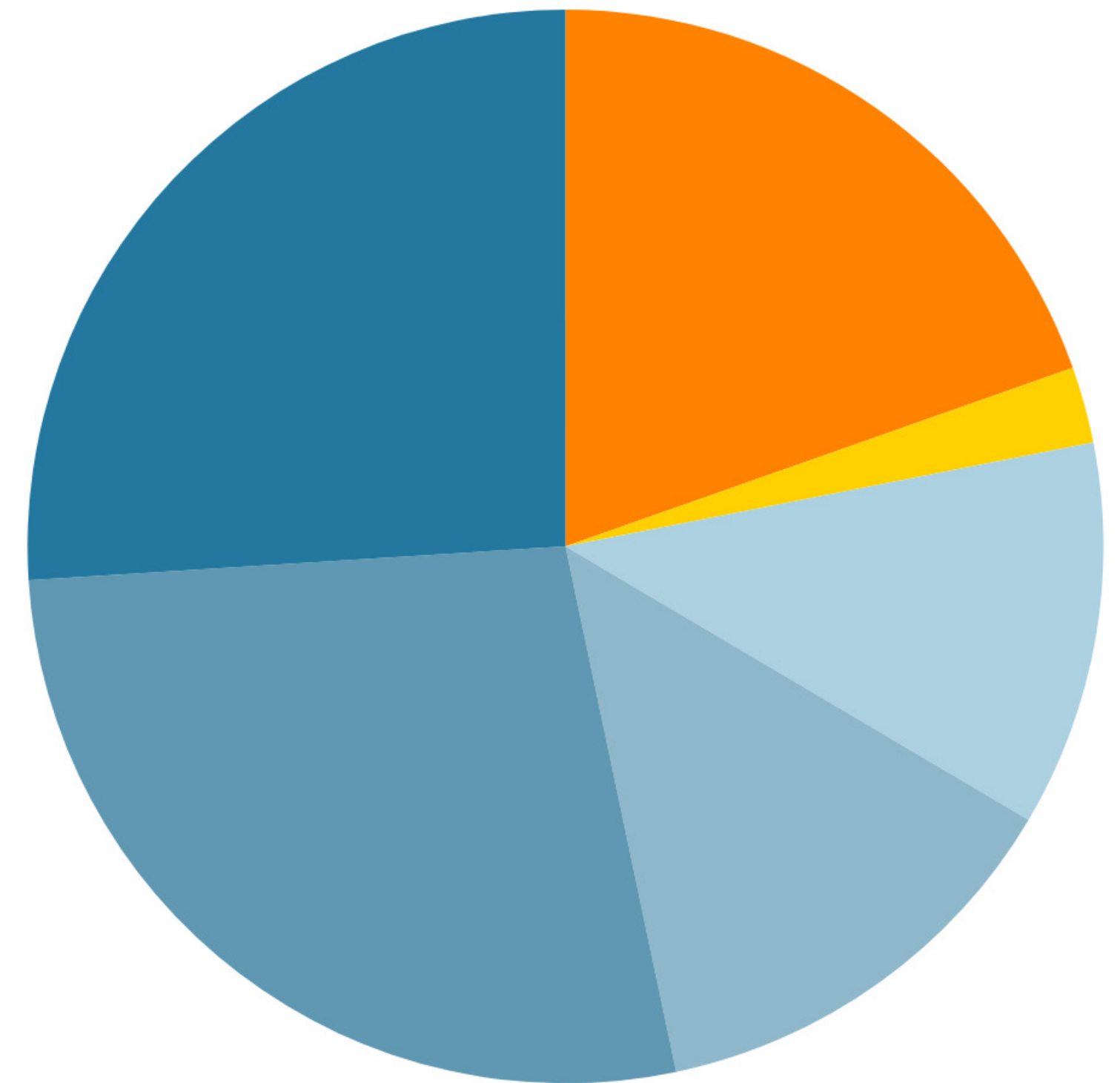
Resident Services (26%)

Property Management (13%)

Asset Management (12%)

General and Administrative:
20%

Fundraising:
2%



our communities

Wesley North



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 • 88 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, DC

Brookland Place • 80 units
Cedar Street Apartments • 30 units
The Hampshire • 56 units
Holmead Apartments • 99 units
One Hawaii • 70 units

City of Winchester

Senseny Place • 63 units

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

“I have had very good relationships with staff members and neighbors.” - Coppermine Place II resident

“I am happy for everything you have done. I have been here for 20 years.” - Strawbridge Square resident

Wesley South

📍 Appomattox County

Walter Gum • Appomattox • 24 units*

📍 Bedford County

John Early • Bedford • 78 units*

📍 Frederick County

Frederick House • Stephens City • 47 units*

📍 Louisa County

Epworth Manor I and II • 60 units*

📍 City of Lynchburg

Wesley Apartments • 150 units*

📍 Northampton County

Peter Cartwright Manor • Exmore • 46 units*

📍 Nottoway County

Peele Manor • Blackstone • 24 units*

📍 Prince Edward County

Goodson Manor • Farmville • 23 units*

📍 Spotsylvania County

Enoch George Manor • 60 units*

Asbury Manor • 40 units*

📍 Stafford County

McKendree Manor • Fredericksburg • 23 units*

📍 City of Staunton

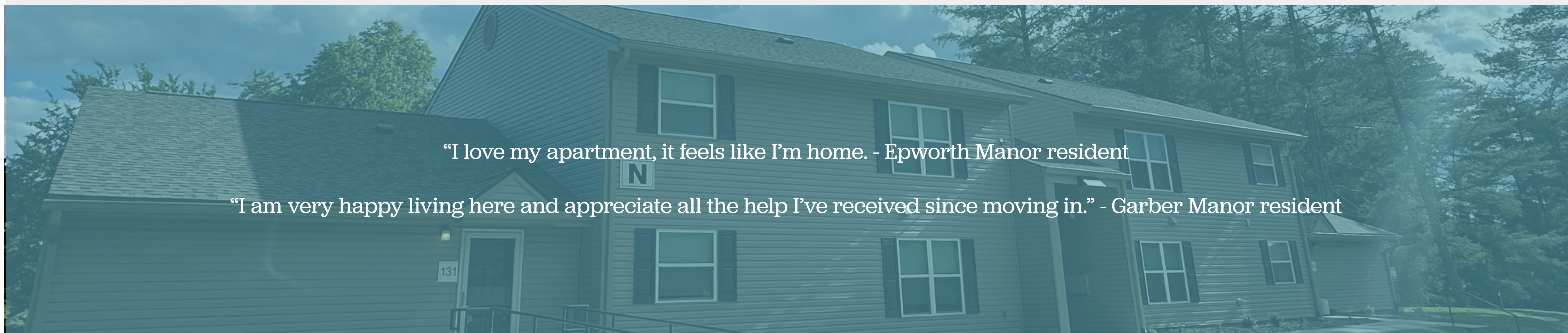
Springhill Village Apartments • 108 units*

Garber Manor I, II, and III • 71 units*

**Acquired through Wesley Housing's merger with VUMHDC*

“I love my apartment, it feels like I’m home. - Epworth Manor resident

“I am very happy living here and appreciate all the help I’ve received since moving in.” - Garber Manor resident



leadership team

Board of Directors

Suzanne Moran *Chair*

Vice President/Institutional
Nonprofit Account Manager
TD Bank

Kenneth C. Wu, Esq. *Vice Chair*

Partner, Lopez & Wu, PLLC

Michael T. Cranna *Treasurer*

Development Advisor, Point
Reyes Energy Partners, LLC

Larry Dickenson *Secretary*

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

Marcia Bradford

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

The Rev. James H. (Jay) Carey

District Superintendent, Living
Waters District of the United
Methodist Church in Virginia

Brooke Cooper

Sr. Analyst, 11th Hour Service, LLC

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

Arianna K. Royster, CPM, ARM Principal, Consultique, LLC

Andrew Vincent

Chief Investment Officer, Horning

The Rev. Harold E. White, Sr.

Lead Pastor, New Beginnings United
Methodist Church Coastal District

Malanda Worrell

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

Corporate Staff

Kamilah McAfee
President/CEO

Michael Pruell
Chief Financial Officer

Kathy Mejasich
Chief Operating and
External Relations Officer

Lisa Davis
VP of Wesley Property
Management

Jacqueline West-Spencer
SVP of Real Estate

Judith Cabelli
VP of Real Estate Development

Irrin Suvanasai
VP of Resident Services

Mati Jones
VP of Human Resources

DeeDee George
VP of Asset Management
and Compliance

Advisory Board

Clyde Edwards
John Gibb
Shelley McCabe
David Roodberg

As of December 2025

volunteers



3,676
hours



\$146,772
in donated time

- Mentoring youth at summer camp
- Interning alongside our social work professionals
- Serving as Resident Ambassadors at our communities
- Delivering household and in-kind assistance
- Capturing our events as photographers
- Mitigating food insecurity at food distributions
- Providing leadership through board service
- ... and so much more!

key contributors

\$100,000+

Fairfax County Consolidated Community Funding Pool

\$50,000-\$99,999

Amazon
Anonymous
Fairfax County Department of Neighborhood and Community Services
Local Initiatives Support Corporation (LISC)
Morgan Stanley
Philip L. Graham Fund

\$25,000-\$49,999

Alexandria Fund for Human Services
Northern Virginia Regional Commission
Virginia Foundation for Healthy Youth
Virginia Housing

\$15,000-\$24,999

IKEA
The McCutchen Foundation
PNC Bank
TD Charitable Foundation
Truist

\$10,000 - \$14,999

Collis-Warner Fund
The Jacquemin Family Foundation, Inc.
The JV Schiro-Zavela Foundation
Klein Hornig LLP

\$5,000 - \$9,999

Harkins Builders, Inc.
Helen Wardman Naselli Memorial Fund (Lillian R. Wardman Trust)
Host Hotels and Resorts
Ivakota Association Incorporated
McLean Community Foundation
Shenandoah Valley Westminster Canterbury
Walsh, Colucci, Lubeley & Walsh
Walter L. Phillips, Inc.
Wesley UMC Vienna

program partners

Alexandria City Public Schools • Alexandria Fund for Human Services • Alexandria Health Department • Alexandria League of Women Voters • 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 • Capital Bikeshare • Carpenter's Shelter • Catholic Charities of the Diocese of Arlington • Centers for Medicare and Medicaid Services • Christ Church • City of Alexandria Department of Community and Human Services • Community Residences, Inc. (CRi) • 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 • English Empowerment Center • Esusu • Fairfax Church • Fairfax County Coordinated Services Planning • Fairfax County Department of Family Services • Fairfax County Health Department • Fairfax County Neighborhood & Community Services • Fairfax County Police Department • Fairlington Presbyterian Church • Financial Empowerment Center at South County • Food for Others • Fordham University • Fully Restoring Every Sons Hope (FRESH) • George Mason University • Girls on the Run • Goodwill (Good Samaritan Program) • Gum Springs Community Center • Hearts of Empowerment • Hillcrest Children and Family Center-DC • 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) • Metro Transit Police Department (MTPD) • MJ Morgan Group • National Foundation for Credit Counseling • Neighborhood Health • Northern Virginia Community College • Northern Virginia Family Services • Old Presbyterian Meeting House • Our Stomping Ground • Professional Contract Services, Inc. (PCSI) • Project Life Saver • Reach Wushu • Rising Hope Mission • Church Roots Public Charter School • Salvation Army • Sewing Lab • SHARE of McLean • Shepherd's Center of Northern Virginia • Society of St. Vincent de Paul • Spitfire • St. Ann Catholic Church • Success on the Spectrum • Tenants and Workers United • The Closet • The Jacob Burns Community Legal Clinics • Tickets for Kids • Together We Bake • 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 • Virginia Tech • Washington Metro Area Transit Authority • Women Giving Back • Year Up United



thank you

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