

Housing Families  
Transforming Lives

20  
years

FALL 2010

HOME  
WARD  
BOUND



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.

## Renovations Begun On Affordable Housing Projects



**T**hrough a joint venture, THC Affordable Housing, Inc. (THCAH), an affiliate of Transitional Housing Corporation (THC), and Somerset Development Company, LLC recently purchased and have begun renovations of the Fort View Apartments and Webster Garden Apartments, both in Ward 4.

Mayor Adrian Fenty and Congresswoman Eleanor Holmes Norton were among the dignitaries attending Webster Gardens' groundbreaking on May 10. Dignitaries at Fort View's groundbreaking on July 8 included Congresswoman Eleanor Holmes Norton, Deputy Mayor Valerie Santos and The Right Reverend John Bryson Chane, Bishop of the Episcopal Diocese of Washington.

The two properties, once rehabilitated, will provide a total of 114 new units of affordable rental housing. 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 a computer lab will be added to facilitate a program of supportive resident services at

both properties. Project completion for both properties is expected in early 2011.

Fort View, a 62 unit apartment complex which is currently vacant, is located in the Brightwood neighborhood just across from the historic Fort Stevens off of Georgia Avenue. THCAH purchased one building in 2007 with the assistance of the DC Department of Housing and Community Development Site Acquisition Fund loan through City First Bank of DC and the generous support of the Episcopal Diocese of Washington. In partnership with Somerset Development Company, THCAH gained site control of the second companion building in 2009. The project will turn now vacant and blighted buildings into a community asset, providing historically renovated, affordable rental housing for 62 households. Total development costs for Fort View are \$19.2 million.

Webster Gardens, a 52 unit apartment complex is currently home to 28 households. The renovations will restore and preserve the historic character of the four buildings complex, will abate the extensive environmental hazards that currently exist there, provide for new

*(Continued on pg 4)*



Polly Donaldson

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**THC** Housing Families,  
Transforming Lives  
202-291-5535  
Fax 202-291-0192  
thc@thcdc.org  
www.thcdc.org

## Message from Executive Director

### Dear Friends of THC:

Throughout 2010, THC has been celebrating our 20th Anniversary of Housing Families, Transforming Lives! We presented leadership awards to HUD and the Freddie Mac Foundation for their commitment to housing and community at our 5th Annual Living in the City event; we placed an ad on Metro buses in Northwest DC that generated many inquiries and support; and the groundbreaking held at Webster Gardens and Fort View Apartments brought officials praising THC and THC Affordable Housing's entry into the affordable rental housing market!

The vision of the THC Board in 2004 to expand into affordable rental housing in Ward 4 resulted from the Board's desire to have families graduating from our transitional housing programs to be able to live in the same neighborhood and have their children attend the same schools as they did when residing in our Partner Arms programs. THC wanted to continue the building of a strong sense of community among its graduating residents. The mission of THC Affordable Housing (THCAH) to advance the development of affordable housing for low to moderate income and at-risk families has been realized with the re-development of Webster Gardens and Fort View apartments. Beginning in spring 2011, THC families graduating from our transitional housing programs will have the opportunity to move into affordable rental housing and continue living in

the same neighborhood!

The commitment to expand housing options and reduce the number of homeless families in Ward 4 also led THC and THCAH to submit a proposal to re-develop existing buildings into affordable and workforce housing, and senior affordable housing at the soon to be closed Walter Reed Army Medical Center. While final decisions are months away, we are hopeful that we can bring our expertise, professional services staff, and commitment to improving Ward 4 and the neighborhoods of Brightwood and Upper Georgia Avenue to Walter Reed.

We look back on the last 20 years with great pride and a sense of accomplishment, but yet know that we have a long road ahead in ending homelessness. Dorothy Armstrong, a long time supporter and woman of great vision, knew that it would take abundant resources to end homelessness. Dorothy proved her deep commitment to helping end homelessness by making a very generous bequest to THC in her will. The Armstrong Endowment Fund will build on Dorothy's legacy to develop the necessary resources for the next twenty years to help THC move families out of homelessness. Your generous support will enable us to continue meeting the increasing needs of homeless families in the District of Columbia.

As always, please contact me anytime with your thoughts and ideas at [pdonaldson@thcdc.org](mailto:pdonaldson@thcdc.org).

# THC Celebrates 20 Years Of Housing Families, Transforming Lives!



**T**ransitional Housing Corporation (THC) has been providing housing and transforming the lives of the District's homeless and at-risk families for 20 years. That's correct – we are celebrating our 20th Anniversary in 2010!

Twenty years ago a group of individuals from a church and two nonprofits shared a vision of making a genuine and lasting change in the housing opportunities for the families in the District of Columbia who were homeless and at-risk. They were spurred to action by a generous \$100,000 legacy donation from Willa Dawson to form Transitional Housing Corporation (THC) in 1990. Twenty years later, THC is one of the leading nonprofits that offer transitional, permanent supportive, rapid re-housing and affordable housing to hundreds of DC families in need.

THC's first several years were devoted to developing a structurally sound organization including a committed Board of Directors whose leadership in human services and housing would guide THC through its formative years and onward. Negotiations with city and federal government agencies to find a suitable property to develop into residential building ensued during the first two years. And the three original

partners that formed THC – Christ Lutheran Church, Samaritan Ministry of Greater Washington, and Community Family Life Services – helped recruit donors, supports and volunteers.

What began in 1993 as one transitional housing building for 14 families has grown into a DC-wide nonprofit that in 2010 and 2011:

- *Provides housing and wrap-around services for 70 families in transitional housing, 79 families in permanent supportive housing, and 39 families in homeless prevention and rapid re-housing; and*
- *Will provide 114 units of affordable rental housing for low and medium income individuals and families including residential services.*

**By early 2011, more than 300 families will be served by THC!** As incredible as that is, consider that more than **6,500 people in DC alone are homeless, including 800 families comprised of 988 adults and 1,535 children.**

All families living in THC housing programs participate in comprehensive support services that include, but not limited to:

- *Employment and career counseling*
- *Parenting and life skills*
- *Substance abuse counseling*
- *Wellness program*
- *Youth enrichment programs*

The hard work on both the part of the client and THC reaps resounding success! In 2008, more than 83% of THC transitional housing clients went on to live in permanent housing. Annette Cook, a former PA 1 resident states so eloquently, "After working with the staff at THC who have been very supportive, I now have not only a direction but goals that I am accomplishing on a consistent basis. I can't help but think that there are many

people out there who just need a chance and little loving care. I urge the partners of THC to not give up on extending a hand. We need people like you."

THC is proud to celebrate its 20th Anniversary and hope you will be part of our exciting future by donating, volunteering and supporting THC. Together we can continue our critical programs, expand services, and house the growing number of families who are homeless and at-risk in DC.

## Episcopal Presiding Bishop Visits Partner Arms 2

THC was honored to welcome The Most Reverend Dr. Katharine Jefferts Schori, the Presiding Bishop of the Episcopal Church, to Partner Arms 2 on Friday, April 23. Presiding Bishop Schori met with PA 2 resident Temeka Royster and Board members Melissa Barrett, David Griswold and Peter Plocki as well as Polly Donaldson, THC Executive Director, and other staff members. Presiding Bishop Schori learned of Ms. Royster's successful work with THC Employment Coordinator and her plans to enroll in culinary school. Ms. Royster also spoke of how she and her son have benefited from THC's counseling programs. Presiding Bishop Schori visited Ms. Royster's apartment that was furnished by St. Margaret's Episcopal Church.



Left: Recipients of the Housing and Community Leadership Awards and Resident Achievement Awards. Right: Reverend John Beddingfield and members of All Soul's Episcopal Church.

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## 2010 LIVING IN THE CITY A GREAT SUCCESS!

**H**eld at the historic Washington Club on Dupont Circle, more than 180 THC supporters and volunteers helped celebrate THC's 20th Anniversary at the 5th annual Living in the City event in May. Barbara Harrison, NBC 4 Mid-day Anchor and Special Reporter, served as Master of Ceremonies. The Housing Leadership Award, presented to the U.S. Department of Housing and Urban Development for providing safe communities and sustainable and affordable housing for all citizens, was accepted by Fred Karnas, Senior Advisor to HUD Secretary Donovan. Ralph F. Boyd, Jr., President and CEO of the Freddie Mac Foundation, accepted the Community Leadership Award on behalf of the Freddie Mac Foundation for their commitment to strengthening families and communities. THC presented Resident Achievement Awards to 2 former clients, Gail Parker and Imani Walker, and 2 current clients, Shamekia Murray and Sherrena Duncan, for their hard work, perseverance and commitment.

THC is very grateful to the Freddie Mac Foundation for their Title Sponsorship, and to our other generous sponsors for their commitment to helping provide housing and supportive services to hundreds of homeless and at-risk families in DC.

**Renovations** (Continued from pg 1) community spaces to facilitate resident services and provide new, more efficient heating and cooling systems, and kitchens and baths. Total development costs for Webster Gardens are \$13.3 million.

The acquisition and renovation financing for both projects are with loans from the DC Department of Housing and Community Development and bond financing through the DC Housing Finance Agency's New Issue Bond Program sponsored by the U.S. Treasury with credit enhancement from Freddie Mac, with Enterprise Community Investment as the syndicator of the Low Income Housing Tax Credits and Historic Tax Credits, and Bank of America as construction lender. Both projects will receive grant support from the DC Housing Authority's Local Rent Supplement Capital Grants Program. In addition Fort View will receive grant support from the D.C. Department of Environment, Office of Deputy Mayor for Planning-Economic Development through the Neighborhood Investment Fund, Fannie Mae, CNHED, Community Development Support Collaborative, Freddie Mac Foundation, and Enterprise Community Partners.

# What a Difference a Home Makes!

**S**hamekia Murray's road to THC is a common path. The child of drug addicts, Shamekia and her brothers were adopted by their grandparents. After her brothers turned 18 and moved out, Shamekia's grandmother had to move to a one bedroom apartment, which left Shamekia and her son with no room of their own, and sleeping on a sofa. Fortunately, Shamekia's employer referred her to the Virginia Williams Center which in turn referred her to THC.

What is uncommon is Shamekia's burning desire to begin anew! THC case managers recognized that Shamekia and her son would benefit from living in Partner Arms housing. THC residents must exhibit a strong desire to make drastic changes in their lives in order to succeed. Since moving to PA 2 in October 2009, Shamekia has been very busy.

Shamekia has very definite goals and dreams. In fact, Shamekia said, with conviction, "I will become a registered nurse. It is not just a dream – it will be a reality in the very near future." Shamekia's goal is to work in the addiction and prevention nursing field.

Shamekia's determination is evidenced by her active participation in many of THC's programs and services. She is attending the parenting classes and working with the adult therapist. In addition, her son Christian, attends the weekly Youth Enrichment Program including Right to Read, and is working with the child therapist to deal with issues that were affecting his school work. Christian is now doing much better in school, and is no longer 'acting out.' Shamekia said of Christian, "In just four months, he is like a different child!"

Shamekia was already employed in the health field but she meets monthly with THC's Employment Coordinator to discuss any issues or concerns she may have regarding her employment and education goals, and in order to increase job retention, she participates in workshops to address employment challenges. Shamekia, always looking for a better job and a higher salary so that she can better provide for her child, has applied to and is looking forward to securing employment with the Federal Government

THC has provided Shamekia and Christian with a real home. "Having a home is so important. After a long day at work, it's nice to come home to my own place, fix a good dinner, and help my son with his homework. My son is doing better in school and I don't have the added stress of making sure that he and I are in a stable environment. I can't thank THC enough for giving me this opportunity to make true changes in my life!" exclaimed Shamekia.



**SAVE THE DATE**  
**SATURDAY, NOVEMBER 20**



## Help The Homeless Walkathon!

**G**reat exercise, enjoying DC's beautiful fall days, and helping to end homelessness—what a great way to spend a Saturday in November! All THC supporters and volunteers are encouraged to join **Fannie Mae Help the Homeless Walkathon on Saturday, November 20 on the National Mall!** Each of you can help to prevent and end homelessness by walking! 100% of all walker registration fees, donations and sponsorship contributions go directly to THC!

At a time when the number of homeless families in DC is growing daily, ***your help is needed more than ever!*** In September alone, THC will add **45 new families** to our permanent supportive and homeless prevention and rapid re-housing programs!

THC is grateful to Murch Elementary School, Truesdell Education Center, Sidwell Friends, Kingsbury Day School, St. John's Episcopal Church, Norwood, and Christ Lutheran Church, DC, for holding mini-walks this year!

Walk with THC on Saturday, November 20 on the National Mall! Please sign up for the Walkathon at [www.helpthehomeless.org](http://www.helpthehomeless.org) and be sure to list Transitional Housing Corporation (THC) DC083 as your beneficiary organization.

**For more information, please contact Andrew Adams at [aadams@thcdc.org](mailto:aadams@thcdc.org) or 202-291-5535, ext. 405.**

**THC and THC Affordable Housing are very grateful to the following individuals, foundations, university, businesses, corporations and churches for their generous support of THC's housing and comprehensive services for the homeless families of DC. Their generosity helps THC to continue housing families, transforming lives.**

The Community Foundation for the National Capital Region	Paul, Hastings, Janofsky & Walker LLP	William Amt	Alison and Christopher Herrick	Peter J. and Merry Plocki
Community Development Support Collaborative	RCLeland Consulting, LLC	Jeff Bachman	Joseph Howell	Charles R. Potter
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DC Housing Authority	Rice Coleman Ross Group	Reverend John Beddingfield	Kurt Jacobs	Richard Robbins
DC Department of Housing and Community Development	Roumell Asset Management, LLC	Winell Belfonte	Matthew Jacobs	Joseph Resch, Jr.
DC Department of Environment	Somerset Development Corporation	Sylvia W. Benoit	Douglas Jerger	Emily Rasowsky
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Office of Deputy Mayor for Planning and Economic Development – through the Neighborhood Investment Fund	Church of the Redeemer, Bethesda	Inga Blust	Peter and Clare Kearney	Mark L. Rohrbaugh
Philip Graham Fund	Israel Metropolitan CME Church, DC	David Bowers	John Keyser	James and Deborah Roumell
Howard University	Gifts of Hope	Nancy Bruel	Allison Kirkgaard	Katherine Ruffing
Combined Federal Campaign	Metropolitan Washington DC Synod, ELCA	Allen and Susan Burns	Phillip D. Kronstein	Annette Schoonover
Global Impact	Prince of Peace Lutheran Church, Gaithersburg	Terri Carnahan	Sven Kraemer	Joanne Schwarz
United Way	Resurrection Lutheran Church, Arlington	Tyrone and Shirley Cartwright	Ken and Phyllis LaPlante	Barbara Searle
BuckleySandler LLP	St. Francis Episcopal Church, Potomac	Jasper Champian	James G. Lazar	Dona M Sherard
Coalition for the Homeless	St. John's Episcopal Church, Chevy Chase	Pamela Collins	Julia Graham Lear	Paula Singleton
Echelon Community Services	St. Mark's Episcopal Church, DC	David Debruin and Elizabeth Taylor	Robert Leland	Arne and Ruth Sorenson
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**THC Website:** Checkout our website at [www.thcdc.org](http://www.thcdc.org) to learn more about our organization and get involved. 202-291-5535



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