

# LIVING IN THE CITY

May 29, 2008 a 6:00 pm  
Washington National Cathedral

Pilgrim Observation Gallery  
7th Floor

log onto [www.thcdc.org](http://www.thcdc.org)  
for ticket information



Title Sponsor



THC Website: Check out our website! Log onto [www.thcdc.org](http://www.thcdc.org) to learn more about our organization and get involved.



Transitional Housing Corporation

5101 16th Street, NW  
Washington, DC 20011

**Non-Profit Org.  
U.S. Postage  
PAID  
Wash, DC  
Permit No. 6658**



Transitional Housing Corporation

Transitional Housing Corporation (THC) is a faith-based non-profit partnership that provides housing and comprehensive support services to homeless and at-risk families so that they can make transformational changes in their lives.



## Expanding Horizons

THC opens a new 13-unit building in the District

**T**HC has added a new location to our family of transitional housing programs — Partner Arms III. The 13-unit apartment building is located at 342

37th St., SE in Ward 7. This is the first time THC has had the opportunity to serve residents in Southeast DC. The DC Department of Human Services and The Community Partnership for the Prevention of Homelessness made this property available as part of DHS' commitment to move away from the "temporary shelter" model toward more supportive housing programs to serve the city's homeless population. THC was chosen from several non-profit organizations that applied to manage the housing program and provide comprehensive supportive services. Partner Arms III increases THC's transitional housing capacity by one third, expanding our ability to alleviate homelessness.

Families whose lives have been disrupted by shelter closings and the lack of afford-

able housing will benefit from the services offered at Partner Arms III. There will be a full time Case Manager to assist each family as well as a Mental Health Counselor and a Substance Abuse Counselor. The employment services program, GED preparation classes and Wellness Workshops that are currently offered at our Partner Arms I and II buildings will be made available to Partner Arms III residents. There will also be a weekly youth activity and support services for the children.

Renovations are being completed and families will be moving into the building in March. Thank you to every individual, church and organization that donated items or made contributions to assist THC's newest residents in this transitional and transformative phase of their lives.



## Affordable Housing Update

THC Affordable Housing, Inc, in a joint venture with Somerset Development Company, LLC, is in the process of securing funding for the redevelopment Webster Gardens, a four building complex with 52 apartments located near St. Paul's Church, Rock Creek. The intent is to preserve the affordability of the property for the existing tenants and to provide upgrades to the property. We are also applying for funding of 16 units of Local Rent Subsidy Program (LRSP) from DC Housing Authority to serve existing eligible residents and new very low income families. We are in the process of submitting funding applications and working with the current association and residents on a redevelopment plan.

Built in 1921, Webster Gardens is one of the earliest garden apartments built in the District of Columbia. The finished buildings will consist of 44 two-bedroom units and 8 one-bedroom units. Laundries will be upgraded, and a community space with business center, space for the delivery of resident services and an office for on-site management will be added. Currently, the tenants have a "Redskins Room" where they can watch games and relax – this room will be preserved and possibly upgraded with a pool table. Redevelopment will begin in 2009 and the building will open for current and future tenants in the summer of 2010.

Letter from the Executive Director

Polly Donaldson



Dear Friends of THC:

**2008 is shaping up to be a year of transformational change, for the homeless and at risk families we serve, and for Transitional Housing Corporation.**

THC is now engaged in providing two types of housing for homeless families: transitional and permanent supportive housing. And our affiliate, **THC Affordable Housing, Inc.** is developing affordable rental housing and, in partnership with **Episcopal Senior Ministries**, affordable senior housing in our metropolitan area. All told in 2008, THC will have a total of 59 units of housing available for homeless families and 84 units of affordable rental housing in development for very low, low and moderate income families. That is quite remarkable growth since 2003, more than 10 times the number of housing units and families will be served.

As you read on the front page, we are proud to announce the opening of **Partner Arms III**, our third transitional housing program. We are delighted to be able to do more looking to follow the successful model of our current **Partner Arms** programs where 85% of former residents move to permanent housing after completing the program.

In addition, with funds from the U.S. Housing and Urban Development (HUD) and The Community Partnership for the Prevention of Homelessness, THC will launch **Housing with Care**, our first permanent supportive housing program that will provide 19 scattered site units in Wards 1, 4, and 5 to homeless families with a mental health, substance abuse or HIV-AIDS disability. THC developed the **Housing with Care** program in the same spirit of wanting to do more to serve homeless and at-risk families in the District. THC's board and staff sees our expansion into providing permanent supportive housing as the best possible way to meet our goal of helping the 15% of our Partner Arms graduates who are not able to successfully complete the program and move to independent housing, primarily because of a debilitating mental illness or substance abuse issue. We now will be able to provide them alternative housing and services options. THC has begun preparations to implement the program, receiving capacity support grants from the D.C. office of the **Corporation for Supportive Housing** and the **William S. Abell Foundation**. THC is also receiving technical assistance from staff with the New York-based Center for Urban Community Services (CUCS) to help with THC's program design and evaluation plan for this new initiative.

Finally, as always, I encourage you to become involved—as a volunteer, board member, contributor or supporter. You can be directly involved in helping end homelessness in the Washington metropolitan area. Please contact me any time with your thoughts and ideas: [pdonaldson@thcdc.org](mailto:pdonaldson@thcdc.org).

Board of Directors:

- Peter J. Plocki, President
- Lawrence Thrower, Vice President
- David Griswold, Secretary
- Frank Demarais, Treasurer
- Phyllis LaPlante, Past President
- William Amt
- Melissa Barrett
- Winell Belfonte
- Phillip Hecht
- Joseph Howell
- Martha Jewett
- Meredith Levert
- Michael Milhaupt
- Pastor Norman Theiss

THC Staff :

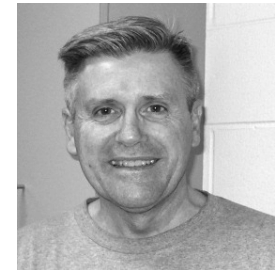
- Polly Donaldson  
Executive Director
- Suzanne K. Welch  
Director of Affordable Housing
- Milada Weaver  
Director of Volunteers and Communications
- Joshua Winston  
Finance and Administration Director
- Connie Highfill  
Program Director
- Ruby Gray-Kittrell  
Case Manager
- Gail Davis  
Case Manager
- Marilyn Nelson  
Case Manager
- Greg Mathis  
Substance Abuse Counselor
- Lee Anna Belton  
Mental Health Counselor
- Betty Palmore  
Substance Abuse Counselor
- Kathy Reilly  
Youth Services Coordinator
- Chenda Innis  
Administrative Coordinator
- Angela Hummel  
Volunteer Outreach Associate
- Howard Biggins  
Maintenance Director

Transitional Housing Corporation  
202-291-5535  
Fax 202-291-0192  
[thc@thcdc.org](mailto:thc@thcdc.org)  
[www.thcdc.org](http://www.thcdc.org)

Volunteer Spotlight

Randy Behrends started volunteering with THC's Garden Club because a friend asked him to. "I didn't know what to expect," he said, "but thought maybe I could make a difference in some small way". Randy, who is originally from a small town in Iowa, currently works as an accountant in Washington, DC. He became a Christian at an early age and has developed his faith through service. Randy has volunteered at Christian summer camps in places as close as Missouri and as far away as Poland and Hungary. He is planning to embark on a medical mission's trip to India later this year. His work at THC has given him another opportunity to serve. "Kids are kids," he said, "and it has been my joy to serve Jesus through serving the children. Each week I look forward to interacting with them and seeing their smiling faces. Sometimes it's difficult, but if just one child is changed for the better it's worth it".

Thank you to Randy and all of the volunteers who help make the Youth Enrichment Program a fun part of our young Partner Arms residents lives.



Thank You



Josephine Brent has moved on from her position as Program Coordinator for THC's Youth Enrichment Program. After three years working with the kids, she truly became a part of their lives and really devoted her time, energy and enthusiasm to making the program fun and educational. The children wrote a farewell speech which shows

how they (and we) feel about "Ms. Josephine" and her contributions to the Youth Enrichment Program:

*Ms. Josephine you mean a lot to me and to everyone here. It hurts me a lot to see you go. I wish you didn't have to leave, but life doesn't always go your way. I am glad that I had the chance to meet you. Sometimes we were a little bit hard headed but we will always love you. Although you are leaving, a piece of you is staying with us.*

THC at Episcopal Diocese Convention

"Diocesan Council acting on the direction of last year's Convention initiated a study of low cost housing within the geographical boundaries of the diocese. The study provides us with important and alarming information about the nature of low cost and even affordable housing, and the moral crisis that defines the lack of same in our diocese. It will be used to continue our study of available land within the diocese, some within parish bounds and some available through diocesan control that could be used for development through housing partners such as the Transitional Housing Corporation. It is one of the best and most comprehensive pieces of work that this diocese has ever commissioned. The time for engaging this moral crisis is now!"



Above: Bishop Bryson Chane challenges attendees of the Episcopal Diocese of Washington convention to act on the issue of affordable housing

Donors

Donor Recognition

Thank you to our recent supporters

John F. and Antoinette Drain  
Kathryn Geiner  
Laurel Glassman and William Neff

Public Support:

U.S. Department of Housing and Urban Development  
The Community Partnership for the Prevention of Homelessness

Diane Hansen and H. Louis Hansen  
Artie Harris and Susy Cheston  
Peter Hawley  
Lane Heard and Margaret Bauer

Churches:

Christ Lutheran Church  
Church of the Redeemer  
Holy Trinity Episcopal Church  
St. Alban's Episcopal Church, DC  
St. Andrew's Episcopal Church, College Park  
St. Columba's Episcopal Church, DC  
St. Francis Episcopal Church, Potomac  
St. Thomas' Parish  
The Vestry of St. Mark's Parish, DC

Philip H. Hecht  
Albert Herring and Anita Josey  
Arnold Hespe  
Roland and Cynthia Hoover  
Ed and Susan Ingraham  
Praveen and Kaili Mang Jeyarajah  
Edward Angel & Susan Lamountain  
Katherine and Ralph Landry  
Steven Leckar  
Herbert and Diane Lerner  
Edmund & Huei Ling  
Robert Love

Corporations/ Foundations:

America's Charities Distribution Account  
The Community Foundation for Claude and Nancy Keener Charitable Fund  
Freddie Mac Foundation  
GoodSearch.com  
Metropolitan Washington DC Synod - Lutheran Church  
The Miller and Chevalier Charitable Foundation  
United Way of the National Capital Area  
Wiley Rein LLP

Carol Matthews  
James and Anne Meyer  
John H. and Livezey More  
Barbara P. Morrison  
Adaline and G. Morton Neely  
Joanne Noll  
C. Richard Parkins  
Alma Hale Paty  
Ann and Terry Peel  
David Perkins  
Robert and Dorothy Pohlman  
Nancy Polikoff  
W. James Pound and Diane Thompson  
Joseph H. Reynolds  
Jonathan Roman and Ellen Usenik

Individuals:

Emilie Amt  
Lt. Col. Robert Blinn, Jr.  
Ann Carol Brown and Richard Pascale  
Austin Creel  
Theresa D'Addio  
David DeBruin and Elizabeth Taylor  
Caroline Despard  
Janice Doll  
Thomas Donaldson

Barbara Rossate  
Barbara Wolff Searle  
Donald Shriber  
Stan Sroka  
The Rev. Francis H. and Mary Jane Wade  
Eric Washburn  
Christopher Welch  
Shannon Welch  
George P. Winkler