

There's no place like HOME

Woodley House, Inc. 2023 Annual Report



A Note from Our Executive Director



Dear Friends of Woodley House,

Thank you for your continued support, which in 2023 allowed us to enable even more District of Columbia residents with mental health disorders to live full and healthy lives with dignity by providing supportive housing and services.

Over the course of 2023, we served 421 individuals, including through our new Permanent Supportive Housing program. This represents a significant increase over the approximately 300 individuals we had been serving annually during the preceding five years.

Woodley House's program expansion is motivated by the distressingly high number of Washingtonians who need our help. We ensured we were in a position of strength and sustainability as we moved forward with adding services and capacity:

- We became an official provider of Permanent Supportive Housing through DC's Department of Human Services.
- We applied for and received national accreditation from the Commission on Accreditation of Rehabilitation Facilities (CARF) for our crisis stabilization and support service programs.
- We implemented an in-house electronic health record system that is allowing Woodley House staff to work more efficiently.

In 2023 Woodley House persevered and grew to meet the needs of our community. Our growth speaks to the dedication and commitment of our staff, our board of directors, and our supporters.

We remain on track to double the annual number of people we support over the course of this decade, from 300 to 600 by the year 2030. Your steadfast support will ensure we reach this goal!

ANN CHAUVIN, LICSW

Executive Director

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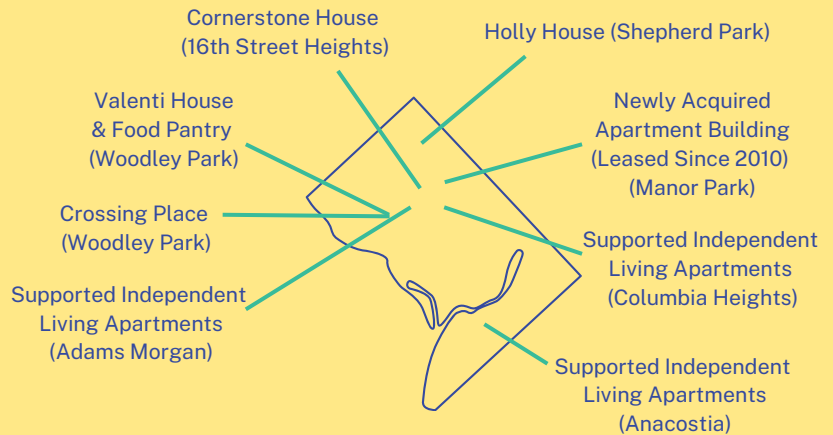


Woodley House In Brief

Our Mission

Woodley House enables District of Columbia residents with mental health disorders to live full and healthy lives with dignity by providing supportive housing and services.

Our Program Locations Across DC



Our Commitment

Woodley House wants all our clients to have sustainable housing and support for recovery. Our support services include help with:

- self-esteem
- job search
- budgeting
- home maintenance
- cooking
- anger management
- medication education
- symptom management
- achieving personal goals
- workforce readiness
- financial management
- personal hygiene
- healthy lifestyles
- nutrition
- housekeeping

“

*I love group living....
The staff is very professional; you can go to them about anything. With the residents, we're like one big happy family.”*

— Ten-year resident of Valenti House in Woodley Park



2023 Highlights

- Woodley House **served 421 individuals** across all programs in 2023, a significant increase over the 285 individuals served in 2022 and the 300 individuals served in 2021.
- We served 82 individuals through our new Permanent Supportive Housing (PSH) program, **including 41 children** at risk of chronic homelessness.
- The Woodley House Food Pantry served 108 households with 540 total shopping trips. This represents an **80% increase in the number of orders** compared to 2022.
- Our crisis stabilization program (Crossing Place), Mental Health Rehabilitation Services, and Recovery Support Services received **three-year nationally recognized accreditation** from the Commission on Accreditation of Rehabilitation Facilities (CARF).
- Thanks to DC's TOPA law (Tenant Opportunity to Purchase Act) and a loan from the Disability Opportunity Fund, Woodley House purchased an apartment building in the Manor Park neighborhood of Northwest DC. We began renovating the property to preserve and upgrade affordable housing for our clients, whom we have **supported at this location since 2010**.
- Woodley House hosted our **inaugural 5K Run, Walk & Roll** in Rock Creek Park in May. More than 120 runners and walkers registered for this family-friendly event, which raised awareness and critical funds for Woodley House's work.



“
Just wanted to thank you for all the work you've put in making [this] a beautiful place to live. I know there is more work to be done, but high five for all you have already done. Greatly appreciated.

— Resident of Woodley House's Manor Park property



Woodley House, Inc., ended 2023 with an increase in net assets of \$189,204.

Our total net assets stand at \$2,863,162, compared to \$2,673,958 at the end of 2022.

Higher costs in 2023 stemmed from emergency housing repairs to aging facilities, acquisition of a residential property, and implementation of a new electronic health records system.

We expect higher revenue in 2024 due to a new managed care organization contract and expansion of our Permanent Supportive Housing.

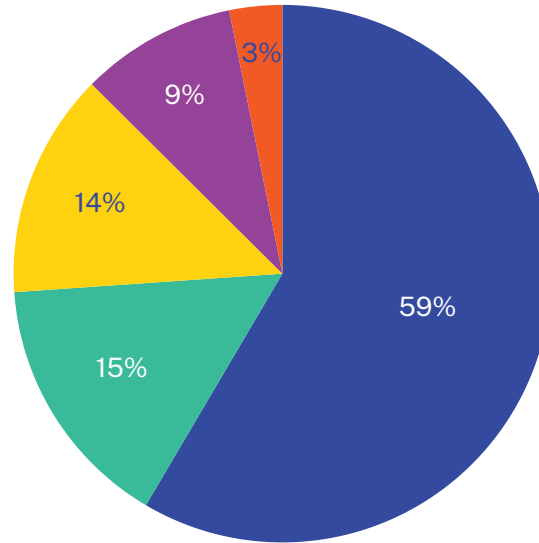


2023 Financials

Revenue & Support

Total = \$3,964,515

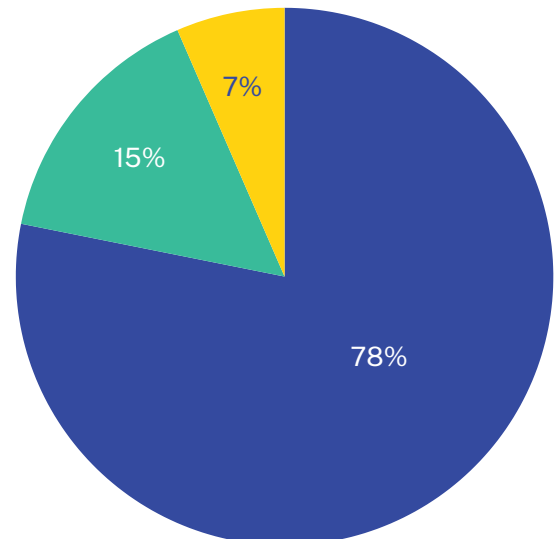
- Government Contracts (\$2,318,333)
- Tenant Fees & Assistance (\$611,573)
- Development Income/Special Events (\$537,111)
- Investment Net Gain (\$371,653)
- Contributions of Nonfinancial Assets (\$125,845)



Expenses

Total = \$3,775,311

- Program Services (\$2,950,307)
- Management & Administration (\$578,632)
- Fundraising (\$246,372)



Thanks to Our Generous 2023 Supporters

Major Donors (\$5,000 and greater)

Anonymous (2)

The Band Foundation

The Morris & Gwendolyn Cafritz Foundation

Compass Greater Washington

Contemporary Electrical Services, Inc.

Corporation for Supportive Housing (CSH) Mid-Atlantic

D|Watts Construction, LLC

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Woodley House hosted our 27th Annual Movie Benefit at the AFI Silver Theatre in December. More than 250 friends and supporters joined us for a screening of the Oscar-winning film *The Holdovers*, helping raise more than \$190,000 to support our programs.



Thank You!

Our Valued 2023 Supporters

When compiling our list of supporters, we make every effort to include and list each donor accurately. If we have made an error, please accept our apologies and let us know at development@woodleyhouse.org so we can correct it immediately.

Dr. Anne Abramson 🏡 James Adams & Chris Carley 🏡 Mr. and Mrs. Jerome Akman 🏡 Mary Love Albert 🏡 All Fired Up 🏡 Basim Alnahari 🏡 Amazi Foods 🏡 Kelly Andreae 🏡 Anning-Johnson Company 🏡 Betsy and Harvey Applebaum 🏡 Dr. & Mrs. Bernard Arons 🏡 David Backer 🏡 Alice & Bill Bahrenburg 🏡 Kelley Barnaby 🏡 Debra Barrett 🏡 Dana Bash 🏡 Mel Bass 🏡 Tim Bellamy 🏡 Nina & Raymond Benton 🏡 Lauren Berninger 🏡 Lyle Blanchard 🏡 Sue Bock 🏡 Dr. Halcyone Bohen 🏡 Bolden Beans Coffee Co. 🏡 Boogy & Peel 🏡 Jeanine Boyle 🏡 Jane Bradley & Richard Hovey 🏡 Steven Bralove 🏡 Sue Breitkopf & Josh Freed 🏡 Sue Bremner 🏡 Shirley Brewer-Burgess 🏡 Janet & John Buresh 🏡 Mary Beth Busby 🏡 Bartholomew Butler 🏡 Stephen Butler, Premier Commercial Flooring LLC 🏡 Anne & Matthew Cafritz 🏡 Capital Area Muslim Bar Association 🏡 Capital City Flooring 🏡 Taurean Cartwright 🏡 Tyrone Cartwright 🏡 Steve Casey 🏡 Pat & Breaux Castleman 🏡 Ann Chauvin 🏡 Caroline Chauvin 🏡 Patricia Chauvin 🏡 Lisa Clough 🏡 Ms. Kimberly Cochran 🏡 John and Barbara Cochran 🏡 Nadine Cohodas 🏡 Bill Colangelo 🏡 Jeanne Connelly & Marty Scherr 🏡 Costco Wholesale NE Region 🏡 Helen Curtin 🏡 Ms. Debra Curtis-Petties 🏡 Isabel Cutler 🏡 Allana & Evan D'Amico 🏡 Lou Davidson 🏡 DAVIS Construction Foundation 🏡 Alexandra de Borchgrave 🏡 Gregory Dennis 🏡 Clark Dennison 🏡 Ms. Lorna de Wangen 🏡 Beth and Bruce Dincin 🏡 Disability Opportunity Fund 🏡 Ms. Helen DuBois 🏡 Ms. Mary & Dr. Micheal Durr 🏡 Marion Ein Lewin 🏡 Kana Enomoto 🏡 Ms. Diane & Dr. Burton S. 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CARF International has accredited Woodley House for our
Crisis Stabilization, Mental Health Rehabilitation,
and Recovery Support Services.

