



ANNUAL REPORT 2020

6856 Eastern Avenue, NW - #300
Washington, DC 20012
202.830.3508

Development@woodleyhouse.org
www.woodleyhouse.org

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TO OUR SUPPORTERS

Dear Friends,

As it was for so many, 2020 was challenging for Woodley House, but it was not without its triumphs. And it is thanks to your support that we have accomplished all that we have. Together we make a real difference – *providing comfort & transforming lives.*

In the 62+ years since Woodley House's founding, we have quietly and humbly served those in the District with mental health disorders, facilitating their recovery and helping them lead lives with dignity. The year 2020 changed so much for everyone, but one thing is clear: Mental health is no longer an issue at the sidelines. With anxiety disorders, depression and rates of suicide at an all-time high, mental health services have never been in greater demand.

Woodley House has helped close to 20,000 men and women since its founding. The scope of our programs has expanded, but our essence remains the same: providing a welcoming home and therapeutic, family-like environment in which people can work toward recovery and greater independence, which we will never cease doing.

We are so grateful for your support and your participation in this community.



Ann Chauvin
Executive Director

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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 2020 ...

- Woodley House served nearly 400 individuals through our crisis-care home, 2 group homes, apartment program and food pantry.
- We had to say goodbye to two long-term residents this year. Please see “In Memoriam” on page 14.
- Of our group home and apartment residents, 97% remained stably housed with us or moved on to other stable permanent housing. That represents a 2% increase from last year.
- 76% of people entering Woodley House programs were previously homeless.
- We moved 22 individuals who were homeless to permanent housing.
- Thanks to the vigilance of our staff, we had no cases of COVID-19 among our group home residents.
- 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 supported independent living housing in 2020.

Crossing Place

158 adults in crisis were served in 2020

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 158 individuals who needed a safe place to stabilize as they sought a way forward in their recovery.

- Last year to better accommodate the program, we began some enhancements including updating flooring, creating a quiet space for residents, upgrading a bathroom, and improving staff office space.
- Crossing Place also temporarily had to reduce the number of beds from eight to seven so that we could have a private bedroom for new residents, due to COVID-19. As we move into 2021, we are working on accommodating eight residents at a time as often as we can.



77% of Crossing Place residents were previously homeless.

Valenti House

26 residents served in 2020

Our original flagship home is named for our dear friend, Mary Margaret Valenti, and serves up to 20 men and women at one time in recovery from mental health disorders. Centrally located in Woodley Park and staffed 24/7, Valenti House is the heart of our programs and was our original home when we opened our doors 62 years ago – a true sanctuary when it is needed most.

- 92% maintained their housing at Valenti House or moved to appropriate, stable housing.
- Internet upgrades helped with virtual day programs. This was crucial in connecting residents with the outside world.



Happy birthday, “Joe”!

Joe, a Valenti House resident, celebrated his 57th birthday in September 2020. At his party with fellow residents and staff, he brought tears to all our eyes with his remarks:

“I haven't had this much fun since I've been sober! And I'm around people having fun like me. I appreciate all of you and I appreciate that I wake up around people that are helping me along. And I've come a long way.”

Holly House

Was home to 9 men & women in 2020

Holly House, located in the Shepherd Park neighborhood, is home to up to 8 individuals who have mental health disorders. It provides the stability of a real home to those who have experienced life at its most precarious.

- One hundred percent of Holly House's residents maintained their housing with or moved to appropriate, stable housing.
- Internet upgrades helped with virtual day programs
- A grant from Impact1890 enabled us to provide additional support for our senior Holly House residents who needed more intense assistance particularly with COVID-19 restrictions.
- Because of work we started in 2019, we were able to license a basement apartment in 2020 at this location that allowed us to house and serve two new SIL residents.

Client Success Story

We were thrilled that a longtime Holly House resident, "Frank," was able to move to a one of Woodley House's semi-independent apartments. To give back and to see his Holly House family regularly, Frank now volunteers there, in addition to working at the Food Pantry. He is also taking classes to become a peer support specialist.



Holly House in the summer

Supported Independent Living (SIL)

63 served– through our apartment program

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 ongoing support of belonging to our program. We provided a supportive home for 63 men and women with severe mental illness. There remains a tremendous shortage of affordable, supported housing in DC, and we are partnering with two other community-based nonprofits to expand availability of supportive housing for our residents.

- We acquired a space that will expand the number of units from 23 to 29 in 2021. The new units are single rooms in a beautiful home in Northwest DC.
- Our SIL residents had some additional challenges in 2020, as they had to limit their in-person interactions with staff and could not take part in group activities at any of our residences or their other day programs. We are looking at various funding sources to get these residents devices so that they may more easily connect virtually.
- We received funding to renovate the basement of Valenti House so SIL residents have a safe space to meet in-person with their recovery support specialists.



A living room in one of our SIL apartments

“I can remember sleeping in my own bed and thinking how long I had been homeless on the streets.”

Woodley House's Supportive Services

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. 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. As we believe in whole person recovery—from mental health disorders, to substance abuse, to physical health issues—we changed the job title, Recovery Support Specialists, to reflect that.

Under non-pandemic circumstances, our Recovery Support Staff meet face-to-face with residents to teach and reinforce the everyday living skills that may have diminished due to behavioral health issues. In 2020, they had to pivot and conduct visits via phone or video conference. As we are expanding our number of SIL residents, we are looking at ways to maintain the quality of care with our current staffing.

Mary Margaret Valenti Peer Support Scholarship

While in 2019, we were able to award five Peer Support Specialist Scholarships. We unfortunately had to put the scholarship on hold in 2020. We will be relaunching the program in 2021.

Woodley House used donations given in memory of our beloved Mary Margaret Valenti, an ardent supporter of Woodley House who passed away in 2018, 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 in 2019, we offered financial aid to five 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 powerful to help those beginning their journeys.

Woodley House Food Pantry

We served 400 food orders for 65 households, 65% were our neighbors in need, not members of our program.

Our Food Pantry started in 2011 and is 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. Although we were forced to close from March until August because of the pandemic, we were able to serve 65 households, 65% of whom were our DC neighbors, the rest were in our SIL program. As we are aware of the tremendous need, we are looking to expand outreach and access to food for those in DC experiencing food insecurity.



Staff and volunteers keep the Food Pantry running.



A pre-pandemic volunteer from Food Rescue US

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 six 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:

- We received 413 gifts totaling \$398,108.
- Our signature fundraising event, the Annual Movie Benefit, was forced to move to a virtual edition. Attendees enjoyed a live stream of *The Hundred Foot Journey* with Helen Mirren with a moderated chat by noted Washington, DC food critic Rina Rapuano. Dana Bash of CNN was once again our MC and we had special testimonials from Tipper Gore and Rep. Debbie Dingell. Supporters of the event at the highest levels received special dinners cooked by Occasions caterers.
- 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, The Share Fund, Impact1890, the Give Back Foundation, and the Verizon Foundation. Please see a full list of our supporters on page 16.

Most of our program expenses go to salaries and benefits (65%) for employees because we operate housing programs that require staff 24/7/365 with minimum 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 graph below provides a breakdown of expenses by program for FY 2020 from Woodley House audited financial statements. In 2020, we moved our fiscal year to a calendar year to streamline reporting and projections. As a result, we had a “stub” fiscal year from July to December 2020 that we will report on with our 2021 annual report.

IN MEMORIAM

In 2020, we had to say goodbye to two long-term residents. We will miss them both.

David lived at Woodley House for 30 years, the majority of which were in an SIL apartment. He was 72 when he died in April 2020. His sister and brother remember him as the most talented of the three siblings, never really accepting the fact that he was struck by schizophrenia. Despite carrying that burden, David was often a cheerful helper who performed useful tasks wherever he lived. For a period, he viewed himself as the person in charge of cleaning the beach in Boca Raton.

Leroy, who had lived in an SIL unit since 2017, moved to a nursing home early in 2020 for health reasons. He died in May 2020 at that nursing home at age 64. His father was the last living World War II veteran when he died at the age of 92, also in May 2020.

Woodley House Inc
STATEMENT OF FINANCIAL POSITION
As of December 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10050 Operating JMB (8975)	425,877.33
Total Bank Accounts	\$425,877.33
Accounts Receivable	
11200 Accounts Receivable	325,541.40
Total Accounts Receivable	\$325,541.40
Other Current Assets	
10300 Prepaid Expenses	16,943.54
10400 Investments Woodley	1,797,956.19
11295 Due to/from WHC	5,069.75
18000 Deposits	11,240.70
Total Other Current Assets	\$1,831,210.18
Total Current Assets	\$2,582,628.91
Fixed Assets	
19000 Fixed Assets	5,060,770.08
19800 Accumulated Depreciation	-3,172,980.75
Total Fixed Assets	\$1,887,789.33
TOTAL ASSETS	\$4,470,418.24
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20100 Accounts Payable	42,748.59
Total Accounts Payable	\$42,748.59
Other Current Liabilities	
23000 Accrued Expenses	140,099.70
26500 Loans Payable	10,000.00
26800 Security Deposits Payable	16,392.00
Total Other Current Liabilities	\$166,491.70
Total Current Liabilities	\$209,240.29
Long-Term Liabilities	
27070 Notes, Mortgages, and Leases	1,693,013.46
Total Long-Term Liabilities	\$1,693,013.46
Total Liabilities	\$1,902,253.75
Equity	
31500 Net Assets With Donors Restrict	23,279.14
32000 Net Assets Without Donors Rest	1,803,135.05
Net Revenue	741,750.30
Total Equity	\$2,568,164.49
TOTAL LIABILITIES AND EQUITY	\$4,470,418.24

WOODLEY HOUSE IS GRATEFUL TO ITS DONORS

\$10,000 and above

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Tipper Gore Family
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Mrs. Mary Margaret Valenti

\$5,000-\$9,999

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