Dear Friends,

This has been, literally, a once-in-a-century year. As we pass the 12-month mark, I am pleased to report that despite the odds, we have survived the pandemic – comparatively speaking. True, this world catastrophe upended, reordered and reorganized priorities but our goals remain accomplished. The progress on our vision remains intact and moving forward!

The two building projects: (1) construction of a new Lake Anne House; and (2) the modernized Hunters Woods; continue apace. Both projects closed on the financing this year and construction began immediately.

We have implemented the highest levels of sanitation and cleanliness in our buildings and enforced strict guidelines for wearing masks and social distancing. We are proud that we have some 800+ seniors and to date only a handful have become sickened with this devastating disease.

This past year, we have continued our corporate reorganization and implementation of ‘best practices’ for independent living management.

None of this would have been possible without the enthusiastic participation of our building, fundraising and management partners such as S.L. Nusbaum, Virginia Housing, various county health departments, churches, and supportive non-profit organizations and businesses (listed elsewhere herein). Plus, the Fellowship Square staff, which has also increased as our mission has expanded and adapted during this time of total world impact, and whose dedication and devotion to the mission remains unrivaled.

And finally, our residents have joined together with management in combating the virus; participating in the new CDC processes and procedures; contributed to the food and medical equipment drives; joined in monthly Zoom meetings (something we all have learned to do) and participated in all aspects of this unique, “all hands on deck” event of the past 12 months! Fellowship Square has truly become a team—one big family.

Our hopes are focused on the future—we can already see the light at the end of the tunnel. We monitor with great anticipation the day we can once again enjoy the freedom to gather without boundaries and restrictions. We invite you, our friends and partners, to join us in celebration when that day comes. Until then, we deeply thank you for your ongoing support and dedication to our mission, and most of all, to our residents.

With kind appreciation,

Carl A. Jenkins
Board President, Fellowship Square
Fellowship Square (FS) celebrated its 60th anniversary in 2020, marking six decades of providing affordable housing and services to older adults with very limited income and resources.

We kicked off our 60th year with two groundbreakings to meet the affordable housing needs of older adults well into the future:

A $23M renovation for Hunters Woods Fellowship House to modernize its 224-units and enhance amenities and common spaces. Construction initiated in early 2020 and project completion is expected in 2022.

The redevelopment of Lake Anne Fellowship House, an $86M project that includes the construction of a new 240-apartment building to replace the existing property, will provide a long-anticipated state-of-the-art senior-living facility. Construction was initiated in mid-2020 and project completion is expected in June of 2022.

Due to the pandemic, Fellowship Square was unable to hold its annual holiday fundraiser in person. But that didn’t change our need for these critical funds – we are grateful to the many sponsors and other supporters who stepped up during one of the most difficult times.

High spirits, delectable cocktails and deep gratitude were the major themes of Fellowship Square’s “Cheers to Sixty Years” virtual celebration on December 2, 2020. Despite the virtual venue, the event raised more money for our mission than any other fundraising event in the organization’s long history!

Residents from all four Fellowship Communities participated in a ‘virtual’ 60th Anniversary celebration via Zoom where they were treated to a viewing of artwork by other residents displaying their talents, brief commemoration remarks from FS’s CEO, Christy Zeitz, an opportunity to share their thoughts about living at Fellowship House and ended with a toast to our 60-year history!
RESILIENCE: The COVID-19 virus was declared a worldwide pandemic by the World Health Organization (WHO) on March 11, 2020, and Fellowship Square took swift action to protect our residents and staff.

All group activities and programs were canceled until further notice, non-essential visitors were prohibited from entering the properties, and strict cleaning and sanitizing protocols were put into place. Residents were discouraged from gathering and all common areas in the buildings were closed off.

Fellowship House residents were resilient in the face of this newfound isolation and boredom… and thanks to volunteers and community partners, and their own creative convictions, they weathered the storm.

HUNTERS WOODS FELLOWSHIP HOUSE

Many Hunters Woods Fellowship House residents were not able to celebrate the holidays with their loved ones from outside of their communities. Through constant reminders to keep their distance and wear masks, they continued to live their daily lives and support each other through various games and activities.

LARGO LANDING FELLOWSHIP HOUSE

President of the Resident Advisory Committee, Ms. Chambers, assists with ‘Fellowship Fresh’ bread distribution.

Largo Landing’s Service Coordinator, Debi Ballard-Rious, encouraged residents to “Get Out the Vote” for the 2020 election.

Largo Landing’s residents enjoy a donation of spiritual reading materials to help pass the time.
LAKE RIDGE FELLOWSHIP HOUSE

Lake Ridge residents received generous amounts of produce numerous times throughout the pandemic from ‘Action in Community Through Service’ (ACTS.)

The community bus was made available for weekly shopping trips for essential goods and we limited passengers to just five people to ensure social distancing.

Even with COVID limitations, some residents still volunteered to help with holiday decorations to keep their community looking festive!

LAKE ANNE FELLOWSHIP HOUSE

Lake Anne residents participated in a computer class to learn basic skills in May 2020. Upon completion, certificates were given. Classes had begun in person and switched to a virtual format when the pandemic set in.

Many residents had difficulty shopping for food due to safety concerns and social distancing restrictions. Hidden Creek Country Club assisted by providing pre-made meals for residents.

#STAYHOMESTAYSAFE
#WEARYOURMASK!
#SOCIALDISTANCING
#FLATTENTHECURVE
#TOGETHERATHOME
#QUARANTINE
We offer comfortable homes to 800+ older adults who occupy 670 units.

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

**OUR MISSION**
Fellowship Square provides affordable housing and services for older adults.

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

**FELLOWSHIP SQUARE PROPERTIES**

<table>
<thead>
<tr>
<th>Property</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lake Anne Fellowship House</td>
<td>Reston, VA</td>
</tr>
<tr>
<td>Hunters Woods Fellowship House</td>
<td>Reston, VA</td>
</tr>
<tr>
<td>Lake Ridge Fellowship House</td>
<td>Woodbridge, VA</td>
</tr>
<tr>
<td>Largo Landing Fellowship House</td>
<td>Upper Marlboro, MD</td>
</tr>
</tbody>
</table>

**FINANCIAL CHARTS**

JAN 1, 2020 to DEC 31, 2020

In 2020, a number of one-time deposits were made into a Reserve Account for future growth opportunities. Examples include developer fees from the Hunters Woods and Lake Anne Fellowship Houses, and proceeds from the sale of Berryville property. These income numbers are included in the pie charts.

**INCOME**

- 80% Rental Income (Including HUD support)
- 15% Earned Income
- 5% Contributions & Other Income

**EXPENSES**

- 94% Housing Program
- 4% Administrative
- 2% Fundraising

**TOTAL INCOME**

$14,678,762

**TOTAL EXPENSES**

$8,606,002

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

**HEROES WORK HERE**

At the onset of the pandemic in March 2020, Fellowship Square and S.L. Nusbaum took swift and immediate action to close off the buildings and prevent the spread of the virus to residents and staff.

The Management Team led our efforts on the frontlines. They came to work each day knowing that the virus could run rampant at any time if safety protocols were not followed. They not only helped to create our new policy standards for social distancing and higher standards of cleanliness, they also led the enforcement of the policies – even when residents, family members and others were not in full agreement.

The worldwide pandemic was not something we could predict. Fellowship Square is grateful and appreciative of all the efforts made by the S.L. Nusbaum Company to keep our residents safe and the properties virus-free. They are our heroes!
On February 27, 2020, Fellowship Square launched the start of a $23M renovation project to our Hunters Woods Fellowship House at a reception and ceremonial groundbreaking just before the full force of COVID-19 set in. A month later, the project was shut down until we had a safe way to proceed without risk to residents, staff or contractors. While we contemplated putting the project on hold indefinitely, we had a serious situation with many systems on the verge of failing, including the elevators, and we knew we had to find a safe path forward.

After consultation with an infectious disease expert, stringent safety protocols were created that allowed contractors to work in discreet areas of the building without any contact with residents. We implemented temperature checks and COVID-19 screening questionnaires each day for all contractors on site. Over the summer, as work began in resident units, we worked with a skilled team of relocation specialists to move a limited number of residents to our Social Hall each day following all safety practices including temperature checks and COVID-19 screening protocols.

Construction amid a pandemic requires a unique commitment to safety – regarding both the physical health of our community and the health of our physical building. Ultimately, the completed renovation will significantly enhance the property that Fellowship Square residents call home. The renovation work today will enable Hunters Woods to remain an integral part of the greater Reston community and continue to serve an important role as a local affordable senior housing provider.

The Hunters Woods renovation will be conducted in two phases over two years to minimize the amount of disruption to residents.

The important upgrades include:

- Reconfiguring 12 apartments into ADA accessible units for residents with disabilities
- Roof replacement
- Modernizing the heating/cooling system
- Improving overall building energy efficiency
- Updating building exterior and landscaping
- New flooring, finishes and lighting
- New entrance and lobby with indoor/outdoor seating
- Improvements to communal spaces and social gathering spaces, creation of flex space that allows for small group activities simultaneously or large group functions
- New game, media (TV) and computer room
- New bathrooms for every unit

On October 22, 2020 we broke ground on our $86M project that preserves all 240 units in a new affordable senior apartment building. Working with our development partner, Enterprise Community Development Corporation, we secured building permits, site plan approval and closed on the financing earlier in the Spring.

When complete, the new mid-rise building will offer 56 studio apartments, 178 one-bedroom apartments and six two-bedroom apartments that will serve senior residents with very limited incomes. The existing buildings, constructed in the 1970s, pre-date the American Disability Act and accessibility is a big challenge for its older residents. The new Lake Anne House will meet Universal Design standards and 54 units will be Uniform Federal Accessibility Standards (UFAS) compliant, nine of which will be fully barrier free, helping to alleviate long-term aging challenges.

The community will continue to provide supportive features such as on-site management and resident services, a wellness clinic for visiting medical professionals; a fitness center, arts and crafts room, large social hall, sun room, game room and an outdoor terrace.

Residents have received weekly communications about construction progress and benefited from monthly Town Hall events where they and their family members can hear the latest updates, the relocation planning and ask questions.
The outpouring of support was extraordinary as community groups and volunteers responded in three key ways: food donation and distribution, mask making, and virtual companionship through phone calls to our isolated residents.

**FOOD DONATION & DISTRIBUTION**

Several local community partners were an integral part of our “Fellowship Fresh” food program. Just getting the food to the properties was one hurdle but we also needed volunteers to organize the donations and make deliveries to the apartments. The community responded with 150+ individuals making food deliveries to Fellowship Square residents.

**Masks**

More than 1,500 masks were sewn or donated by groups such as Loudoun County PPE Makers, Trinity Presbyterian Church, Oakton HS students, and other individuals who wanted to help.

**SAFE SOCIALIZING**

As Fellowship Square residents continued to spend much of their time isolating in their apartments, staff grew concerned about their need for socialization and human interaction. Fellowship Square created the “Check-In and Chat” telephone companionship program to address this need. More than 50 volunteers signed up to make friendly phone calls to our seniors.

**IMPACT 2020**

- **50+ organizations & individuals**
- **1,500+ masks**
- **100,000+ lbs food**
- **12,500+ meals**

**Make an Impact in 2021**

**DONATE TO Fellowship Square**

**ONLINE:**

www.FellowshipSquare.org/
Make-a-Donation

**BY CHECK:**

Made payable to Fellowship Square and mailed to:
11260 Roger Bacon Dr., Suite 20
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
LOYAL PATRONS

FELLOWSHIP SQUARE IS GRATEFUL TO OUR DONORS!

Church and Congregational Donors
Bethlehem Lutheran Church
Christ the King Lutheran Church
Evangelical Lutheran Church in America
Grace Lutheran Church
InFaith Community Foundation
Metropolitan Washington DC Synod, ELCA
New Jerusalem Lutheran Church
Resurrection Evangelical Lutheran Church
St. Mark’s Lutheran Church
St. Matthew’s Lutheran Church
St. Paul’s Lutheran Church

Individual Donors
Jennifer Bevelacqua
Rev. David & Jane Bohannan
Gregory Boissaye
Rev. Theresa Brion
Rev. Brian Burdett
Edward & Denise Byrne
David & Barbara Carr
Wendy Colley & Family
Mike Collins
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Kelly Cooper
Michael Cooperman & Maria Schiff
John & Mary Corkill, Jr.
Bobby Crawford
Gregory D’Addario
Jann Dalbnoe & Sara Leonard
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Erin Dodge
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Betty Fredericks
Paula Frost
Alistair Garden
Beverly Gardner
Steve Gayer
Tanya Gist
Marjorie Glass
Rev. Richard Graham
John Gray
Robert & Sherry Greenwood
Paula Halicek Romeo
Kathleen Harding
Dr. C. David & LaDonna Hartmann
Katherine Helland
Elizabeth Hernadi
John Hiers
Theresa Hill
Margaret Hively
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Ron & Marilyn Voigt
Robert Waller
Allison Watts
Daniel and Gretchens Wilcox
Christy Zeitz
Larry & Susan Zimmerman

In-Kind Donors
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AARP Foundation
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Anonymous
Trina Askim
Bean, Kinney & Korman P.C.
Diane Beatley
Candice Black
Cathy Bobzien
Amy Brown
Capital Area Food Bank
Care First Blue Cross Blue Shield
The Chadwick Law Firm
Christina Charba
The Closet of the Greater Herndon Area
Todd and Haniyjah Cooper
The Copenhin Family Cornerstones
Costco - Woodmore
Tina Davis
Doctors Community Hospital
Dollar Tree #5313
Tony Esse
Millicent Eubanks
Evangel Cathedral
JoAnne Ferguson
Martha Fields
Firehook Bakery
First United Presbyterian Church of Dale City
Food for Others
Food Rescue US - DC
Lisa Forrest
Alta Foster-Gallahan
Good Shepherd Lutheran Church
Good Success Christian Ministries
Greater Mt. Nebo AME Church
Shakeela Haidar
Heaven’s Helpers Ministry
Dina Hendrickson
Heritage Fellowship Church
Laura Hicks
Hidden Creek Country Club
Barbara Howard
Hunters Woods at Trails Edge
Delia Ivanoff
The Jackson Family
Jenny Jaeschke
The Honorable Leslie Johnson
Carol Kale
Yael Kanowe
Lake Ridge Rotary Club
Elisha LaMar
Leslie Lewis
Lincoln Heritage Funeral Advantage
Locks of Luv
Loudoun County PPE Makers
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New Hope and Life Church of God
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Panera Bread Company
Elizabeth Patel
Polaris Press, LLC
Prince George’s County Dept. of Family Services
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Reston Community Garden
Reston Foodies
RestonStrong
Mary Ann Rich
Julia Robinson-Thomas
Safeway - Tackett’s Mill
Robert Sargeant
Kelli Schollard
Shabach Empowerment Center
Susan Shell
Paul & Christine Shinier
Judy Singer
Sarah Smith
St. Anne’s Episcopal Church
The Stewart Family
Teen Mobile Arts
Edwin Thayer
The Honorable Todd M. Turner
Trinity Presbyterian Church
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USDA Food
Hema Virmani
Jeanne Vogt
Patricia Wagner
Debbie Ware
Laurie Watson
Wawa, Inc
Western Fairfax Christian Ministries
Woodbridge Lions Club
Word of God Christian Ministries
Christy Zeitz
Zeta Phi Beta Sorority, Inc., Omicron Theta Zeta Chapter
Wen Zou

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Benevity Community Impact Fund
Bozzuto Construction Company
The Chadwick Law Firm Cornerstones
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Randolph D. Rouse Foundation, Inc.
SL Nusbaum Realty Co.
Southway Builders, Inc.
Thrivent Choice
United Bank
Virginia Housing
WebClearly, LLC
The keys to healthy aging

At each Fellowship House, we have an on-site Service Coordinator (SC) who works with residents to help them maintain healthy, active lifestyles, and to empower them to make important decisions that affect them. The SC’s 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, keeping them informed and engaged in their loved ones’ lives.

Interns

- **Tatiana Cherry-Santos**
  Marketing & Fundraising

- **Stephen Esse**
  Programs

- **Shailee Patel**
  Programs

- **Rachael Powell**
  Marketing

- **Caleb Ross**
  Administrative

- **Alexus Rountree**
  Volunteer Coordinator

Wegener Chaplaincy Program

As part of the Fellowship Square mission, we seek to provide pastoral care and counseling to help residents cope with the many stressful issues they face from day to day. The Wegener Chaplaincy program 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.

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](http://www.fellowshipsquare.org) or by check payable to Fellowship Square and earmarked for the Wegener Chaplaincy Fund.
Fellowship Square is deeply **APPRECIATIVE** for the many individuals, businesses and other organizations that provide time, services or support to our residents.

AARP
American Health Care Professionals
Call-A-Cab - Prince George’s County
Capital Area Food Bank
Catalogue for Philanthropy: Greater Washington
Central Baptist Church
Christ the Servant Lutheran Church
The Church of Jesus Christ of Latter-Day Saints (LDS)
The Closet of the Greater Herndon Area
Cornerstones
DC Bar Pro Bono Center
Doctors Community Hospital
Evangel Cathedral
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 Dept of Neighborhood and Community Services
Fairfax County ElderLink Family Services
Fairfax County Office of Elections - Outreach
Fairfax County Office of Emergency Management
Fairfax County Services for Older Adults
FastTran
First Baptist Church of Glenarden
First United Presbyterian Church of Dale City
Lisa Forrest
George Mason University (GMU) Chapel

Giant Food
Girl Scout Troop #6568
Good Shepherd Lutheran Church
Grace Lutheran Church
Heaven’s Helpers Ministry
Heritage Fellowship Church
Herndon Senior Center
Herndon-Reston FISH
Hidden Creek Country Club
Immanuel Anglican Church
Kev’s Gym, LLC
Kids Give Back
Lake Ridge Baptist Church
Lake Ridge Rotary Club
Legal Counsel for the Elderly
Maryland Dept. of Assessments and Taxation
McLean Bible Church
 Meals On Wheels - Fairfax County, Prince George’s County, Prince William County
Metro Access
New Hope and Life Church of God
The Northern Virginia Bahá’í Center
One Hanson Pharmacy
Panera Bread Company
Amy Peng, RN
Prince George’s County 3-1-1 Center
Prince George’s County Aging and Disabilities Services Division
Prince George’s County Assessment Department
Prince George’s County Dept. of Family Services
Prince George’s County Dept. 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 Senior Provider Network
Prince William County Area Agency On Aging
Prince William County Office of Virginia Cooperative Extension
Renal Care of Prince George’s County
Reston Association
Reston Community Center
Riverdale Baptist Church
Safelink Telephone Service
Shabach Empowerment Center
Silver Cab Company - Prince George’s County
SN Mortgage Company
St. Anne’s Episcopal Church
St. Elizabeth Ann Seton Catholic Church
St. John Neumann Catholic Church
St. Matthew’s Lutheran Church
St. Thomas à Becket Catholic Church
United Christian Parish
Virginia Insurance Counseling and Assistance Program (VICAP)
Visiting Angels
Volunteer Fairfax
Woodbridge Lions Club
Benson Yu, MD
Zeta Phi Beta Sorority, Inc., Omicron Theta Zeta Chapter
Cheng Zhengyi, MD
Dr. Huping Zhou Clinic

Omicron Theta Zeta Chapter of Zeta Phi Beta Sorority, Inc. honored veterans at Largo Landing Fellowship House and Lake Anne Fellowship House with gifts of warm fleece blankets and U.S. flags. Several members of the sorority also volunteered to make phone calls to residents.

**Kids Give Back** partnered with **Fellowship Square** in February to host a “Volunteer for Valentines” event. Families with young children and residents created gifts and cards for Lake Anne Fellowship House residents.

From June through December, the **Prince George’s County Department of Family Services** provided frozen prepared meals to the grateful residents of Largo Landing Fellowship House.

**Thank you to our Community Partners**
You never know where life will take you. Even with the best plans and best intentions, you don’t always end up where you thought you would be. At Fellowship Square, we’re proud to provide the stability and support that help older adults navigate the transitions that are sure to come, especially for those with limited means to afford life’s necessities – like housing.

We hope you will join us in celebration of our 60th Anniversary milestone by volunteering at one of our Fellowship Square properties; attending an event (when we can safely hold them again!); or by making a generous donation to help us provide programs and services for residents.

- Christy Zeitz, CEO of Fellowship Square