



ANNUAL REPORT 2019

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TO OUR SUPPORTERS

Dear Friends,

I welcome this opportunity to share some of our triumphs and challenges from 2019, because it's thanks to your support that we have accomplished all that we have. Together we make a real difference – *providing comfort & transforming lives*.

Last year we served over 300 men and women through our residential group homes, crisis stabilization program, apartment program and Food Pantry. It is truly gratifying to know that we can help so many to reclaim their lives.

It was a year dedicated to strengthening our foundation to provide the infrastructure to allow us to grow and better serve our community. So many things have changed over the past 62 years since we first opened our doors, but our mission remains constant. We offer people the opportunity to heal within our safe and welcoming residential community as they work toward recovery. A stable home and people who care: a simple concept that makes a huge difference in the lives of the people we serve.

I am delighted to share highlights of the past year and invite you to join with us to provide a home, food, support and hope for those who need us. We are forever grateful to you for your friendship and support.



Ann Chauvin
Executive Director

BOARD OF TRUSTEES

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Woodley House is an innovative, community-based organization dedicated to helping people with mental illness live full and healthy lives with dignity.

WOODLEY HOUSE – A YEAR IN REVIEW

Program Highlights

In 2019 ...

- Woodley House served 324 individuals through our crisis-care home, 2 group homes, apartment program and food pantry.
- 95% of our residents remained stably housed with us or moved on to other stable permanent housing.
- 76% of people entering Woodley House programs were previously homeless.
- We moved 22 individuals from homeless to permanent housing.
- Our Food Pantry served 65 households with 400 food orders, 65% of whom were our DC neighbors-in-need.



Original Flagship Home - Valenti House

Woodley House expanded housing, started a scholarship fund for peers and became certified to provide recovery support in 2019.

Crossing Place

- 166 adults in crisis were served in 2019
- Improved physical interiors and utilization

Crossing Place is an alternative to hospitalization for adults experiencing a psychiatric crisis. Introduced in 1977 as the first residential crisis care home on the East Coast, it is nationally recognized as a model for community-based crisis care and is still one of only two in the District. Last year, Crossing Place served 166 individuals who needed a safe place to stabilize as they sought a way forward in their recovery. In the past few years, Crossing Place experienced a decline in occupancy rate, serving fewer people in crisis. Last year, to maximize our impact, we enabled low-barrier access to services, resulting in

Increased occupancy from 44% in 2018 to 84% in 2019!

Last year, we invested in improvements to the physical environments of all our homes, including Crossing Place where we improved floors, interior paint and bathrooms, adding new appliances, and furnishings. We believe the critical element to the impact of Crossing Place is that even though a resident's stay is short-term, it is their *home*.



Crossing Place Living Room

“So grateful for all the services you provide for patients with mental illness. Ms. Betty is a real gem and will always be grateful for her kindness and support she has provided for my son. You are simply the best at what you do. Thank you for making a difference in the lives of people with Mental Illness. We need more people in the world that provide kindness and support like you.”

From the parents of a former Crossing Place

Valenti House

- Was home to 23 residents in 2019
- New HVAC system, appliances and upgrades to 8 bathrooms

Our original flagship home is named for our dear friend, Mary Margaret Valenti, and serves 20 men and women working toward recovery. Centrally located in Woodley Park, it is the hub of our activities, hosting holiday cookouts, weekly group meetings, our Food Pantry and Beethoven's Birthday, our unique holiday celebration every December 16th!

Maintaining a home for 20 requires constant attention. Last year we upgraded our HVAC system and added new appliances and bathroom improvements. Staffed 24/7, Valenti House is the heart of our programs and was our original home when we opened our doors in 1958 – a true sanctuary when it is needed most.

“Valenti House is like living (comparably) in the White House or the Trump Tower vs. Howard Johnson. I LOVE Valenti House.”

A current resident



Valenti House during the holidays

Holly House

- Was home to 8 men & women in 2019
- Received a new roof, appliances and paint.
- Restored 2-bedroom apartment, adjacent to existing program

"I remember the good times I shared at Holly House. And also caring for me and giving me back the love I couldn't get with family and friends."

(A current resident)

Holly House, located in the residential Shepherd Park neighborhood, is home to 8 individuals who were formerly chronically homeless with severe mental illness. It provides the stability of a real home to those who have experienced life at its most precarious.

Joanne

In 2019, Joanne (named changed for privacy) moved into a two-bedroom apartment in our Supported Independent Living Apartment Program that she shares with another woman. Joanne had been happy and stable living at Valenti House for many years. The thought of living independently gave her great anxiety, even though she held a full-time job and demonstrated the daily living skills necessary for the move. Working with her Recovery Support Specialist, Valenti House Residential Advisors, her family and other community supports, she developed the self-confidence she needed to make the move. She now receives on-site support from her Recovery Support Specialist and other community providers to help her succeed beautifully in her independence.

Last year, we replaced the roof and supplied new appliances and paint to keep it looking its best. We were particularly pleased to renovate and restore a two-bedroom apartment that is adjacent to the Holly House program for a private home where we can once again house residents and is ideal for our SIL program residents.



Holly House in the summer

Supported Independent Living (SIL) Apartment Program

- Provided 64 men & women with supported independent living
- Expanded our program, adding 9 new beds with private bedrooms.
- Updated our condos with new appliances, floors and paint

Our Supported Independent Living (SIL) Apartment Program offers shared apartment living for single adults who do not need 24/7 care but thrive from the services and on-going support of belonging to our program. We provided a supported home for 64 men and women with severe mental illness. Last year, **we expanded our SIL program by adding 9 beds, all private bedrooms.** There remains a tremendous shortage of supported housing in DC, and we are partnering with two other community-based nonprofits to work together to provide affordable housing for our residents.

During 2019, we introduced a monthly SIL dinner, sponsored by our own leadership team, to fellowship with SIL residents. Most residents in our SIL program have limited resources, and food security is a major issue, so they welcome this monthly dinner and its social interaction. Woodley House receives less than half of the required funding needed to pay the costs of SIL. We are dependent on private donations to keep the program going. Residents pay a portion of their rents and we must subsidize the remainder. We are grateful to our donors who ensure our apartments are affordable to those who cannot pay for the full cost of rent in the District.

"I can remember sleeping in my own bed and thinking how long I had been homeless on the streets." A current SIL resident



Newly painted living room



Painters at work

Woodley House's Supportive Services

➤ Received Certification as a Recovery Support Services Provider

Woodley House views our residents as individuals, with their own unique strengths and limitations. We know that it is not enough to simply provide a home – people need help with the skills necessary to *maintain* that home to be successful in recovery. Our Recovery Support Staff meet regularly with residents, individually and in groups, to teach and reinforce the everyday living skills that may have diminished due to behavioral health issues.

In 2019, Woodley House was certified by DBH as a Recovery Support Services provider, enabling us to expand support services to help our residents with substance use disorders.

Harriet

Harriet heard voices. She was referred to us because she had not been able to stabilize anywhere else and was in the hospital or emergency departments constantly, being seen or admitted almost weekly. She was also homeless when she arrived at Valenti House in May 2019. Despite her fragile state due to her severe psychosis, Harriet worked with her Woodley House staff team and community mental health provider to identify her own personal goals. With the support and care she received while living at Valenti House, she achieved those goals within six months. She still hears voices but is no longer overwhelmed by them and has learned to use her coping strategies to help manage her reactions to the voices. Harriet received her disability benefits and moved to her new stable housing. And she has not felt the need to visit the emergency department or been hospitalized for over four months!

Mary Margaret Valenti Peer Support Scholarship

➤ 5 Peer Support Specialist Scholarships awarded in 2019

Woodley House used donations given in memory of our beloved Mary Margaret Valenti to create a unique and innovative scholarship program for men and women who have completed or are enrolled in the DC Department of Behavioral Health's Certification Program for Peer Support Specialists. Inaugurated last year, this scholarship offered financial aid to 5 individuals who planned to use their own *lived* experience in pursuing Peer Counseling careers. The strength of shared experiences, ***'I've been there, I know what you're going through,'*** is a powerful tool to help those beginning their journeys. We were proud to hire one of our awardees last year as a permanent staff member – a great addition to our family!

"I hope to replace the fear with confidence – I want to heal my community."

2019 scholarship recipient

The Scholarship Award Breakfast featured keynote speaker, Dr. LaQuandra Nesbitt (Director, DC Department of Health) along with Raphaelle Richardson, (DC Department of Behavioral Health) and John Valenti, Woodley House Board member and son of Mary Margaret Valenti, for whom this scholarship is named. Our next scholarships will be awarded in May 2020.

Mary Margaret Valenti Peer Support Scholarship Awardees



Left to right back row: Raphaelle Richardson (DBH), Charles Moore, David Frye, Deborah Perkins, Calvin Watson, Selina Mathews. Center: Ann Chauvin (Woodley House)

Woodley House Food Pantry

- **We served 400 food orders for 65 households, 65% were our DC neighbors, not members of our program.**

Our Food Pantry started in 2011 and has become part of the fabric of our community. Open every Tuesday afternoon, we offer food staples and bagged groceries to our SIL apartment residents, as well as our DC neighbors-in-need. Last year we served 65 households, 65% of whom were our DC neighbors, not members of our program.



Woodley House Community Partners

- **Welcomed new community partners (Food Rescue US, Catholic University of America, Pathways to Housing DC, Cornerstone & SOME)**
- **Continued strong relationships with long-standing partners**

Woodley House maintains strong working relationships with mental health and community organizations within the District, including the DC Department of Behavioral Health and AmeriHealth Caritas DC. We forged new partnerships with Catholic University of America for our wonderful MSW interns, SOME, Cornerstone and Pathways to Housing DC. We all recognize the strength in collaborating with other community service providers and we welcome the opportunity to expand our community partnerships.

We are particularly proud of our partnership with AmeriHealth Caritas DC and McClendon Center to address the critical social determinants of health of supportive housing for Medicaid recipients with behavioral health disorders. We are delighted to receive fresh produce and wonderful prepared meals from **Food Rescue US**, delivered as a special treat for our residents. We have also benefitted from a long-standing partnership with **KEYS for the Homeless** who provides us with donated furniture, linens and household items that our residents sorely need. They are both certainly two of our *hero organizations*!

A critical element to our continued success is support from area foundations. **The SHARE Fund** provides grants for general support, and a grant from **The Edes Home Foundation** helped our senior residents with personal care and clothing

needs. **The DC Rotary Foundation** provided funds to refresh residents' bedroom and bathroom linens, and **The Morris and Gwendolyn Cafritz Foundation** provided a grant for that enabled us to install new flooring, new appliances, new paint and repairs for our apartments and supplemented some housing fees for SIL residents. Last year we partnered with **Byte Back, Inc.** to provide on-site computer training classes at our Valenti House location for Woodley House residents, through support from the **Bank of America Charitable Foundation**. And we continue to be proud of our association with **The Catalogue for Philanthropy** as '*one of the best small nonprofits*' in the District.



A Delivery from Food Rescue US



On-site computer training for residents

Looking Ahead

- Woodley House is committed to every adult in the District who is homeless and has a behavioral health disorder having safe and dignified housing. To that end, we will work tirelessly.
- Woodley House will continue to expand our housing, with a goal that every adult living in our apartment program has a private bedroom.
- Woodley House will continue efforts with our community partners to create new programs and new housing for adults who are homeless and have behavioral health disorders.

FINANCIAL SUMMARY

Our legacy of 6 decades of success, illustrates the importance we place on sound financial management. We are fortunate to have many long-term, loyal donors who know their generosity has changed the lives of our residents. Through careful stewardship and attention to detail, we will continue to expand our ability to serve the community.

A few of the highlights affecting our financial outlook:

- ❖ Woodley House improved occupancy in our housing programs with direct and positive impact on our finances.
- ❖ We received individual donations totaling \$417,692, which includes donations in memory of Mary Margaret Valenti.
- ❖ Our signature fundraising event, the 23rd Annual Movie Benefit, provided welcome funds and many new friends who joined us for a pre-release screening of Warner Bros. Pictures' **'The Good Liar'**.
- ❖ We greatly appreciate support through grants from community foundations and friends, such as The Morris & Gwendolyn Cafritz Foundation, The DC Rotary Foundation, The Edes Home Foundation and The SHARE Fund.

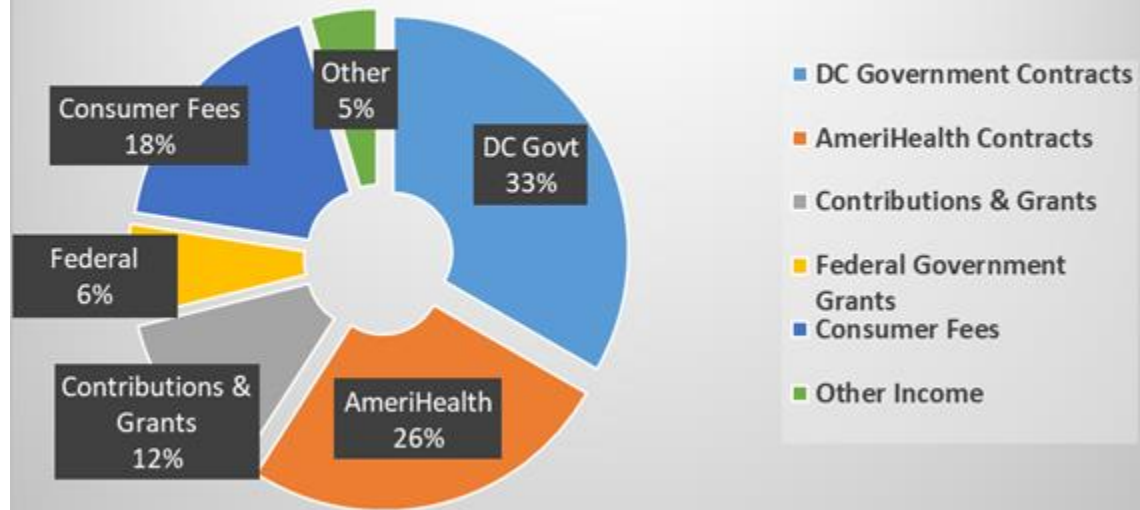
We are grateful for diversified sources of revenue, including from the DC Department of Behavioral Health, AmeriHealth Caritas DC, resident fees, grants from private and corporate foundations and of course, individual donations from our loyal supporters.

Most of our program expenses (65%) go to salaries and benefits for employees because we operate housing programs that require staff 24/7/365, with a minimum of double coverage required at two of those sites, as well as offering psychiatry and nursing staff at our crisis program. The remaining 35% of program expenses covers mortgages, insurance, condo fees, rents, facilities maintenance (repairs and replacements), pest control, furniture, and utilities. The graphs below provide a summary a breakdown of revenue sources and expenses by program for FY 2019 from Woodley House audited financial statements.

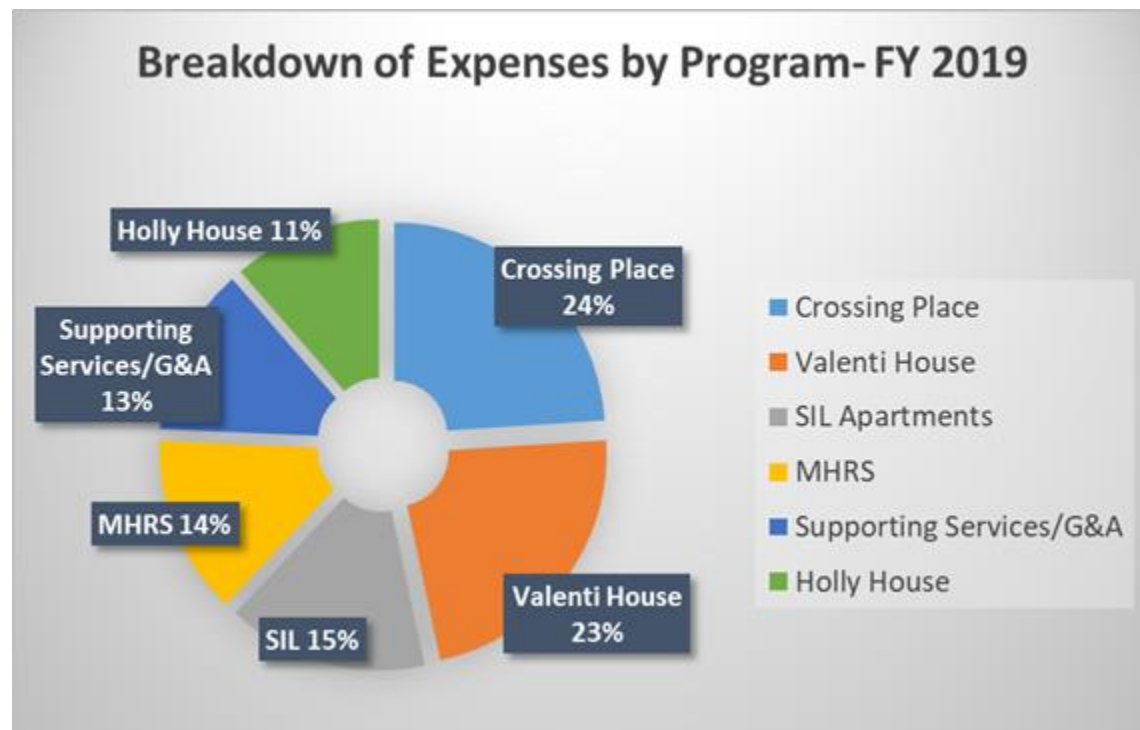
Balance Sheet

Woodley House, Inc. and Woodley Housing Corporation Consolidated Balance Sheet		
ASSETS	June 30, 2018	June 30 2019
Cash and cash equivalents	\$168,920	\$121,022
Accounts Receivable, net	\$267,994	\$320,412
Grants and contributions receivable	\$27,739	\$27,739
Investments	\$1,611,440	\$1,671,204
Prepaid expenses and other assets	\$14,655	\$14,045
Property and equipment, net	\$1,020,675	\$880,002
Total Assets	\$3,111,423	\$3,034,424
LIABILITIES & NET ASSETS		
Liabilities		
Accounts payable and accrued expenses	\$18,099	\$40,821
Accrued salaries and related expenses	\$32,629	\$37,414
Accrued vacation	\$68,001	\$68,167
Notes payable	\$1,273,641	\$1,215,125
Security deposits	\$17,712	\$19,305
Total Liabilities	\$1,410,082	\$1,380,832
Net Assets		
Without donor restrictions	\$1,687,064	\$1,608,847
With donor restrictions	\$14,277	\$44,745
Total Net Assets	\$1,701,341	\$1,653,592
Total Liabilities and Net Assets	\$3,111,423	\$3,034,424
Audited conducted by Han Group, LLC		

Sources of Income - FY 2019



Breakdown of Expenses by Program- FY 2019



“Woodley House is one of Washington’s life-giving but unsung monuments. It is easy for communities to turn their back on those with mental illness, but Woodley House never does.”

Kay Redfield Jamison, PhD
December 2012