



Annual Report

2021

Woodley
House

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To our Supporters

Dear Friends,

In the 63 years since Woodley House's founding, we have faced head on the challenges and triumphs of serving adults in the District with mental health disorders, facilitating their recovery and helping them lead lives with dignity.

In 2022, Woodley House is poised to grow exponentially, doubling the number of people we serve by 2030. With nearly 1,700 adults with mental health disorders currently unhoused in the District, we can no longer stand on the sidelines and watch our neighbors suffer.

Woodley House has the skills and tools to help address the longstanding structural racism and disparities inherent in both the city's housing market and the availability of mental health services. Woodley House has helped close to 20,000 men and women over the past 63 years, providing a welcoming home and therapeutic, family-like environment in which people can work toward recovery and greater independence. That core of our mission is what we will never cease doing.

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



Ann Chauvin
Executive Director



Our Story So Far

OUR HISTORY

While working as an occupational therapist at St. Elizabeth Psychiatric Hospital in the 1950s, Woodley House founder Joan Doniger recognized that not all patients benefited from hospitalization. Joan envisioned an alternative: therapeutic housing in a neighborhood setting with a community-minded environment. Her carefully researched framework provided a place where residents could learn to live with their illness, set personal goals, and work toward recovery.

With seed funding from the Eugene and Agnes Meyer Foundation, Joan established the very first mental health halfway house in the District in 1958, creating a middle ground between hospitalization and independent living. Originally known as the Potomac Residence Club, Woodley House first opened its doors to 11 residents. After a successful beginning, Woodley House received a grant from the National Institute of Mental Health in 1961 and was able to expand its staff and services. Since then, it has become a constant innovator in the mental health space.

OUR MISSION

Woodley House is a forward-thinking, community-based organization dedicated to providing housing, stability and support through skilled staff partnering with District residents in need. Our innovative approach has enabled thousands of Washington, DC residents to regain their independence and receive the resources they had previously been lacking. Since 1958, Woodley House has provided individualized care, typically in neighborhoods with deeper access to services for those who have often been impacted by the longstanding structural disparities inherent in both the housing market and the availability of mental health services. We believe that working to improve the lives of those in need, makes for a better city for everyone.

“Woodley House is a caring community where skilled staff partner with adults in need of support, mental health services and housing.”

97%

of residents remained
stably housed

300

served through our
residential programs
and Food Pantry

76%

of our residents were
previously homeless

65%

of our Food Pantry
customers are DC
neighbors-in-need

260

food orders delivered
through our Food
Pantry

In Their Words

What do you like the most about living at
Woodley House?

(from a quarterly survey of residents)

"I love the staff and my friends."

"The kindness shown to me"

"I like the food. I like having my own room."

"That I have people around me who will listen
and help with my needs."

"My freedom"

"The nice staff"

"Help"

"It is drug-free and helps me to take care of
myself."

"Being patient with me while I look for
employment"

"The program is foundational to my recovery. I
love the location (in relation to work) and the
accountability to help me stay clean."

"I like to participate in arts and read."

"Nice place to live and good food to eat."

"I have a bed to sleep in."

"I'm not homeless."

388

bags collected

3,000

number of items donated through our 2021 Food and Supplies Drive



Food Pantry

Started in 2011, our Food Pantry is open every Tuesday afternoon, We offer food staples and bagged groceries to our SIL apartment residents, as well as our DC neighbors-in-need. Serving 65 households, 65% of whom were our DC neighbors and the rest from 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.

30

Beautification Day
volunteers

75+

number of hours volunteers worked on Beautification Day



Beautification Day

Crossing Place 2021

151

residents served



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 151 individuals who needed a safe place to stabilize on their way to recovery.

77%

are or have
been homeless

70%

have a
substance use
disorder

40

median age of
Crossing Place
residents

Valenti House 2021

Our original flagship home is named for our dear friend, Mary Margaret Valenti, and serves up to 20 men and women 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 63 years ago – a true sanctuary when it is needed most.

- Thanks to a grant from the DC Department of Housing and Community Development, we created private spaces for residents and staff to participate in video conferences and to install a new HVAC system



26

adults
served in
2021

100%

stayed at Valenti
House or moved
to other, stable
housing

Holly House 2021

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.



55+

All Holly House residents are over the age of 55 and their average length of stay is 8 years.

Supported Independent Living 2021

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.

67

residents served through our apartment program and through our Cornerstone group home

CORNERSTONE

Early in 2021, we acquired a new property from Cornerstone Community DC. We have fully transitioned our SIL program in this new property. When we acquired this property, we were able to preserve affordable housing for 7 adult men with behavioral health and HIV diagnoses as well as expanding our ability to provide quality housing for those living with mental health disorders. We set up a staff office at the property for our SIL program supervisor and for one of our Recovery Support Specialists.



Program Support

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 and for much of 2021, 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.

COMMUNITY PARTNERS

Woodley House maintains strong working relationships with many mental health and community organizations within the District, including the DC Department of Behavioral Health, AmeriHealth Caritas DC, and Catholic University of America for our wonderful MSW interns. We recognize there is strength in collaborating with other community service providers and 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 partner with Food Rescue US to receive fresh produce and wonderful prepared meals delivered as a special treat for our residents.

And we continue to be proud of our association with The Catalogue for Philanthropy as ‘one of the best small nonprofits’ in the District.

MARY MARGARET VALENTI PEER SUPPORT SCHOLARSHIP

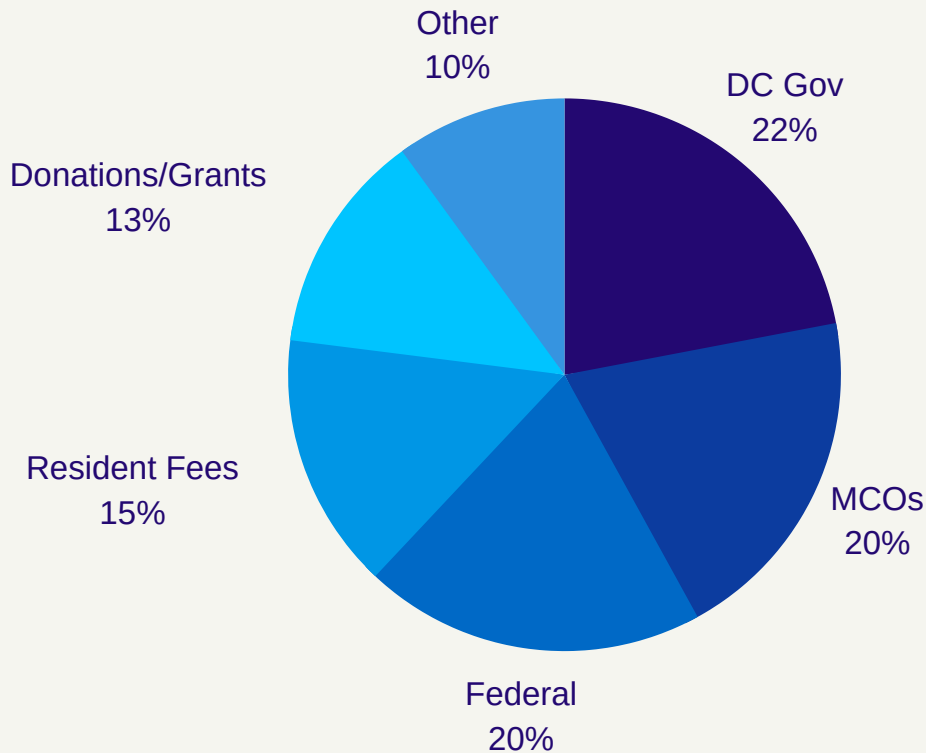
We unfortunately had to put the scholarship on hold in 2020 and 2021 and will relaunch once the Department of Behavioral Health provides certification once again.

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.

Finances

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.

FY 2021 SOURCES OF INCOME



A few of the highlights affecting our financial outlook:

- We received 294 gifts totaling \$376,500.
- Our signature fundraising event, the Annual Movie Benefit, pivoted to move to a drive-in edition. Attendees enjoyed a Crazy Rich Asians from the comfort of their cars. Dana Bash of CNN was once again our MC. Supporters of the event at the highest levels received special dinners cooked by Occasions caterers and delivered to their cars and an outdoor pre-event reception.
- We greatly appreciate support through grants from community foundations and friends, such as The Morris & Gwendolyn Cafritz Foundation, The Clark-Winchcole Foundation, The DC Rotary Foundation, The Share Fund, Impact1890, and the Verizon Foundation. Please see a full list of our supporters on page 17.

Most of our program expenses go to salaries and benefits (70%) to operate housing programs requiring staff 24/7/365, as well as psychiatry and nursing staff at our crisis program. The remaining 30% of program expenses covers mortgages, insurance, condo fees, rent, facilities maintenance, pest control, furniture, and utilities. The graph above provides a breakdown of expenses by program for SY2020 and FY2021 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.

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