





2018

ANNUAL REPORT

January 1, 2018 to December 31, 2018







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A NOTE FROM OUR PRESIDENT

Dear Fellowship Square Supporters:

It is true Fellowship Square has made formidable progress in the past year; however, I am also reminded that it is true this progress is due, in part, from "standing on the shoulders of giants". More specifically, my immediate predecessors in my position, Renée Jakobs and Eddie Byrne, set in motion Fellowship Square's current Board of Directors' renaissance, in conjunction with the new Executive Director, Christy Zeitz, and property manager, Debbie Franco of SL Nusbaum. Renée streamlined Board meetings, allowing more achievement in less time; Eddie off-loaded much of the Board work to the Board Committees, thereby allowing the Board to accomplish more at each meeting. Not that any of this newfound efficiency could be done without the concerted efforts of Fellowship Square staff and the modernized management practices of SL Nusbaum. The view of the Board is now, more than ever, directed at the horizon.

Of significant moment is the reorganization of the House Board(s) structure by revising their Bylaws to allow more flexibility and self-governance; plus, closer communication between property management and Fellowship staff; and closer contact with our primary objective, the residents. Most of this has been administrative in nature: by integrating management goals and objectives; opening the lines of communication; and consensus governing... something the Board may have decreed but was consummated by diligent and focused efforts on the part of the combined staffs.

Additionally, the 'construction project(s)' continue apace:

- Lake Anne has been given provisional, initial approval of the roughly \$80 million new construction proposal by the Reston Design Review Board and the Fairfax County Zoning Commission, and the process of lining up appropriate financing and construction contracts are the next steps.
- Hunters Woods has laid the groundwork for the \$6-8 million refinancing and renovation of the property through a new, HUD-guaranteed refinance by hiring a HUD-expert consultant, a construction project manager and a (HUD compliant) construction company, with refinancing negotiations underway.

The Asset Management Committee has been meeting weekly (via conference calls) for the past year – headed by Eddie Byrne – with a remarkable supporting cast of accountants, builders, and construction management experts serving as Board and Committee members.

Finally, both the Fellowship Board, as well as the House Boards, have expanded, adding needed expertise, with an emphasis on Board education and implementation of "best practices." Monthly committee meetings and reports, as well as an 'educational component' at each Board Meeting, contribute to a focus on governance and oversight, and ensure regular communication of current events among the members. Annual Workshops to update Board awareness and evaluation of the organization's visioning, infrastructure, and goals progress have become a regularity, both for Fellowship Square and the individual House Boards.

Overall, Fellowship Square Foundation, Inc. has taken positive measures to improve its efficiency, effectiveness, and delivery of services to its constituency – the Fellowship House residents who are seniors with very limited income who are the focus of our mission. I am pleased to be a part of this organization. If you feel motivated to join our mission and efforts, by all means, call now (!) operators are standing by!

Carl Jenkins

METRO AREA

IN THE DC an annual income of nearly \$60,000 is needed to afford a 1-bedroom apartment. Fellowship Square residents live on just over \$12,000 a year.

THE CHALLENGE

THE SOLUTION

More and more seniors turn

5EVERY

More and more of them lack the means to afford safe, quality housing.

Homelessness among seniors is projected to

33% INCREASE BY 2020

100% INCREASE BY 2050

The need for low-cost housing for seniors is of paramount importance.

According to the National Low Income Housing Coalition, D.C., Maryland and Virginia need to add around

350,000

HOUSING UNITS

to fill the current affordable housing gap.

Fellowship Square is home to

+SENIORS

living on a very low fixed income.

their quality of living and help them age in place. At the same time, we work diligently within affordable housing coalitions to raise the alarm

Fellowship Square contracts with the US Department construction costs, building maintenance, taxes, federal regulations pertaining to income profiles of residents. Residents' rents are no more than 30% of their annual income.

Residents' rents are

THE PEOPLE WHO MAKE IT HAPPEI

THE STAFF



(From Left to Right)

Christy Zeitz Executive Director

Kelly Epley Office Manager

Dion Seymour Accountant

Judy Singer Director of Development

THE INTERNS



Daniel Sipes



Isabel Edgerton



Aaliyah Beckles



Madeline Hart



Madeline Miles

FELLOWSHIP SQUARE PROPERTIES

Fellowship Square operates four professionally managed, multi-family apartment buildings in three communities located in the metropolitan Washington, DC area. We offer comfortable homes to 800+ older adults who occupy 670 units.



Lake Anne I & Lake Anne II Fellowship House Reston, VA 295 residents



Hunters Woods Fellowship House Reston, VA 300 residents



Lake Ridge Fellowship HouseWoodbridge, VA
99 residents



Largo Landing Fellowship HouseUpper Marlboro, MD
104 residents

Fellowship Square is home to **800+ seniors** living on very low, fixed incomes.

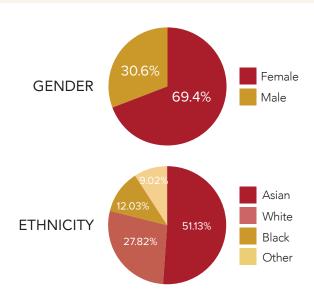
Who Are Fellowship Square Residents?

76 AVERAGE AGF

\$12,157 ANNUAL INCOME

After rent and medical expenses, the average resident has \$640 per month to cover transportation, living expenses, personal items and food.

Fellowship Square's residents come from next door and around the world. They have labored in occupations with little or no retirement benefits; from teacher to beautician to farmer. Some residents are formerly homeless while others are refugees from forced labor camps. The one thing they share is survival on a limited income. Without Fellowship Square, they would live in less than ideal conditions.



Hunters Woods Fellowship House and Lake Anne Fellowship House each have more than eight foreign languages spoken within their buildings.



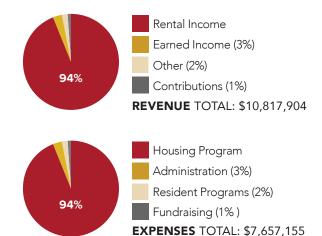
NOW?

- Nearly 70% of residents surveyed are female. More than half live alone.
- The most commonly used languages are English, Chinese and Korean.
- More than 40% of residents surveyed are married.
- 27% of residents surveyed reported having earned a college degree and 10% earned a post-graduate degree.

YOUR DOLLARS MAKE A DIFFERENCE

Fellowship Square is making sound investments now and into the future – much-needed upgrades to our aging Hunters Woods Fellowship House, a new building for Lake Anne residents, increasing programs and services for residents, expanding advocacy efforts, and continuing to be equipped for emergency situations that our residents encounter from time to time including food shortages, medical/dental issues, transportation and other urgent needs that are especially challenging for seniors with limited incomes.

FINCANCIAL CHARTS



REDEVELOPMENT



Our Most Ambitious Undertaking

In 2016, Fellowship
Square entered into a
partnership agreement with
Community Preservation
and Development Corp
to redevelop the Lake

Anne Fellowship House. The nearly \$80 million project includes the construction of a new 240-apartment building and the demolition of the existing Fellowship House. In 2018, the project team received approval by both the Reston Design Review Board and the Fairfax County Board of Supervisors to move forward on our plans. This is a huge milestone in our efforts to redevelop this property and provide residents with a new modern building that will serve them and hundreds of other future residents. The project is expected to be completed in 2022.

The Fellowship Square Form 990 and audited financial statements are available upon request.

HUNTERS WOODS FELLOWSHIP HOUSE



An Investment in Our Future

We have assembled a professional team of consultants and construction managers to assist

us in refinancing and renovating Hunters Woods Fellowship House. Since opening in 1979, the building has served hundreds of residents and provided a place for both community meetings and resident activities. Walking into Hunters Woods today, you can see that the building could use some upgrades. By refinancing the project, we will have funds available to not only make major improvements to the building including heating/cooling systems, converting 12 units into fully accessible units and fully modernizing the common space, but we will also have funds to invest in future projects including the addition of other properties to the Fellowship Square portfolio. The renovation project is expected to be completed in 2021.

ACTIVE AND ENGAGED AT HOME AND IN THE COMMUNITY

ON-SITE SUPPORTIVE SERVICES HELP SENIORS "AGE IN PLACE" AND LIVE INDEPENDENTLY

While HUD provides funds for us to operate and maintain each Fellowship House property, we rely on individual, corporate and congregational donations to cover costs to support Fellowship House programs and services for residents.

Fellowship Square offers more than **75 activities and programs** each month for residents—that's more than **3,600 activities** year round at all four communities combined to keep residents healthy, informed and engaged!

LAKE RIDGE FELLOWSHIP HOUSE TRADER JOE'S TUESDAYS!



Many thanks to **Trader Joe's** for their weekly donations. They have made Tuesday mornings at **Lake Ridge Fellowship House** an incredible way to start the day. Trader Joe's supplies our residents with food donations that include multiple breads, salads, sandwiches, fruits, vegetables, desserts, flowers and so much more.

LAKE ANNE FELLOWSHIP HOUSE CELEBRATES CHINESE NEW YEAR



Lake Anne Fellowship House hosted an exciting celebration for the Chinese New Year. To bring in the Year of the Dog, residents gathered with local Chinese Community members and celebrated with traditional Chinese decorations and clothing, homemade food, and singing, dancing and playing Tai Chi sword.

LARGO LANDING FELOWSHIP HOUSE GIVE THE GIFT OF MUSIC



The Largo Landing Fellowship House Choir is on the move! The group recently ventured out to share their musical talents at the nearby Manor Care facility, and provided some gifts to the residents during their visit. Participating in the arts is an important part of Fellowship Square's emphasis on engaging our seniors in activities that enhance their quality of life.

GET INVOLVED

We rely on **hundreds of volunteers** each year to provide meals, entertainment, social activities and educational programming to Fellowship House residents. Volunteers range from local individuals looking to lend a hand to large groups of people coordinating and organizing events that the residents enjoy.

BEST COMMUNITY INVOLVEMENT AWARD



Fellowship Square is proud to work with S.L. Nusbaum Realty Co. to manage our four properties. They have served the Mid-Atlantic region for 113 years and are leaders in the commercial real estate industry.

This past year, our Fellowship Square team won the 'Best Community Involvement Program' award at Nusbaum's annual awards ceremony.



Debbie Franco, Nusbaum's Regional Property Manager - Northern

Virginia Region, who oversees the management of Fellowship Square properties, received the Corporate Employee of the Year award during the company's Multifamily Awards Luncheon held in Norfolk, VA in December 2018. Congratulations, Debbie! Well Deserved!



HUNTERS WOODS FELLOWSHIP HOUSE THANKSGIVING DINNER HOSTED BY THE BARBERA FOUNDATION



Fellowship Square is grateful for the support of Kevin Barbera and his force of 50 volunteers who prepared and served a delicious Thanksgiving meal to over 200 residents at Hunters Woods Fellowship House. Complete with turkey, stuffing, cornbread, mashed potatoes, sweet potatoes, green bean casseroles, warm rolls and delectable pies and desserts – the residents were treated to an extraordinary feast!

Nearby there are almost all the necessary services: a shop, a pharmacy, an excellent community center, a bus stop, and even excellent places for walking.

Rivotlina Popova Hunters Woods Resident 75% of our residents report

being interested in participating in social programs.

OUR VALUES

COMMUNITY: We build communities to foster physical, social, spiritual and intellectual growth.

COMPASSION: We treat residents, staff and partners, with dignity, respect and fairness.

EXCELLENCE: We strive to provide quality housing and services to Fellowship House residents.

INDEPENDENCE: We believe that older adults should live independently.

I [would] like to say how I admire the Manager, Mrs. Beckles, and her team for the excellent work they do. [I have] gratitude and admiration for the management, the office staff and maintenance staff. This is a good, clean, safe place to be.

Irma Yolanda Munoz

Lake Anne Fellowship House resident

WE APPRECIATE ALL THE SUPPORT FROM OUR MANY DONORS

OUR FELLOWSHIP HOUSE RESIDENTS SAY

Thank You!



HELP US HELP OTHERS

While our operating costs are supported by funding through HUD, we rely on individual, corporate and congregational donations to cover expenses and activities for the residents. Your donation helps our residents live a full and balanced life by covering costs of items such as:

- Doctor's visits
- Medical equipment (Walkers, glasses, hearing aids, lifts, wheel chairs, etc.)
- Dental Care

- Specialized furniture
- Glasses
- Emergency Food
- Transportation

33% of residents reported

that they or someone in their household has difficulty with either physical activities, vision or hearing.





FELLOWSHIP SQUARE'S HOLIDAY FUNDRAISER

On the evening of December 6th, over 100 guests joined together to support Fellowship Square's first Holiday fundraiser! The evening boasted a festive atmosphere complete with a wine and dessert reception to raise funds for our mission to provide affordable housing and services for older adults with very limited incomes. Guests enjoyed a lavish dessert buffet, wine tasting, silent auction, music... and lots of mixing and mingling.

LOYAL **PATRONS**

THANK YOU TO ALL OUR **WONDERFUL DONORS!**

Church and Congregational Donors

Bethlehem Lutheran Church Grace Lutheran Church King of Kings Lutheran Church Lutheran Lay Fellowship Metropolitan Washington DC Synod Resurrection Evangelical Lutheran Church St. Matthew's Lutheran Church St. Paul's Lutheran Church

> Carl Jenkins Monica L. Jenks

Maicie Jones

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Rev. Fred Klein

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THANK YOU FOR YOUR **GENEROUS SUPPORT!**

Dave Stembel Craig Swanson John Thillmann Joan Thomas Lvnn Thomas Natasha Thomsen Elizabeth Tuckermanty Alfred Ulvog Diane Van Bavel Helen Anne Vigness Marilyn Voigt Allison Watts Allen Wild Kenneth Wilson Christy Zeitz Larry & Susan Zimmerman

Donate online at

www.FellowshipSquare.org/Make-a-Donation, or, please make checks payable to

Fellowship Square Foundation and mail to:

Fellowship Square Foundation 11260 Roger Bacon Dr., Suite 20 Reston, VA 20190

In-Kind Donors

Joshephine Abbott Parivash Ahmadi Sherri Arnaiz Assisting Hands Home Care Ning Bai Bravo Consulting Group Brightstar Care of Fairfax Chantilly Bible Church Clyde's of Reston Common Ground Childcare Cornerstones George Davies DJB Contracting, Inc Jan Dittmar Five Grapes Good Shepherd Lutheran Church Great Falls Assisted Living Steve Gurney Herndon Friends Meeting Hunters Woods at Trails Edge Iver Clinic Susan Krzos Ally Malone William Malone McLean Bible Church The Medical Team Myers Public Relations, LLC Myra Niemeier Scott Parkin P. N. Poulos Professional Healthcare Resources Reston Community Center

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Edwin Thayer

Christy Zeitz

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Bequests and Memorial Gifts

Anonymous in memory of Loretta Johnson Steve Belter in memory of Walter Belter Kenji Brown in memory of Kiko Brown Linda Morrow in memory of Walter Belter Frederick K. and Harriet L. Rabel Memorial Endowment





Financial contributions made to Fellowship Square are tax-deductible to the fullest extent allowed by law. We conscientiously try to be as accurate as possible, but mistakes do happen. Please contact us if your name has been inadvertently left off the list, is misspelled, or if you wish to remain anonymous: 703-860-2536 or info@fellowshipsquare.org • Federal Tax ID#52-6067043



WEGENER CHAPLAINCY PROGRAM

Pastor Fred Klein

As part of the Fellowship Square mission, we seek to provide pastoral care and counseling to residents to help them cope with the many stressful issues they face from day to day. The Wegener Chaplaincy was established by a gift from the members of Georgetown Lutheran Church in honor of Rev. William Wegener's retirement. Rev. Wegener was active in the work of Fellowship Square for many years. Today, Rev. Frederick G. Klein serves as our resident pastor, visiting residents each week at all the Fellowship House properties. Pastor Klein has served in this role at Fellowship Square for the last six years and has been in the pastoral ministry of the Lutheran Church for 45 years. He holds master's degrees in theology, education and counseling. He is a nationally certified counselor (NCC).

The Wegener Chaplaincy continues to be sustained by donations from individuals and faith communities. The chaplaincy is supported solely by private donations and is provided to residents at no cost. Donations may be made online at: www.fellowshipsquare.org or by check payable to Fellowship Square and marked for the chaplaincy program.

When I came to Lake Ridge Fellowship House, I recognized it then as a gift from God. Peace and time had been given to me for my final years - release from all the desperate struggles of our times. Peace and time: these things being so badly needed, spiritually, by all. All of you who have a part in the working of this miracle, you do God's work indeed. Only I like to think how, someday, such a miracle might be made possible for all.

Marjorie Richard Lake Ridge Fellowship House resident

OUR MISSION

Fellowship Square provides affordable housing and services for older adults.

KEYS TO HEALTHY AGING

RESIDENT SERVICES COORDINATORS CHANGING LIVES EVERY DAY

At each Fellowship House, the Resident Services Coordinator (RSC) serves as a linchpin between community resources and residents. The RSC's job is to help motivate residents to maintain healthy, active lifestyles as they age-in-place, and to empower residents to become more self-sufficient and maintain control of the decisions that affect them. The services and support offered by the RSCs include:

- Securing SSI income
- Reviewing Social Security benefits
- Application for SNAP benefits
- Review of Medicaid/Medicare benefits
- Transportation needs
- Vision and dental coverage
- Enrollment in the USDA Senior Brown Bag program and/or Meals on Wheels
- Clothing vouchers
- Securing financial and legal resources
- Organizing educational seminars

MEET FELLOWSHIP SQUARE'S RSCs



Garima Apan Lake Anne Fellowship House



Kathleen Harding Lake Ridge Fellowship House



Cassandra Hawkins Hunters Woods Fellowship House



Lynda Thomas Largo Landing Fellowship House

COMMUNITY PARTNERS

Fairfax Rehabilitation

First Baptist Church of

First Baptist Church of

Highland Park

Gateway Partnership

George Washington

Gethsemane Baptist

Church

Church

Center

University Mammovan

Giant Food and Pharmacy Good News Service

Good Shepherd Lutheran

Gospel Harvest Ministry

Grace Christian Church

Grace Lutheran Church

Greater Prince William

Community Health

Glenarden

FastTran

A BIG THANK YOU to the many volunteers who provided thousands of hours of support to our residents throughout the year. Time, food, clothing, outings and events were all made possible by the generous hearts of our community partners and in-kind donors. THANK YOU!

A1 Medical Supplies Dr. Farnoush Allen, DDS American Combustion Industries American Healthcare **Professionals** The Bahai Barbera Foundation **Bowie Senior Center** Dr. Robert Breiner Brentwood Clinic Carter's Methodist Church Central Baptist Church Chantilly Bible Church Dr. Zhengyi Cheng Chesapeake Medical **Supplies** Christ the King Church Christ the Servant Lutheran Church Clear Captions The Closet of Greater Herndon Dr. Stacey Samuel Coles Comcast ComForCare Cornerstones **CVS Pharmacy** David Liss Fitness Class Daystar Home Care **DHC Medical Supplies** Divine Peace Lutheran Church DMV 2Go Elizabeth Ann Seaton Roman Catholic Church Evangel Cathedral Fairfax County Aging and Adult Services Fairfax County Area Commission on

Elizabeth Ann Seaton
Roman Catholic
Church
Evangel Cathedral
Fairfax County Aging
and Adult Services
Fairfax County Area
Commission on
Aging
Fairfax County Dept. of
Family Services
Fairfax County Fire and
Rescue
Fairfax County Health
Department
Fairfax County Dept. of
Neighborhood and

Community Services

Fairfax County Services

Fairfax Law Foundation

for Older Adults

Fairfax County Voter

Registration

Hanaro Pharmacy HCR ManorCare Healthcare Horizons Heaven Helpers Ministry Heritage Fellowship Church Herndon Pharmacy Flu Clinic Herndon-Reston FISH Holy Cross Lutheran Church ICNA Sisters' Relief Immanuel Anglican Church Jack and Jill Foundation Kaiser Permanente King of Kings Lutheran Church The King's Chapel Church Lake Ridge Baptist Church Lake Ridge Rotary Club League of Woman Voters Legal Counsel for the Elderly Legal Services of Northern VA LensCrafters Love Wins Community Table The Lydians of Augustana Lutheran Church Magic Johnson Movie Theatre McLean Bible Church Meals on Wheels Medical Team Flu Shots Medstar Visiting Nurses Association Metro Access Dr. Peyam Mojallal Mount Ephraim Baptist Church My Dr's Pharmacy

Northern Virginia Transportation Services Guide NutureLink **NV Rides** One Hanson Pharmacy Panera Bread Prince George's County Sheriff's Dept. Prince William Area Agency on Aging Prince William County Fire Department Prince William County Supervisor Ruth Anderson Prince William Tax Relief Program Project Mend-A-House Regal Cinema Bowie Reston Association Reston Community Center RIA Insurance Agency Right at Home- In Home Care and Assistance Rite Aid Flu Clinic Riverdale Baptist Church Roto Rooter Round the Clock Chicken, Fish and Waffles Safelink Telephone Service Safeway Food and Pharmacy Seasons Hospice & Palliative Care Share Food Network Shoppers' Food Warehouse The Silver Light Senior Association Smiles for Everyone South Lakes High School Starkey Hearing Foundation

Church
St. Thomas à Becket Catholic
Church
Star Medical Supplies
Target
Top Banana
Trader Joe's

St. Anne's Episcopal Church

St. John Neumann Catholic

St. Michael's Truth Lutheran

St. Matthew's Lutheran Church

Church

Triple S
United Christian Parish
USDA/Capital Area Food Bank
Dr. Eric C. Vasey, DDS, PC
Verizon Lifeline Discount
Program

Virginia Cooperative Extension
Visiting Angels
Wawa Inc.
Wheels to Wellness
Wills on Wheels
Women Giving Back
Women's Federation for World Peace
Woodbridge High School
Woodbridge Lions Club
Woodbridge Women's Club
Dr. Huping Zhou

There are always activities going on for you to do, which is good for those who can't get out...

Georgene CarperLake Ridge Resident

I am very happy here at Fellowship House. I have made friends and joined in activities. I have all the help and friends I need to be an independent person.

Lois Vetter Lake Ridge Resident



Jack and Jill Foundation donated goodie bags to Largo Landing Fellowship House Residents



CONTACT

Fellowship Square Foundation 11260 Roger Bacon Drive Suite 20 Reston, VA 20190 703-860-2536 info@fellowshipsquare.org Hunters Woods Fellowship House 2231 Colts Neck Road Reston, VA 20191 703-620-4450 Lake Anne Fellowship House 11450 North Shore Drive Reston, VA 20190 703-471-6474 **Lake Ridge Fellowship House**12800 Harbor Drive
Woodbridge, VA 22192
703-494-5337

Largo Landing Fellowship House 1077 Largo Road Upper Marlboro, MD 20774 301-249-2100

