



THC Annual Report
2009 and 2010

*Housing Families,
Transforming Lives*





THC'S 20TH ANNIVERSARY! 2010 was a historic year for THC as we celebrated its 20th Anniversary! What began in 1990 as one transitional housing building for 14 families has grown into an established non-profit that is a significant DC-based housing and services provider serving hundreds of families! Our growth is due to the commitment of our founders to serve the at-risk families in the community, the support of city and federal agencies, the leadership of THC Board members to provide expertise and vision, and the ongoing commitment of our supporters to provide volunteer and financial resources.

Housing Families
Transforming Lives

20
years



Housing Families, Transforming Lives

Housing Programs and Comprehensive Supportive Services

THC answered the call of the rising number of homeless and at-risk families in 2009 and 2010 by increasing the capacity of its housing programs and by adding new supportive services to accommodate the changing needs of its clients. The Homeless Prevention and Rapid Re-housing Program (HPRP) and Homeward Re-Housing that THC offers to 75 families are currently executed in three separate programs, all of which aim to prevent families from becoming homeless and to help those who have recently become homeless to regain housing as quickly as possible. System Transformation Initiative (STI), part of THC's transitional housing program, re-houses 30 families from low-barrier shelters into scattered site transitional housing as quickly as possible, with supportive services that include financial supports, housing subsidies and case management services. These new programs, along with our long-standing Partner Arms 1, 2 and 3 transitional housing programs and Housing with Care

permanent supportive housing programs, housed more than 260 families in 2010.

Life-skills training, housing support, and employment and workforce development program services were also added in 2009 and 2010 to strengthen our families and assist with accomplishing goals that will improve self-sufficiency. THC's employment services enhance job readiness, job search/ interview and maintenance/ advancement skills through individual consultations and group workshops, and offers General Education Degree (GED) and Adult Basic Education (ABE) referrals and support. The most important aspect of THC's employment services program is career identification. This involves helping residents discover their strengths and weaknesses, and skill sets and how to relate their skills and past experiences to the current job market. Life Skills support the families with increasing competency in five areas of their lives. These are personal relationships, parenting, household management, financial management and increasing



THC AFFORDABLE HOUSING THC Affordable Housing, Inc. (THCAH), an affiliate of Transitional Housing Corporation (THC), and its partner, Somerset Development Company, LLC, broke ground on two affordable housing properties, Fort View Apartments and Webster Garden Apartments, both in Ward 4 in the spring of 2010. The two properties, once rehabilitated, will provide a total of 114 new units of affordable rental housing, of which 34 units will be occupied by very low income households under the District’s Local Rent Supplement Program (LRSP). Both properties have been placed on the National Register of Historic Places and their historic character will be preserved as part of the substantial rehabilitation. Community spaces and computer labs will be added to facilitate a program of supportive resident services at both properties. Renovations for both projects will be completed by May 2011. Total development costs for both Fort View and Webster Gardens are \$32 million dollars. THC recognizes Michael Milhaupt for his leadership during the development and renovation of THCAH’s affordable housing projects. For a complete list of Fort View and Webster Gardens Apartments donors, please see our donor page.

self-sufficiency. This is accomplished with a unique mixture of individual coaching sessions, groups/workshops and peer to peer education. The Life Skills coordinator collaborates across internal and external sectors to bring the clients enriching and empowering opportunities to handle their lives and make consistent next steps toward self-sufficiency. Housing placement services works to identify and secure scattered site rental units and develop relationships with District landlords to enable our clients to be housed in secure and safe settings. With the addition of these new programs and services, and the ongoing transitional and permanent supportive housing programs, mental health and substance abuse counseling, youth enrichment programs, and credit counseling that are already in place, THC is assisting more families than ever! THC is now participating in the full spectrum of the housing continuum of care and helping to house more than 260 homeless families in DC, doubling the families we serve.

more than 26 partner churches, George Washington University, Urban Institute Academy, the Washington Center, Bernstein Global Wealth Management and other groups logged more than 1,100 hours in both 2009 and 2010 in beautifying Partner Arms buildings, furnishing Partner Arms apartments, and working with our children in the tutoring, fitness, art, reading and garden clubs which are part of the youth enrichment programs. Church volunteers donated hundreds of items and furnished 16 apartments so that our families would have a beautifully decorated apartment to call home! “Your organization is a caring and thoughtful environment and is making a real difference in very difficult lives,” stated a George Washington University student who works with our children in the Youth Enrichment Program.

Our client’s 2009 holiday season was made more joyful by the delicious turkey dinners donated by Lockheed Martin



Volunteers – Making a Difference!

Volunteers once again played a critical role in bringing quality enrichment services to our clients. More than 500 volunteers from the Freddie Mac Foundation, Greater DC Cares, Serve DC, the community,

and purchased with a generous donation received from Booz Allen Hamilton. Mayor Fenty’s generous donations of Christmas gifts to THC’s transitional and permanent supportive housing children brought smiles to the faces of more than 180 children at



THE FANNIE MAE HELP THE HOMELESS WALKATHON is held each year in November and raises millions of dollars to help end homelessness. THC has been participating for eleven years through mini-walks and the National Walk with the help of hundreds of walkers, schools and businesses. In 2009 and 2010, Buckley Sandler LLC, George Washington University, Christ Lutheran Church, St. John's Episcopal Church, Norwood, New Covenant Baptist Church, Girl Scout Troop 2861, Kingsbury Center, Sidwell Friends School, Murch Elementary School and Truesdell Education Campus supported THC's Walkathon efforts.

the 2009 Christmas party held at Christ Lutheran Church! In 2010, St. Francis Episcopal, Great Falls, generously sponsored a wonderful Christmas party for our transitional housing children that featured Santa Claus, hundreds of presents, arts and crafts and delicious food! THC is grateful to all of our volunteers for helping improve the quality of life of our families.



Events

THC's annual benefit, Living in the City, was a great success in 2009 and 2010. Held both years at The Washington Club with more than 180 guests attending, the receptions featured former and current clients who were recognized for their achievements. In 2009, Norm Theiss, former pastor of Christ Lutheran Church and a force behind the formation of THC, was awarded the Carla B. Howery Service Award and Mayor Fenty's Housing First Fund Initiative received the Community Service Award. Two long time THC supporters, U.S. Department of Housing and Urban Development and the Freddie Mac Foundation, received the Housing Leadership Award and the Community Leadership Award, respectively, at the 2010 benefit. And, we were honored to have two outstanding NBC

4 anchors, Craig Melvin and Barbara Harrison, serve as our Master of Ceremonies.

THC's Generous Donors

THC is grateful to donors whose loyal support helped THC expand its housing programs and comprehensive supportive services that allowed our clients to begin the journey to self-sufficiency. Our donors' support is critical as THC reaches out to more and more homeless families and helps them make transformational changes in their lives. THC extends a hearty thank you to all of our donors!

Armstrong Housing Families Fund: THC received a very generous bequest of \$117,000 from the estate of Dorothy Armstrong. Dorothy was instrumental in the formation of THC and was unwavering in her support for twenty years. THC honored Dorothy's commitment by naming its new fund that will ensure future adequate housing and services for DC homeless families after her. Dorothy's compassion for helping homeless families in DC inspires THC's Board and staff each day.



THC Donors

Public Support

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

Foundation Support

\$350,000 +
Freddie Mac Foundation

\$1,000 - \$99,999

William S. Abell Foundation
Community Foundation for the National Capital Region
Morris and Gwendolyn Cafritz Foundation
Clark-Winchcole Foundation
Cornerstone, Inc.
Corporation for Supportive Housing
John Edward Fowler Memorial Foundation
Jovid Foundation
The Philip Graham Foundation
United Way Community Impact Grant

Corporations

\$100,000
Fannie Mae

\$5,000 +
BuckleySandler LLP
K&L Gates LLP

Up to \$4,999

America's Charities
Global Impact
United Way of the National Capital Area

Bob Tucker Consulting, Inc.
Booz Allen Hamilton, Inc.
City First Bank of DC
Gifts of Hope
Hamel Builders, Inc.
Hamel Commercial, Inc.
Hewlett Packard
Klein Hornig LLP
MANNA Mortgage
National Association of Enrolled Agents
Paul, Hastings, Janofsky & Walker LLP
Polkes & Goldberg Insurance Co.
RCLeland Consulting LLC
Reznick Group

Rice Coleman Ross Group
Roumell Asset Management LLC
Select Printing
Somerset Development Company LLC
Wilkes Artis, Chartered

Churches

All Souls Episcopal Church, DC
Augustana Evangelical Lutheran Church, DC
Christ Lutheran Church, DC
Episcopal Church of the Redeemer, Bethesda
Israel Metropolitan CME Church, Washington
Holy Trinity Episcopal Church, Bowie
Metropolitan Washington DC Synod, ELCA
Prince of Peace Lutheran Church, Gaithersburg
Resurrection Lutheran Church, Arlington
St. Alban's Episcopal Parish, DC
St. Andrew's Episcopal Church, Burke, VA
St. Francis Episcopal Church, Great Falls, VA
St. Francis Episcopal Church, Potomac
St. John's Episcopal Church, Norwood
St. Mark's Episcopal Church, DC
St. Nicholas Lutheran Church, Huntingtown
St. Thomas' Episcopal Church, DC
Trinity Lutheran Church, Rockville
WSA Board of St. Alban's parish

Individuals

\$100,000
Estate of Dorothy Armstrong

\$1,000 +

William Amt
Robert Leland and Laura Anthony
Jeff Bachman
Melissa L. Barrett
Winell Belfonte
Lee Carter
Frank Demarais and Barbara Shuttleworth
Polly Donaldson and Susan Rees
Anthony and Elizabeth Durmowicz
Shelly and Ton Gardeniers
Kathryn Gelner
David Griswold
Bennett Gray
Fonya and Neil Helm
Nancy L. Hooff and Jim Campbell
Chris Hornig and Nancy Garruba

Estate of Carla B. Howerly
Maureen Jais-Mick and Daniel Mick
Marty Jewett
Ralph and Katherine Landry
Phyllis and Ken LaPlante
Allen L. and Julia Graham Lear
James and Anne Meyer
Michael T. and Sarah Milhaupt
E. Marilyn Oberle
Peter and Merry Plocki
Tracy Lush and Jane Quenk
Joseph H. and Margaret J. Reynolds
Jim Roumell and Deborah Billet-Roumell
Anne E. Schrantz
Arne and Ruth Sorenson
Sidney W. Stolz
Norm and Judy Theiss
Reverend Frances H. and Mary Jane Wade

Under \$1,000

Anthony F. Alverno
Barbra Amt
J.D. Andrews and Marilyn Smith
Marilyn Joyce Barrett
Beverly Bartolomeo
Peter and Lillie Basso
Tom Bauder
Lee Anna Belton
Carol L. Bender
Sylvia W. Benoit
Kendall M. Bentz
Richard P. and Linette Berry
Ana Mita Betancourt and Cathy Connelly
David Blakemore
Robert Blinn
Inga Blust
Arthur and Lynn Booth
David C. Bowers
Richard Bowers and Wynn Witthans
Carol J. Bresler and Carolyn A. Billinghurst
Nancy Mathers Bruel
John and Belinda Buescher
Reverend Susan C. Burns
James Campbell
Tom S. Carlson
Terri Carnahan
Tyrone and Shirley Cartwright
Jasper Knight Champion
Suzy Cheston and Artie L. Harris
Patrice Clement
Pamela F. Collins
Dr. Melanie S. Costello
Gordon Daiger
Deana Davis
Janice Doll

Thomas Donaldson
Christian H. Douglas
David and Willa Downes
Joan W. Doyle
Toni and John Drain
Ken Drake and Charles Almonte
Sambe Duale and Anne Marie Nelson
Rosemarie L. Duncan
Robert and Rori Durham
David Dustin
Jack Engel
Michael Ferrell
Elise Fisher
The Reverend Bill Flanders
Amy Garland
Philip Gibbs
Monica and Temuri Goletiani
Ann and Chris Greenwalt
Christopher Griffin
Peter Griswold
Lauren Gritzke
John and Kathleen Hammond
Dianne and Lou Hansen
Martin and Magda Harding
David Hatfield
Peter Hawley
John Carleton Hayden
Alison and Chris Herrick
Gregory Hinrichsen
Roland and Cynthia Hoover
Joe T. Howell, III
Helen and Robert Ives
Kurt Jacobs and Brian Zimintsky
Matthew Jacobs
Gary Janakowski
Tom Jansen and Laura Ingersoll
Sharan Jayne
Doug and Peg Jerger
James M. Johnstone
Dallas and Judith Jones
Karen Peterson
Maude Katzenbach
Peter and Clare Kearney
John M. Keyser
Katherine Kidd and John Samuel
Allison Kirkegaard
Ann Klenk
Sven Kraemer
Phillip D. Kronstein
Judith Landis
Stephen Leckar
Carolyn J. Leep and James G. Lazar
Michelle Mary Lenihan
Robert Love
Michael Lukens
Craig Lukin
John and Karen Maisto
Joseph E. Malloy

Ruth T. Malloy
Elizabeth and Frank Malone
Todd J. Mann
Carol Matthews
Reverend Debra McAlpine
Steven Merlis
John Mertens
Alice Meyer
James and Anne Meyer
Stephanie Meyer
Stephen Meyer
Orel C. Morris
Barbara Morrison
William L. Neff and Laurel W. Glassman
Andrea Negroni
Mary Nelson
John H. Newby
Joanne Noll
Pennie and Wayne Noll
Brendan O'Neill
Marion Oxford-Dearth
Ilyssa Parker
Del W. Parker and Patricia Touner
C. Richard Parkins
Carolyn Peirce
David Perkins
Derrick A. Pitts
Robert and Dorothy Pohlman
Nancy Polikoff
Charles Potter
William and Linda Prueter
Joseph E. Resch
Joel E. Richter
Patricia Richter
Reverend William R. Riggs
Pat and Leon Risser
Richard L. Robbins
Greg and Enid Roemer
Mark Rohrbaugh
Barbara A. Rossate
Jocelyn Samuels and Thomas P. Olson
Ann Schnare
AK Schoonover-Lean
Joanne and Charles Schwarz
Barbara Wolff Searle
Donald Shriber
Dennis Siebert and Cheryl Beversdorf
Paul and Pam Sieving
Susie Sinclair-Smith
Paula E. Singleton
Berta and Wade Smith
Louis Steadwell
Schroeder Stribling
Bob and Sara Sylwester
Elizabeth Taylor and David Debruin
Helen Templin

Laurie Thompson
Diane E. Thompson and W. James Pound
Lawrence Thrower and Rhea Ballard-Thrower
Bob Tucker
Shirley Vogts
Brock Weber
Jay Weinstein
Christopher Welch
Donna K. Welch
John and Suzanne Welch
Shannon Welch
Reverend Harrison West
Ed Wilde
Karmen Wilhite Carr
Steven B. Williams and Ronda M. Brewington
Patricia Willis and Anthony Knettel
Peter Winkler
Joshua Winston
Roger Wissman
Harry J. and Mary E. Witt
Robert Witten
Mitchell Wood
Janice West Wormack
Edmund and Huei-Long Worthy
Dorothy Jane Youtz
Catherine A. Zebrowski
Laura Green Zillinger
George Ziener
Calvin Goddard Zon
Marilyn and William Zukel

THC Affordable Housing, Inc. Public Support and Donors Public Support

DC Department of the Environment
DC Housing Finance Agency
DC Housing Authority
DC Department of Housing and Community Development
DC Neighborhood Investment Fund (NIF)

Corporations

Bank of America Merrill Lynch
City First Bank of DC
Coalition for Nonprofit Housing and Economic Development (CNHED)
Community Development Support Collaborative (CDSC)
Enterprise Community Investment, Inc.
Enterprise Community Partners
Fannie Mae
Hamel Commercial, Inc.

Local Initiatives Support Corporation (LISC)
Prudential Affordable Mortgage Company/Freddie Mac

Churches

Christ Episcopal Church, Capitol Hill
Episcopal Diocese of Washington
St. Alban's Episcopal Parish, DC
WSA Board of St. Alban's Parish, DC

Individuals

Cheryl Beversdorf
Janice Doll
Thomas Donaldson
J. Williams Flanders, Jr.
Chris Hornig and Nancy Garruba
Robert C. Leland
Frank and Elizabeth Malone
Barbara A. Rossato

THC Board of Directors

Melissa Barrett, *President*
Bennett Gray, *Vice President*
Frank Demarais, *Secretary*
Robert C. Leland, *Treasurer*
Lawrence A. Thrower, Esq., *Immediate Past President*
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Winell Belfonte
Shelly Gardeniers
David Griswold
Phil Hecht
Alison Herrick
Marty Jewett
Phyllis LaPlante
Vanessa Perry
Peter J. Plocki
James C. Roumell
Patti Saylor

THC Affordable Housing

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Winell Belfonte, *VP & Treasurer*
John Steele, *Secretary*
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Frank Demarais
Bennett Gray
Joseph Howell
Robert C. Leland
Michael Milhaupt
Roy A. Pingitore
Scott Sergio
Lawrence A. Thrower, Esq.

Staff

Polly Donaldson
Executive Director
Tyrone Cartwright
Director of Finance and Asset Management
Rori Durham
Director of Programs
Margaret Thaxton
Director of Development
Suzanne Welch
Director of Affordable Housing
Temuri Goletiani
Operations Director
Vanessa Austin
Deputy Director of Programs
Karen McNeal
Assistant Director of Programs
Victoria Taylor
Assistant Director of Transitional Housing Programs
Wendell Popo
Maintenance Supervisor

Case Managers

Ajeenah Abdul-Haqq
Pricilla Fofana
Danielle Foltz
Desiree Gibson
Chenee Hamilton

Crystal Jones
Jermaine Kenner
Michael McMillon
Randolph Meekins
Tobias Morgan
Aesha Spruill
Carmen Wilkins-Vincent
Shellie Watson-Tucker
Tinicka Whitaker
Andrew Adams
Development and Volunteer Coordinator
Tiffani Berry
Family Services Coordinator for Permanent Supportive Housing
Mesaye Bersoma
Accounting Coordinator
Daynna Dixon
Life Skills Coordinator
Darrell McNealy
Housing Coordinator
Riane McWain
Housing Development Associate
Lisa Watford
Family Services Coordinator for Transitional Housing
Rodney Brice
Employment Coordinator
Don Gatewood
Employment Coordinator
Maria Fenton
Program Assistant
Van Nixon
Maintenance Assistant
LaTekia Tisdale
Administrative Assistant for Programs
Monica Goletiani
Development Consultant

ASSETS

Current Assets	2009	2010
Cash and Cash Equivalents	434,546.79	682,181.87
Accounts Receivable	155,449.43	244,042.31
Prepaid Expenses and Other Assets	137,775.45	141,917.45
Total Current Assets	727,771.67	1,068,141.63
Property and Equipment, net	1,193,580.50	1,265,164.63
TOTAL ASSETS	1,921,352.17	2,333,306.26

LIABILITIES AND NET ASSETS

Liabilities

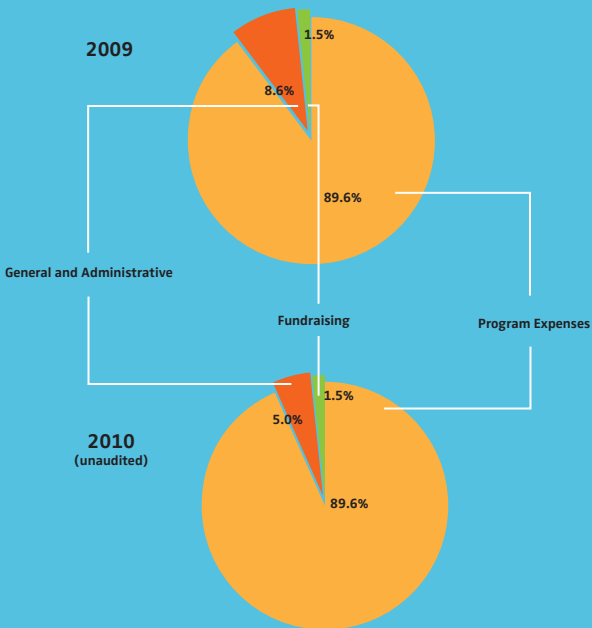
Current Liabilities

Accounts Payable and Accrued Expenses	84,209.09	67,336.18
Notes Payable, Current Portion	29,273.22	17,345.91
Deposits and Other Liabilities	28,618.85	4,514.47
Total Current Liabilities	142,101.16	89,196.56
Notes payable, net of Current Portion	3,291.00	3,291.00
TOTAL LIABILITIES	145,392.16	92,487.56

NET ASSETS

Unrestricted Net Assets	1,775,960.01	2,240,818.70
Temporarily Restricted Net Assets		
Total Net Assets	1,775,960.01	2,240,818.70
TOTAL LIABILITIES AND NET ASSETS	1,921,352.17	2,333,306.26

Use of Funds



Mission Statement

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



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