



# 20 ANNUAL REPORT January 1, 2019 to December 31, 2019

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# A NOTE FROM OUR PRESIDENT

#### Dear Friends and Supporters:

Fellowship Square (FS) has been on the front lines of the affordable housing challenge for over half of a century. During that time, we've made great progress in expanding opportunities for older adults with low incomes and few resources to afford having a roof over their heads. To continue our effectiveness, we know we must listen to our constituents and learn about their concerns; we must engage with all stakeholders—government, corporate, nonprofit, and individual—whose interests align with ours to advance our agenda and advocate for equal access and opportunity.

In 2019 we did just that. You spoke up, we listened. Attention to services and programs for residents were of paramount importance – to help them maintain healthy and active lifestyles as they age – and having the right types of resources available to support them so they can continue to live safely and happily in their own homes. We aligned our efforts to promote wellness in four key areas: physical, spiritual, intellectual and social. We created a new Volunteer Coordinator position to support this initiative and further engage our local communities. Our Service Coordinators are paying special attention to programming in these areas as well.

Actively engaging in social activities and integrating with the community is vital as we age. Even the smallest social experience can make a difference and help avoid loneliness and depression. Aging is something to be celebrated. By building and maintaining strategic public- and private-sector relationships and networks, we can continue to drive best practices that will make our communities more enriching for our residents. I hope you will continue to be part of our progress.

Best regards,

Carl Jenkins,

Board President, Fellowship Square



# **FELLOWSHIP SQUARE ADVOCACY RESULTS IN** 17% INCREASE IN HUD FUNDING!

The final FY2020 U.S. Department of Housing and Urban Development (HUD) Section 202 bill provided \$793 million for the 'Housing for the Elderly' program which was \$115 million (or 17 %) more than in FY 2019. The program provides funds to develop low-income housing for seniors with access to supportive services, and provides rental assistance that fills the gap between the actual rent costs and what the resident can afford to pay.

FACT: ONLY 1 IN 3
ELIGIBLE SENIORS RECEIVE HOUSING ASSISTANCE.

Older adults living on limited incomes in the greater D.C. region have few places to live.





#### SENIOR HOUSING NOW RALLY

On May 8, 2019, more than 100 residents from all four Fellowship Square affordable housing properties in Maryland and Virginia gathered at the U.S. Capitol in Washington, D.C. to urge Congress to protect and expand affordable housing for older adults. These seniors added their voices with hundreds of other Americans of advanced age from across the country as part of the Senior Housing Now rally.

#### **LEADING AGE 2019 LOBBY DAY**

Fellowship Square's CEO, Christy Zeitz, among other senior housing providers, spent a day in late March on Capitol Hill educating Senators and Representatives on the need for more affordable housing to address the growing problem of the housing shortage among seniors with very low incomes.

## **FELLOWSHIP SQUARE PROPERTIES**

Fellowship Square operates four professionally managed, multi-family apartment buildings in three communities located in the metropolitan Washington, D.C. area.

We offer comfortable homes to 800+ older adults who occupy 670 units.



**Lake Anne Fellowship House** Reston, VA



**Hunters Woods Fellowship House** Reston, VA



S.L. NUSBAUM Realty Co.

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 114 years and are leaders in the commercial real estate industry.

Thanks to our strong partnership, our communities are wellmanaged and diligently operated. Fellowship Square and Nusbaum's strong collaboration and teamwork was especially evident during the U.S. government shutdown from December 22, 2018 through January 25, 2019 – our work together resulted in minimal negative impact to our properties during that time.



Lake Ridge Fellowship House Woodbridge, VA



**Largo Landing Fellowship House** Upper Marlboro, MD

# OUR

Fellowship Square provides affordable housing and services for older adults.

We envision communities where there is safe, affordable and quality housing and a continuum of services for all older adults.

## **FINANCIAL CHARTS**

January 2019 - December 2019



90% Rental Income (Including HUD support)

5% Earned Income

5% Contributions & Other Income



95% Housing Program

4% Administrative

1% Fundraising

TOTAL INCOME

\$11,302,873

TOTAL EXPENSES \$11,034,718

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

# INVESTING IN THE FUTURE



The redevelopment of Fellowship Square's Lake Anne property is an ongoing \$84 million project that includes the construction of a new 240-apartment building that will replace the existing property. The project is expected to be completed in 2023.

# LAKE ANNE REDEVELOPMENT 2019 HIGHLIGHTS

**Significant progress** has been achieved for the redevelopment effort led by our partner, the Community Preservation and Development Corporation (CPDC).

Existing mortgages have been paid in full.

Working closely with the Department of Housing and Urban Development (HUD) and the Fairfax County Department of Housing and Community Development (HCD), a new rental subsidy package through the project-based voucher program has been successfully obtained and is being implemented for all eligible residents.

Obtained **final design approval** for the new Lake Anne facility from the Reston Association Design Review Board including a public art initiative.

We have **secured a full financing package** for the new facility that includes construction, interim and permanent financing though the Virginia Housing Development Authority, Enterprise Community Loan Fund, and Fairfax County HCD plus equity investment from the Low Income Housing Tax Credit program through Capital One.

**Completed and submitted** to Fairfax County all necessary design and construction documents leading to the issuance of permits allowing for construction to be initiated by mid-2020.

Residents receive **regular progress updates** so they are fully aware of the timing of the project and what they can expect over the course of this exciting endeavor.



#### **HUNTERS WOODS RENOVATION**

Since opening its doors in 1979, Fellowship Square's Hunters Woods property has provided affordable housing to hundreds of seniors and served as a space for community gatherings for Reston's residents. The 40+ years of wear and tear on the property means that considerable upgrades – not just "band-aid fixes" – are needed so that Hunters Woods continues to meet the increasing housing demands for older adults well into the future.

#### IMPROVEMENTS TO MODERNIZE

**Reconfiguring 12 apartments** into accessible units for residents with disabilities or mobility issues

**Roof replacement** with upgrades to air handling units and exhaust vents

**Modernizing** the heating/cooling system, improving overall building energy efficiency

**Updating** building exterior and landscaping

**New** entrance and lobby area with indoor/outdoor seating

New flooring, finishes and lighting throughout

#### **ENHANCED RESIDENT-LIFE**

Media room for movies, news, sports

Computer kiosks with internet access

**Flex space** that allows for small group activities simultaneously or large group functions for 80+ people at one time

Game room with ping-pong tables

Outdoor senior fitness stations

**Upgrades** to the kitchen to allow for better use by volunteers who prepare and serve residents at monthly luncheons; creation of cooking demonstration area

# RESIDENT LIFE

Fellowship Square prides itself on developing programs and services that connect its residents to the community. We maintain a robust calendar of activities designed to stimulate four dimensions of wellness: physical, spiritual, intellectual and social to enrich the lives of our residents.

#### **HUNTERS WOODS FELLOWSHIP HOUSE**



In early April, residents took a trip into **Washington**, **D.C.** to see the cherry blossoms in full bloom!





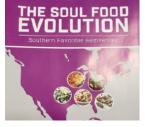
In March, residents held their annual International Day Event, complete with entertainment and delicious foods from around the world. This year's celebration was especially meaningful as it doubled as a Staff Appreciation Event – residents were excited to share their gratitude with the staff for all they do all year long.

#### **LARGO LANDING FELLOWSHIP HOUSE**



Ready, Set, CPR! Residents learn to prepare in case of an emergency!





Giant Nutritionist Lesley Jefferson led residents in an educational seminar "The Evolution of Soul Food and Cooking with Healthier Seasonings". Afterward, residents all enjoyed some delicious 'soul food!'

#### **LAKE ANNE FELLOWSHIP HOUSE**



**DMV 2 Go** helped nearly 70 residents apply for or renew their driver's license, photo ID cards, driving records, obtain license plates, decals, transcripts and much more. We appreciate this exceptional service to our community!





Residents organized a festive **Staff Appreciation Celebration** for their ongoing, daily contributions to enriching the life of the community. Outside community groups were brought in to perform—even the residents participated in singing and dancing!

#### ENRICHING LIVES > PHYSICAL • SPIRITUAL • INTELLECTUAL • SOCIAL

#### **LAKE RIDGE FELLOWSHIP HOUSE**



All aboard! Residents set sail from **Occoquan Regional Park** and enjoyed an afternoon cruise on the historic Potomac River! Our thanks to **Rivershore Charters** for a fantastic cruising experience.



Nutritionist **Anita Eggleton** led a weekly nutrition class where residents learned ways to prepare healthy and delicious meals.

For more information on resident programs and services, visit us online at www.fellowshipsquare.org

# **GIVING BACK**

Typically the recipients of goodwill from others, our residents also enjoy supporting those in need and lending a hand to improve their communities.

#### **LARGO LANDING** FELLOWSHIP HOUSE



Largo Landing residents helped feed soup and sandwiches to the homeless, and donated seasonal clothing and cold-weather gear to the Prince George's County Family Crisis Center.

#### **LAKE ANNE FELLOWSHIP HOUSE**



Lake Anne residents worked with the Barbera Foundation to help create approximately 10,000 Valentine's Day cards that were delivered to disabled veterans, active duty military, hospitalized children and the homeless.

#### LAKE RIDGE FELLOWSHIP HOUSE



For years, the women at Lake Ridge have been knitting hats, scarves and gloves for children in need at nearby schools, as well as the local hospital's nursery.

#### **HUNTERS WOODS** FELLOWSHIP HOUSE



Hunters Woods residents participated in 'Community Clean-up Day' and collected more than 40 bags of trash.

### **SUPPORTING** & CELEBRATING

Fellowship Square's fundraising events play a key role in supporting the work of the organization.



Fall into Fellowship: "Nip & Largo Landing community.



Fellowship Square closed fundraiser, "A Winter Wonderland", supporting the Reston communities.



# LOYAL PATRONS

# THANKS TO ALL OUR GRACIOUS DONORS!

Glory Days Grill

#### **Church and Congregational Donors**

Bethlehem Lutheran Church
Carter's United Methodist Church
Christ the King Lutheran Church
Christ the Servant Lutheran Church
Evangelical Lutheran Church in America
Grace Lutheran Church
InFaith Community Foundation
King of Kings Lutheran Church
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Metropolitan Washington D.C. Synod
Resurrection Evangelical Lutheran Church
St. Matthew's Lutheran Church
Unitarian Universalist Church in Reston

#### **Individual Donors**

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Larry and Susan
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### **In-Kind Donors**Joshephine Abbott

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Good Shepherd Lutheran Church Robert U. Greenwood Greg Gannon Canned Food Drive Griffin Owens Insurance **HD** Supply Theresa Hill HomeAid Northern Virginia Hunters Woods at Trails Edge Jenny Jaeschke Kittelson and Associates, Inc. Lord of Life Lutheran Church Manders Decorating Steve McAvoy Miner Feinstein Architects, IIC. New Life Russian Church Jill Norcross Carmen Ortiz Scott Parkin Diane Pederson JoAnn Ruffin Safeway - Hunters Woods Michael J. Scheurer Senior Life Insurance Company Marilyn Sheats Judy Singer Marianne Sloan Athena Sotirchos St. Thomas á Becket Catholic Church Sarah Stephenson Lynn Thomas Robert Thompson Elizabeth Tuckermanty United Christian Parish

#### **Business and Community Donors** AEB Services, Inc. / Oasis Senior Advisors Fairfax Amazon Smile Anthem HealthKeepers Arbor Terrace Sudley Manor Baker Tilly Virchow Kruse, LLP Bozzuto Construction Company Brighthope Homecare, LLC The Chadwick Law Firm, PLLC The Closet Community Preservation and Development Corporation Compassionate Hearts for Seniors Cornerstones Federal Home Loan Mortgage Corporation (Freddie Mac) Frederick K. and Harriet Rabel Memorial Endowment Gabriel Homes Foundation The Gates Dunaway Group, LLC

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Strategic Financial Services, Inc. The Medical Team

The Medical Team Thrivent Choice

HOW TO **DONATE** 

Online: www.FellowshipSquare.org/Make-a-Donation

By check: **Fellowship Square** and mail to: 11260 Roger Bacon Dr., Suite 20

Visiting Angels

Melenda Vorv

Allison Watts

Christy Zeitz

Wegman's - Woodmore

The Women's Club

Reston, VA 20190

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

Heather Suri

### THE PEOPLE WHO MAKE IT HAPPEN!

#### THE STAFF



**Christy Zeitz** Chief Executive Officer



**Judy Singer** Director of Development



**Diane Beatley** Volunteer Coordinator



**Dion Seymour** Accountant



Maggie Allen Office Supervisor

#### SERVICE COORDINATORS



**Cassandra Hawkins Hunters Woods** 

Kathleen Harding

Lake Ridge



**Debi Ballard-Rious** Largo Landing



**Curtis Whitlow** Lake Anne

#### THE KEYS TO HEALTHY AGING

At each Fellowship House, we have an onsite Service Coordinator (SC) who works with residents to help them maintain healthy, active lifestyles, and to empower them to become more self-sufficient and exert control over the decisions that affect them. The SC's also help navigate Medicare, Medicaid and other benefits to which residents are entitled, and serve as liaisons between community resources and the residents. Each Service Coordinator is an integral part of the Fellowship Square team and not only works closely with the residents, but gets to know the family members as well, keeping them informed and engaged in their loved ones' lives.

#### **INTERNS**

Samaneh K. Alilou Administrative Intern

Lei Bai

Programs Intern

John Brown Communications Intern

**Baylor Eaton** Programs Intern

Stephen Esse Administrative Intern

Henry Guan Programs Intern

Jasmine Piggie Marketing & Fundraising Intern

Sahana Ven Volunteer Coordinator Intern

Young Yoo Programs Intern

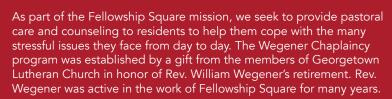


WEGENER

**CHAPLAINCY** 

PROGRAM





Today, Rev. Frederick G. Klein serves as our resident pastor, visiting well over 1,000 residents annually at all the Fellowship House properties. Pastor Klein has served in this role at Fellowship Square for the last seven 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 Program continues to be supported by donations from individuals and faith communities. Donations to the Wegener Chaplaincy Fund may be made online at: www.fellowshipsquare.org or by check payable to Fellowship Square and earmarked for the Wegener Chaplaincy Fund.

### COMMUNITY **PARTNERS**

A BIG THANK YOU to the many individuals, businesses and other organizations that provide time, services or in-kind support to our Fellowship Square residents.

AARP **ADAMS Center** American Health Care Professionals Anthem HealthKeepers Plus Ascent Audiology and Hearing Assurance Wireless The Northern Virginia Bahá'í Center Barbera Foundation **Bowie Senior Center** Bozzuto Construction Company Dr. Melanie Rochon Bush Cafritz Interests-Real Estate

Call-A-Cab - Prince George's County

Developer

Capital Area Food Bank Catalogue for Philanthopy: Greater Washington Central Baptist Church

Chesapeake Benefits Group Chesapeake Medical Products Christ the Servant Lutheran Church

Clear Captions The Closet Columbia Lighthouse for

the Blind

Comfort Keepers Community Preservation and

Development Corporation Cornerstones CVS Pharmacy

Daystar Home Care Inc.

DC Bar Pro Bono Center disAbility Law Center of Virginia Divine Peace Lutheran Church

DMV 2 Go **Embry Rucker Shelter** 

Encore Creativity for Older Adults **Evangel Temple** 

Fairfax Bar Pro Bono Program Fairfax Civitan Club

Fairfax County Aging and Adult Services

Fairfax County Area Commission on Aging

Fairfax County Community Services Board

Fairfax County Coordinated Service Planning

Fairfax County Department of Family Services

Fairfax County Department of Neighborhood and Community Services

Fairfax County ElderLink Family Services

Fairfax County Health Department Fairfax County Office of Elections Outreach

Fairfax County Office of Emergency Management Fairfax County Recycling Outreach

and Education Fairfax County Services for Older Adults

Fairfax County Tax Relief Fairfax Law Foundation Fairfax Rehabilitation, Inc. FastTran

First Baptist Church of Glenarden First Baptist Church of Highland

First United Presbyterian Church of Dale City

George Mason University Chapel Gethsemane Baptist Church

Giant Food Girl Scout Troop #81

Girl Scout Troop #1105 Girl Scout Troop #6568

Good Shepherd Lutheran Church

Grace Christian Church Grace Lutheran Church

Greg Gannon Canned Food Drive GW Mobile Mammography

Program Hanaro Pharmacy HCR Manorcare Heaven's Helpers Ministry Heritage Fellowship Church Herndon Pharmacy Flu Clinic Herndon Senior Center Herndon-Reston FISH Hillendale Baptist Church HomeAid Northern Virginia

Hunters Woods Village Condominium Association Immanuel Anglican Church Islamic Circle of North America Jack and Jill of America - Prince

George's County Chapter Jericho Family of Praise Jewish Council for the Aging of Greater Washington, Inc.

Kaiser Permanente Kev's Gym, LLC Lake Ridge Baptist Church Land Mark Atlantic League of Women Voters Legal Counsel for the Elderly Legal Services of Northern Virginia LensCrafters

charge by Kevin Barbera.

Life Springs Eldercare, Inc. Lord of Life Lutheran Church Loudoun Cares McLean Bible Church

Meals on Wheels - Fairfax, VA Meals on Wheels - Prince George's County

Meals on Wheels - Prince William County

MedStar Visiting Nurse Association Metro Access

MetroReady Travel Training MGM Hotel and Casino - National Harbor

Mom's Meals

Peyam Mojallal, OD

Mount Ephraim Baptist Church My Doctor's Pharmacv

New Life Russian Church Northern Virginia Transportation

Services Guide Terry O'Connor, RN Panera Bread

Prince George's County 3-1-1 Center

Prince George's County Assessment Department

Prince George's County Department of Aging

Prince George's County Department of Social Services

Prince George's County Family Justice Center Prince George's County Library

Services Prince George's County Senior

Transportation Services Prince George's County Sheriff's Department

Prince George's County, Aging and Disabilities Services Division, Dept. of Family Services

Prince George's Senior Provider Network

Prince William County Area Agency on Aging

Prince William County Office of Virginia Cooperative Extension Public Art Reston

Renal Care of Prince George's County

Renters' Tax Credit - Department of Assessment and Taxation -Maryland

Reston Association

Reston Community Center

Reston Hospital Center

Riverdale Baptist Church

Roto Rooter

Safelink Telephone Service Senior Life Insurance Company Share Food Network - Heritage

Church

Silver Cab Company - Prince George's County

Smiles for Everyone Foundation

St Michael's Truth

St. Anne's Episcopal Church

St. Elizabeth Ann Seton Catholic Church

St. John Neumann Catholic Church

St. Matthew's Lutheran Church

St. Thomas á Becket Catholic Church

Starkey Hearing Foundation Sunny Wu Music

Tall Oaks Assisted Living

The Medical Team

United Christian Parish

USDA Food/Food for Others

Virginia Insurance Counseling and Assistance Program (VICAP)

Visiting Angels Volunteer Fairfax Wawa, Inc.

Wegman's- Woodmore Store Westridge Elementary School Woodbridge Lion's Club Woodbridge Rotary Club Woodbridge Women's Club Benson Yu, MD

Cheng Zhengyi, MD Dr. Huping Zhou's Clinic

#### THANK YOU TO OUR COMMUNITY PARTNERS





**Cornerstones** provides weekly deliveries from Whole Foods to residents.



#### CONTACT

Fellowship Square's Main Office 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

