

About Open Arms Housing

OAH's first building, The Dunbar, is home to 16 formerly homeless women with histories of mental health issues, trauma, chronic poverty, and unstable relationships. Our doors opened welcoming new residents in 2009. In 2015, OAH opened Owen House in the Trinidad neighbor of DC, which houses four additional women. In both locations, OAH provides women safe, secure, private spaces in which to live.

OAH operates under a Housing First approach which holds that all individuals are entitled to safe and decent housing and that their access to this housing should not be contingent upon their participation in services. Those services can come later, but HOUSING IS FIRST.



Residents participate in an on-site Voter Registration Drive—



Special thanks to the Open Arms Housing Board of Directors for their commitment and financial support

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OAH Team

Marilyn Kresky-Wolff, **Executive Director**
 Erica Daye, **Operations Director**
 Linda Miller, **Interim Clinical Director**
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 Bridget McLaughlin, **Program Manager**
 Tecoy Bailey, **Peer Support Specialist**



TRANSFORMING BUILDINGS.
 TRANSFORMING LIVES.



Annual Report to the Community 2015-2016



Janet Starke waves to a passing neighbor outside of her new home Trinidad. With support from Open Arms Housing, women like Janet, who were previously homeless, have moved into permanent homes with a welcoming and supportive environment. (Kate Patterson/For The Washington Post)

Open Arms Housing (OAH) provides permanent supportive housing for women in Washington, DC. who have a wide range of mental and physical challenges and who have lived for prolonged periods on the streets and in shelters. OAH offers onsite individualized services in a welcoming environment, using a "Housing First" approach which holds that all individuals are entitled to safe and decent housing and that access to housing should not be contingent upon participation in services.

OAH's goal is to be a leader for the eradication of long-term homelessness for women in Washington, DC. Our objectives are to explore new opportunities to house women who have experienced long-term homelessness, promote greater public and private investment in permanent supportive housing, educate policymakers and decision-makers about the positive impact of permanent supportive housing, and collaborate with public sector leaders and homeless advocates to promote increases in funding for

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Highlights

- * During the 2014 DHCD process, we partnered with developer Four Points LLC to provide supportive services for four women in a building under construction in Anacostia. The project was approved and is in the zoning process. All 38 units will be affordable housing.
- * We developed another partnership through the 2015 unified RFP of the DHCD with the Ainger Place Project in Congress Heights, towards a set-aside of eight units for OAH clients in a building to be constructed across the street from the church. This project will open in 2017, and would bring our unit total to 32.
- * The OAH Board and Executive Director decided to seek out and develop a scattered-site project, which would more quickly expand the number of units in which we can place our vulnerable homeless population and improve the likelihood that we can effect substantive reductions in the hundreds of women in the city who fit that description.
- * We are partnering to learn about Medicaid reimbursement of services in permanent supportive housing.
- * Awarded a \$50,000 in-kind Compass Foundation Micro Grant to develop long-term organizational stability, viability and capacity.
- * Added a Clinical Director position to our staff

Impact

- * Continued to maintain a 95% housing stabilization rate at the Dunbar and Owen House to keep 20 women safely housed
- * Saved residents from a collective 116 years of homelessness
- * 85% of residents were satisfied with all aspects of OAH.
- * 100% of residents engaged in relationship with support staff.
- * 95% of residents participants in program activities.
- * 70% of residents participate in mental health and/or substance abuse treatment.
- * 95% of residents apply for all financial benefits for which client is eligible.
- * 95% of residents contribute cash toward their rent.
- * 10% of residents have paid employment.
- * Increased Residential Stability/Housing Stability: 95% of residents meet all of their lease terms. 90% of residents follow program rules.
- * 100% receive daily supportive services and 95% participate in

Donors and Supporters

Partners

Corporation for Supportive Housing
DC Housing Authority
DC Dept. of Housing and Community Development
DC Dept. of Behavioral Health
US Dept. of Housing and Urban Development
Home Builders Care Foundation
Local Initiatives Support Corporation
The Catalogue for Philanthropy
The Community Partnership
for the Prevention of Homelessness
Ainger Place Project
United Way of the Nation Capital Area

Foundation and Faith Based Donors

CrossCurrents Foundation
Fabrangen Tzedakah Collective
Local Initiative Support Corporation
Morris & Gwendolyn Cafritz Foundation
Nash Family Foundation
Palulis Family Foundation
Stablein Family Foundation
Wells Fargo Foundation
Williams S. Abell Foundation
Women in Housing and Finance Foundation
The New York Avenue Presbyterian Church
The Share Fund
The Progression Fund

Corporate Donors

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Pro-Bono/In-Kind

A Wider Circle
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Calvert Woodley Wines & Spirits
Cava Grill
Giant Food LLC
Keys for the Homeless
Mt. Sinai Baptist Church
Nando's Peri-Peri Tenleytown
Pete's New Haven Style Pizza
Rodman's Discount Gourmet
Whole Foods Market

Individual Donors

\$1000+

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Celeste Valente & Randy Keesler/
Elizabeth Kirkpatrick/
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Bruce Hochheimer & Marjorie Wax/
Philip Lepanto/Daniel Mauer/
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\$500+

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Stephen Callahan & Mary Madigan/Sharon Gang/
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David Quanbeck & Anne Lindblad/
Kristi Martinsen/Sharon McDonald/Mark & Marilyn Kresky Wolff

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Linda Miller/Robert & Dorothy Pohlman/
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\$100+

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Peggy Twohig/Stuart Van Dyke/Gina Vitale
Charlotte White/Paul Pascal/Marsha & Kevin Teichman

Open Arms Housing

FY2015 Operating Statement and Balance Sheet

Statement of Financial Position September 30, 2015

(With summarized comparative financial information
as of September 30, 2014)

Statement of Activities For the fiscal year ended September 30, 2015

(With summarized comparative financial information as of
September 30, 2014)

| | 2015 | 2014 | | Unrestricted | Temporarily Restricted | 2015 Total | 2014 Total |
|-----------------------------------------|---------------------|---------------------|---------------------------------------------|-------------------|---------------------------|-------------------|-------------------|
| ASSETS | | | | | | | |
| Assets | | | | | | | |
| Cash and cash equivalents | \$ | \$ | Revenue | | | | |
| | 102,158 | 69,886 | | | | | |
| Grants and accounts receivable | 67,887 | 84,814 | Contributions and grants | \$ 401,808 | \$ 203,750 | \$ 605,558 | 390,603 |
| Prepaid expenses | 17,150 | 10,376 | Rental income | 53,246 | | 53,246 | 48,429 |
| Property and equipment - net | 2,968,721 | 2,576,173 | Special events | 15,732 | | 15,732 | 19,587 |
| | <u>\$ 3,155,916</u> | <u>\$ 2,741,249</u> | Interest income | 93 | | 93 | 148 |
| Total Assets | | | Other income | 647 | | 647 | 932 |
| | | | In-kind donations | 10,803 | | 10,803 | 32,465 |
| LIABILITIES AND NET ASSETS | | | Net assets released from donor restrictions | 274,960 | (274,960) | - | - |
| Liabilities | | | | <u>757,289</u> | <u>(71,210)</u> | <u>686,079</u> | <u>492,164</u> |
| Accounts payable & accrued expenses | \$ | \$ | Total Revenue | | | | |
| | 34,040 | 36,185 | | | | | |
| Current portion of long-term debt | 27,274 | 34,132 | Expenses | | | | |
| Refundable advance | 436,025 | 448,868 | Program services | 279,952 | | 279,952 | 444,097 |
| Long-term debt | 1,733,987 | 1,456,273 | Management and general | 161,093 | | 161,093 | 28,105 |
| | <u>2,231,326</u> | <u>1,975,458</u> | Fundraising | 86,235 | | 86,235 | 38,088 |
| Total Liabilities | | | | <u>527,280</u> | | <u>527,280</u> | <u>510,290</u> |
| NET ASSETS | | | Total Expenses | | | | |
| Unrestricted | 915,943 | 685,934 | Change in net assets | 230,009 | (71,210) | 158,799 | (18,126) |
| Restricted | 8,647 | 79,857 | Net Assets, Beginning of Year | 685,934 | 79,857 | 765,791 | 783,917 |
| | <u>924,590</u> | <u>765,791</u> | | <u>\$ 915,943</u> | <u>\$ 8,647</u> | <u>\$ 924,590</u> | <u>\$ 765,791</u> |
| Total Net Assets | | | Net Assets, End of Year | | | | |
| TOTAL LIABILITIES AND NET ASSETS | <u>\$ 3,155,916</u> | <u>\$ 2,741,249</u> | | | | | |