



The FY2023 Annual Report of CFH, Inc.

A Brief Overview of FY2023 Programs and Activities

July 1, 2022 - June 30, 2023

CFH

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cfhva.org



A Message from Executive Director George Davies

When reflecting on the past year, what runs through my mind are the many ways in which we grew!

Our knowledge and expertise grew in many areas, including mobile home park and rental home management, senior crisis intervention and food distribution.

Our portfolio of affordable rental homes grew. Our food distribution network grew. Our efficiency levels in serving our community grew, due to revamping and upgrading internal systems and the refinancing of real estate assets. Our grant-writing capacity grew.



Most importantly, our reach - our ability to touch and positively impact the lives of our neighbors - grew!

And our future will allow us to grow with concise goals that will be established in our new strategic plan expected to be released at the end of fiscal year 2024 (summer 2024).

Here's a summary of the people we've been able to help this year:

Senior Services

101 household - 205 individuals

Residents in our Affordable Rental Programs, including East End Mobile Home Park

102 households - 338 individuals

Persons served by our Edie Streett Security Deposit Program

19 households - 51 individuals

Food Distribution

1289 households representing 2750 persons during the months we began tracking

As you review the information contained in this report, please note that we inherited an annual report system that was based on a calendar year, when CFH is actually based on a fiscal year that extends from July 1-June 30. Going forward, our annual reports will reflect that, beginning with this one.

The FY2023 Board of Directors

The members of the CFH Board of Directors provide considerable knowledge from various industries that lead to the success of CFH. These industries include real estate, development, banking, legal, management, senior housing and services, and the faith community. They provide valuable guidance and support to ensure sustainability and to create and maintain housing opportunities for those we serve.

FY2023 Officers

President:
 Charlie Einsmann, Clear Sky Financial
 Vice President:
 Joan Thomas, Birmingham Green
 Secretary:
 Brian “Tully” McLaughlin,
 Crowell & Moring
 Treasurer:
 Luis Castillo, Navy Federal Credit Union

FY2023 Directors

Scott Sterling, The IDI Group Companies
 Harry P. “Bud” Hart, Wiregill, L.L.P.
 Jerome Jones, Jr., Navy Federal Credit Union
 Susan Hoffer-Goodman,
 Lake Ridge Fellowship House
 Christopher Daniels, Anne Arundel County
 Ryan Comisky, Latticework Communities

Father Gerard Creedon, Director and Founder
 With honor and respect
 1944 – 2017

CFH Staff

George Davies, Executive Director
 Dianne Anderson, Program Manager
 Brenda Via, Office and Property Manager
 Cathy Yelvington, Fiscal Manager
 Helen Zurita, Community Liaison
 Aaron Julien, Volunteer Assistant



Two valued staff members were the recipients of the with 2023 Father Creedon Awards. Pictured here with Executive Director George Davies and Board President Charlie Einsmann are Aaron Jullen and Brenda Via. Aaron has been a dedicated volunteer, supporting CFH through a variety of tasks for more than 13 years. Brenda has also been invaluable to CFH, guiding and supporting us through several significant transitions over the past five years.

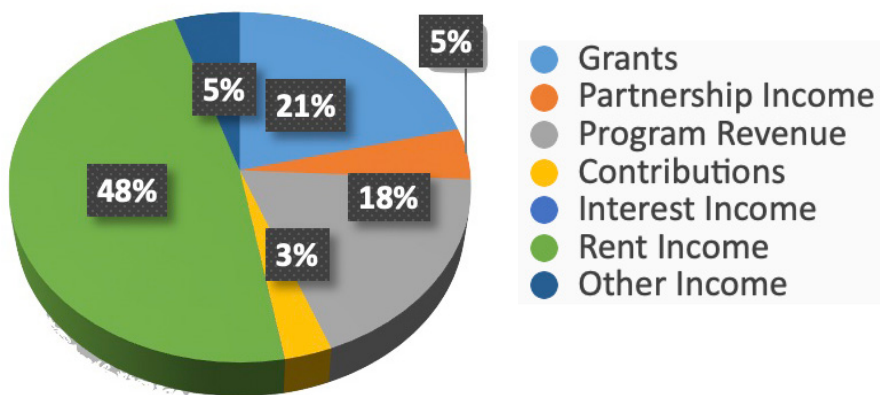
Solidifying Financial Partnerships Old and New

We so appreciate the solid financial partnerships we enjoy, which ultimately directly relate to our reach and our ability to affect as many lives as we can. We're happy to report that CFH was again selected as an approved organization of the Neighborhood Assistance Program, a special status that allows our donors to qualify for an extra state tax benefit and has been extended for another year through June 30, 2024.

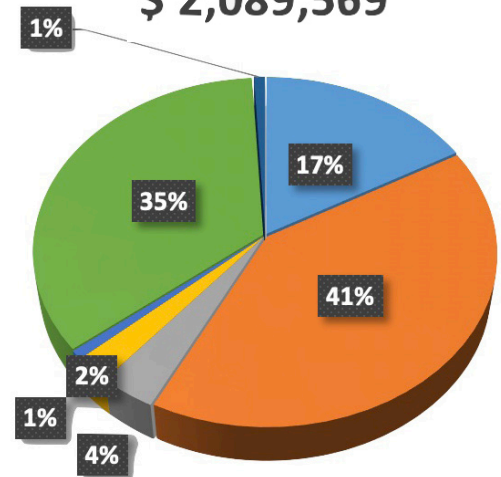
We used a grant of \$2600 from Home Depot Foundation for East End storage solutions, resource center exterior painting, mulching the playground and childrens outdoor educational area, and landscaping. A special grant from Fairfax County funded a year of our Senior Emergency Assistance Program, designed to help seniors in Fairfax County avoid eviction and/or relocation. This program provides financial resources (up to \$1,000) to help seniors and adults with disabilities avoid crises by helping with medical expenses or equipment, health insurance out-of-pocket expenses, utility, rent, mortgage, or natural disasters.

As we expanded our food distribution efforts even further this year, the generous donations of food from a variety of sources also brought expanded awareness and additional partners into our work. You can read more about these efforts later in this report.

FY 22 Income Categories
Total Income
\$1,409,464



FY23 Income Categories
Total Income
\$ 2,089,569



The CFH, Inc. Form 990 and audited financial statements are available upon request.

Financial, Business & Other Partners

Financial Partners & Business Partners

Atlantic Union Bank
 Blue Bay Technology
 Brady's Hill, L.C.
 C. Parker Consulting
 Callive
 CastroHaasc, PLLC
 Centerview Title Group, LLC
 Clear Sky Properties, LLC
 Chain Bridge Bank
 Communi-k, Inc.
 Crowell & Moring, LLP
 ECS
 Elm Street Developments
 E*Trade Financial/Morgan Stanley
 Garcia Construction
 Good Shepherd Catholic Church
 The IDI Group
 Knights of Columbus
 MFTA Design & Preservation
 National Housing Trust
 Nauticon Office Solutions
 Prince William County
 Realty with Luis
 Rosie's Gives Back
 Saint John Neumann Catholic Church
 Saint Mary of Sorrows Catholic Church
 State Farm Insurance
 Virginia Department of Housing
 and Community Development
 Virginia Housing
 Fairfax County
 Virginia Manufactured &
 Modular Housing Association



Other Community Partners

All Saints Catholic Church
 Benedictine Sisters of Virginia
 Prince William Area Habitat for Humanity
 Quantum Management



We are also grateful for the many individual donors who have supported us again this year, many contributing \$500 or more in support of our programs, including the 2022 CFH 5K for Affordable Housing, which featured both an October event at Occoquan Regional Park and a virtual 5k, which raised \$36,000 for CFH programs.

Bill & Paula Hummel • Hart Family Trust
 Jerome & India Jones • The Thomas Family
 The Davies Family • Christine and John McLaughlin
 Carole Rice • J. O'Brien • P. Parr
 John Neumann • Vince & Margaret Einsmann
 Charlie Einsmann • Daniel Hummel



East End Community Continues to Thrive

In the more than five years since CFH purchased the East End Mobile Home Park in Manassas, we are pleased to report that the community is vibrant, engaged and thriving.

We continue to maintain a high standard for the community's infrastructure, and East End was freshly paved at this time. The community continues to come together for events, classes and weekly food distribution services we began there during the pandemic. Manassas Mayor Michelle Younger joined us for the dedication of a new little library on-site. English classes and other educational and motivational programs are held for youth and adults in partnership with local church groups and the local police department. With the help of our community partners, we also hosted another back-to-school drive in which we distributed 150 backpacks, a Christmas potluck party, and gift and food basket distributions for specific holidays.

In October, we received and implemented a grant from Home Depot for East End beautification, including additional storage solutions, resource center exterior painting, and mulching of the playground and the children's outdoor educational area.



Fostering Community at East End Mobile Home Park

A year of community gatherings, potlucks, classes, and various holiday celebrations brought East End neighbors even closer together over the course of the year.



Food Distribution Services Expand in FY23

What began as pandemic-related food distribution efforts at East End Mobile Home Park in 2020 quickly blossomed into regular distribution at East End Mobile Home Park in the years since. We soon expanded these efforts to include surrounding neighborhoods, and thanks to the generosity of organizations like those listed here, our weekly and special occasion distribution efforts continue to grow. The need is great, and we are glad we can continue to serve more and more people with these efforts.

Cakes by Happy Eatery
Capital Area Food Bank
Catholic Charities
Cox Farms
Diocese of Arlington St. Lucy's Project
HOPE Northern Virginia
Manassas Baptist Church
Manassas Walmart
Northern Virginia Food Rescue
Westfields Marriott Washington Dulles
Woodbridge Workers



Dr. Melanie Rochon Bush Senior Emergency Assistance Program

It was a gratifying first year for our senior emergency assistance program, named in honor of Dr. Melanie Rochon Bush, our late program director who believed in it and set it in motion. The program is administered by CFH Program Manager Dianne Anderson, who joined us in February 2023.

In FY 23, CFH was privileged to assist 65 households/142 people in Fairfax County and 36 households/63 people in Prince William County, mostly beginning in February when Dianne joined CFH. The need for assistance can include rent, utilities, medical bills (especially medication and dental), and hotel rooms. Some examples of the kinds of situation we encountered and were able to alleviate are below.



In Fairfax:

CFH helped a 77-year-old woman who was more than \$10,000 behind in her rent. CFH arranged a meeting with her family so she could tell them her situation. The meeting revealed that her granddaughter was struggling to make payments on her townhome. The two now live together in the townhome and share expenses.

A couple who had expensive car repairs had to pawn their wedding rings in order to meet their financial obligations and they were still short. We stepped in and paid for one month's rent, this enabled them to stabilize their finances and get back on track. They have since been able to recover their wedding rings.

In Prince William:

A 62-year-old working full time as a security guard lost her roommate which made her short on her rent. Working with Catholic Charities, we were able to pay off the \$2,900 she was behind. Once she caught up, the apartment complex was able to move her to a smaller apartment where she could manage the rent on her own.

A 67 year old man whose wife recently left him with monthly bills that are more than \$5000 had a cut-off notice for gas. His current income (due to loss of job and his wife's income) was only the \$1400 he received from Social Security. We paid the bill, avoiding disconnect. He was also referred to Northern Virginia Legal Services to get additional help resolving the financial crisis being caused by his wife's departure.

Dianne also made presentations on stretching food dollars at Morris Glen Senior Residence, Gum Springs Senior Residence, and Herdon Harbor House. These presentations also served as introductions to the Emergency Assistance Program for these residents.

Virginia's Acquire-Rehab-Sell Program Enables Third Family to Move Into Their Own Home

In FY22, CFH completed the transformation of two townhomes and one condominium - in Fredericksburg and one in Manassas - into first-time buying opportunities for three local families. CFH was one of four organizations statewide to be selected for Virginia's Acquire-Rehab-Sell (ARS) program, which enabled us to use grants from DHCD and Virginia Housing to update and renovate these homes.

George, our most recent new homeowner, who had bought our completely renovated condo on Niki Place in Manassas, moved his family of three in during FY 23.

CFH will remain vigilant to identify other homes to continue the ARS program and create more of these special opportunities.



CFH Acquires Two New Affordable Rentals at Fosters Glen

In April 2023, CFH was able to purchase two two-story, three-bedroom condominiums from Ryan Homes to offer as affordable rentals at Fosters Glen in Fairfax County. These 2.5-bath brickfront in Herndon feature an open concept floor plan, landscaping, one-car garage and driveway parking. They're located only half a mile from Route 28, one mile from the Dulles Toll Road, and three miles from Dulles Airport.

We're happy to report they both leased up almost immediately to two deserving families, who are very grateful for this opportunity.





CFH in the Community

CFH staff and board members took advantage of many opportunities to get out in the community and tell the CFH story. This year, we again participated in the Northern Virginia Housing Expo, and we were happy to be back at a live housing expo on April 1 in Sterling. We interacted with lots of folks at our exhibit booth, and program manager Dianne Anderson led a class on ways to save money during expensive times. Our online booth again received more visits than any other nonprofit on the site. We also participated in the Virginia Governor's Housing Conference, which took place in November.

Our work at East End Mobile Home Park has also opened many doors for us, both in the surrounding Manassas area and in more distant parts of Northern Virginia. We took part in the Manassas Public School Community Resource Fair in August, and shared the progress we've made at East End at a fundraiser for the Don Bosco Center this fall. We were also invited to share our mobile home park experience and expertise on behalf of several similar parks facing uncertain futures, including Leesburg Mobile Home Park in Leesburg, and Harmony Place Mobile Home Park and Ingleside Mobile Home Park, both in Fairfax. Executive Director George Davies was interviewed for a story on Harmony Place, which ran in DCist, as well as on National Public Radio's All Things Considered. In October, our East End liaison, Helen Zurita, was honored with the Powerful Partner award by Virginia for Healthy Youth. In May, we were able to present a special scholarship to one of our East End teens at a special ceremony at Osbourn High School. The scholarship was provided by the Virginia Manufactured and Modular Housing Association.

