

WESLEY HOUSING DEVELOPMENT CORPORATION



ANNUAL REPORT



WWW.WESLEYHOUSING.ORG



I am extremely proud of what we have achieved in our communities and the impact we have made in the lives of our residents in 2018.

Our work in the Washington, DC metro region is ever expanding. In 2018, we opened or acquired 368 new doors (including those in our second and third communities in the District), began renovating 284 homes, and started the process of developing 375 new units that will be added to the region's much needed affordable housing stock in the coming years.

Beyond providing a safe place to live, we also offered free education and support services through our Housing Stability Initiative to ensure every resident in our portfolio has access to the tools they need to advance their station in life.

Together, with the help of our valued partners, donors, and volunteers, we are empowering our region's most vulnerable populations and helping them become stable and thrive.

I could not be more excited for what the upcoming years will bring and for the opportunity to continue our critical mission.



Shelley

Shelley S. Murphy
Wesley Housing
President/CEO



OUR VISION

Everyone in the greater Washington, DC region has a safe, quality, affordable home, serving as a foundation to thrive, and has a place of value in the community.

OUR MISSION

Opening doors to brighter futures for our most vulnerable community members by creating and operating healthy, supportive, stable, affordable housing communities.

OUR GUIDING BELIEFS

The creation of [safe, quality, affordable housing](#) is a foundation for healthy, thriving communities.

[Every person has a right to stable, quality housing](#), a bright future, and a place of value in their community.

We have [a moral responsibility to care](#) for all members of our community.

Our organization is most successful when our [residents are successful](#).

We are at our best when [our work strengthens](#) our families, community, the environment, and our organization.

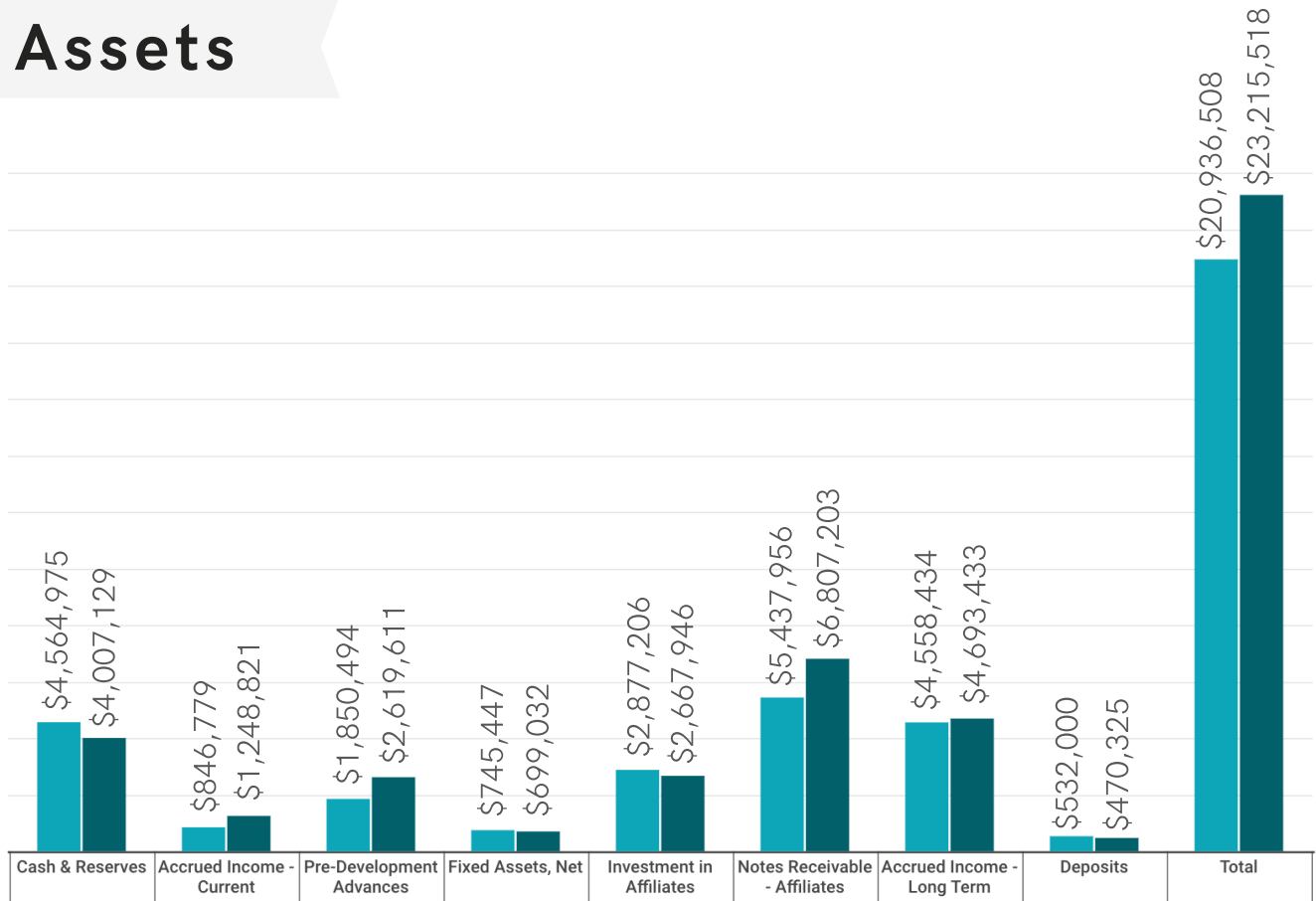
[Lifting up people](#) who are the most vulnerable [creates opportunities](#) for community members of all ages and every socio-economic status and race.

● 2017
● 2018

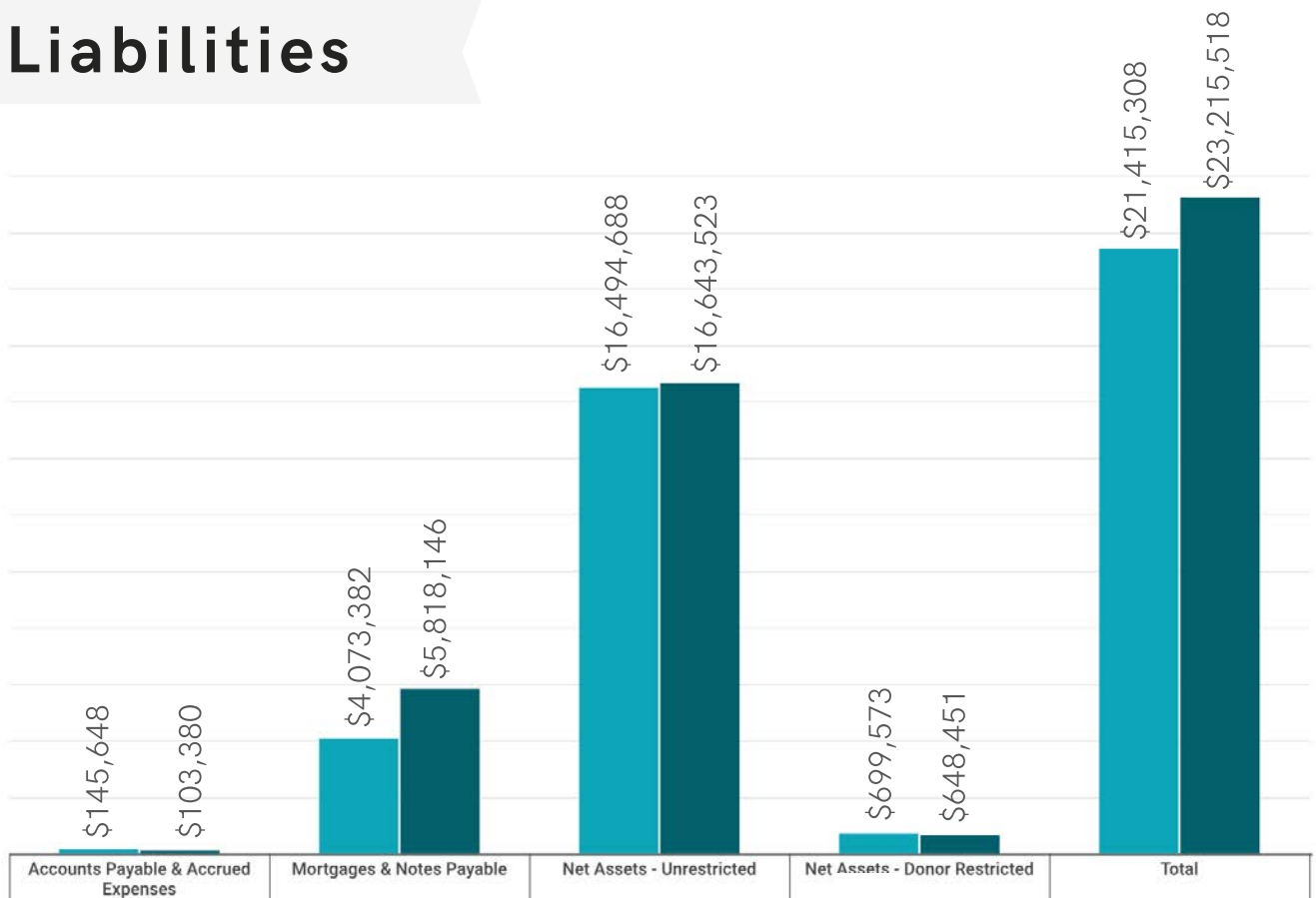
FINANCIALS

Figures independently audited by CohnReznick LLP.

Assets



Liabilities



DEVELOPMENT HIGHLIGHTS

Through a Public Private Partnership with Fairfax County, [Wesley Housing opened The Fallstead at Lewinsville Center](#), an 82-unit affordable independent-living community for seniors in McLean, VA.

Alexandria City Council approved the construction of [a new 81-unit affordable housing project on the site of Fairlington Presbyterian Church, The Waypoint](#), including a \$7.65M subordinate loan for the development.

The Frederick County Board of Supervisors approved the redevelopment proposal for [Senseny Place, 63+ units of affordable housing for seniors](#) at the site of St. Paul's on-the-Hill Episcopal Church in Winchester, VA.

[Wesley Housing acquired its second and third properties in D.C.](#) — 1 Hawaii Avenue NE (34 units) and 410 Cedar Street NW (30 units).

Development plans began on [The Arden](#) in Alexandria, VA (126 units) and [The Cadence](#) in Arlington, VA (97 units).

Renovations began on [Brookland Place Apartments](#) in the District (80 units) and [Culpepper Garden](#) in Arlington, VA (204 units).

[Wexford Manor Apartments](#) in Falls Church, VA was selected as the [2018 Best Large Affordable Housing Project](#) by the Housing Association of Nonprofit Developers (HAND).

85%

of Wesley Housing residents would recommend their community to a friend.

SatisFacts 2018



RESIDENT SERVICES



1,094 families served

11,910 hours of
volunteer service
helped make that
possible



309 residents engaged
in career services

30 residents obtained
new jobs



688 evictions
were prevented

18 families moved on
to purchase their
first homes

Residents accessed services 28,251 times.



309 youth participated
in educational
programming

20 teens went
to college



34 residents
participated in
educational training
every month

217 residents
participated in health
& wellness activities



753 units under
renovation or in
development

CITY OF ALEXANDRIA, VA

Beverly Park • 33 units
 Lynhaven • 28 units
 ParcView • 149 units
 The Waypoint • 81 units *

ARLINGTON COUNTY, VA

The Cadence • 97 units *
 Colonial Village • 162 units
 Culpepper Garden • 204 units
 Knightsbridge • 37 units
 Trenton Street • 4 BRs
 Whitefield Commons • 63 units
 William Watters • 21 units
 Union on Queen • 193 units

FAIRFAX COUNTY, VA

The Arden • 126 units *
Alexandria, VA

Ben Franklin House • 6 BRs
Springfield, VA

Coppermine Place I • 22 units
Herndon, VA

Coppermine Place II • 66 units
Herndon, VA

The Fallstead • 82 units
McLean, VA

HiddenBrooke • 6 units
Springfield, VA

Madison Ridge • 98 units
Centreville, VA

Springdale House • 6 BRs
Falls Church, VA

Strawbridge Square • 128 units
Alexandria, VA

Wesley Agape House • 12 BRs
Fairfax County, VA

Wexford Manor • 74 units
Falls Church, VA

CITY OF FALLS CHURCH, VA

The Fields of Falls Church • 96 units

CITY OF MANASSAS, VA

Quarry Station • 79 units

WASHINGTON, D.C.

1 Hawaii Ave. NE • 34 units
 410 Cedar St. NW • 30 units
 Brookland Place • 80 units

CITY OF WINCHESTER, VA

Senseny Place • 63+ units *



* Coming Soon

LEADERSHIP

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Clyde Edwards
Program Analyst
D.C. Dept. of Housing &
Community Development

John Gibb
Managing Director
Jones Lang LaSalle

David Roodberg
CEO and President
Horning Brothers

Kenneth Wu, Esq.
Attorney
Lopez & Wu, PLLC

CORPORATE STAFF

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Shelley Murphy

President of Wesley Property Management Company

Frank Mooney

Chief Financial Officer

Chris Cherry

Vice President of Real Estate

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TOP FUNDERS ≥\$5,000

ACT for Alexandria
 American Association of University
 Women
 Arlington County
 Bank of America, N.A.
 The Bozzuto Group
 Capital One
 CohnReznick LLP
 The Community Foundation for
 Northern Virginia - Business
 Women's Giving Circle
 Cox Charities
 Dollar General Literacy Foundation
 Dominion Energy Charitable
 Foundation
 E*TRADE Financial Corporation
 Enterprise Community Partners, Inc.
 Fairfax County

Islamic Relief USA
 Kaiser Permanente Health Plan
 Klein Hornig LLP
 McLean Community Foundation
 Northern Virginia Regional
 Commission - HOPWA
 TD Charitable Foundation
 Venable Foundation
 Virginia Community Development
 Corporation
 Virginia Housing Development
 Authority
 Walsh, Colucci, Lubeley &
 Walsh, P.C.
 Walter L. Phillips, Inc.
 Washington Forrest Foundation
 Wells Fargo
 Wish You Well Foundation

PARTNERS



SERVICE PROVIDERS

All Ages Read Together
 Arlington County Department of Community
 Planning, Housing and Development
 Arlington County Department of Human Services
 Arlington Food Assistance Center
 Arlington Public Library
 Brain Injury Services
 BrightPaths
 Capital Area Food Bank
 Capital Area REACH
 City of Alexandria
 Ethiopian Community Development Council, Inc.
 Fairfax County Department of Family Services
 Fairfax County Department of Housing and
 Community Development
 Fairfax County Department of Neighborhood and
 Community Services
 Fairfax County Police Department
 Fairfax County Public Schools
 Fairfax Public Library
 Food & Friends
 Food for Others

George Mason University
 Growth and Inspiration Through Volunteering and
 Education (GIVE)
 Herndon Senior Center
 Inova Health System
 Islamic Relief USA
 Lewinsville Presbyterian Church
 Northern Virginia Family Service
 Panera Bread
 Perfect T
 Sentara Health System (Mobile Digital
 Mammography Bus)
 SHARE of McLean
 Shepherd Center
 Shore Ride
 United Healthcare
 United States Department of Agriculture
 US STEM Foundation
 Virginia Commonwealth University
 Virginia Cooperative Extension
 Walgreens
 Zenith Learning System

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