



CATHOLICS FOR HOUSING, INC.

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Celebrating over 30 years of providing affordable housing opportunities in Northern Virginia

Fall 2010

CATHOLICS FOR HOUSING, INC. (CFH)... housing opportunities for all that we serve. **SERVING THOSE THAT SERVE OUR COMMUNITY.**

Dear Friends,

CFH is a non-profit dedicated to creating affordable housing opportunities for all in the Metro-Washington area, but especially for those that serve our communities. In our area there is a very big need for affordable housing both in rental units and home ownership so the people that serve our communities can afford to live in our communities. We call firefighters, policemen, teachers, nurses and military that serve our communities our "hometown heroes".

No other area non-profit is concentrating on creating affordable housing for our hometown heroes. CFH accomplishes this specifically by:

- acquiring properties and renting at below market rates,
- purchasing properties and selling at below market prices, and
- providing direct rental support, and more.

CFH has accomplished major and concrete successes over the past year and have many exciting projects in the works. Our Executive Director, Karen DeVito, will tell you more inside this newsletter.

You can help now by contributing to our Annual Fall Funds Campaign. With proceeds from this fund drive we can continue to create affordable

CFH accomplishes a lot, with a little. We have only three paid employees and rely on assistance from both our volunteer Board of Directors and our Advisory Board Members who devote countless hours to fulfilling our mission. As a result, our expenses are low and you can be sure that your contributions go to making our rental and home purchase projects possible.

Your contributions will make ALL these important projects possible and we thank YOU!!

John J. Hall
President

We have moved! See our new address, fax and phone number.

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Meet your CFH Board of Directors

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CFH was selected for The 2010 Catalogue of Philanthropy

www.catholicsforhousing.org





A Letter from the Executive Director

During this past year we have had the opportunity to serve many, including our hometown heroes. Here are just a few highlights of the projects we are working on and ways that we help...

Below Market Rental Properties

Arlington, VA. The last two years has seen CFH move into property management by purchasing seven “community benefit units” at The Grove at Arlington. These units are income and rent restricted and provide a preference to Arlington County first responders, teachers and municipal employees.

A local firefighter had been a tenant at The Grove at Arlington for over a year and has just moved his family to the state of Washington to be near family. Another unit is currently under lease to a Marine family who will deploy within the next several months. They are delighted with the location as they are near medical facilities as they are preparing to receive their first child.

Fairfax, VA. CFH purchased and is leasing 2 one-bedroom units at Charleston Square in Fairfax. Until recently, one of these units was under lease to a teacher at Paul VI High School. But the one-bedroom home was just too small when their baby arrived.

Fredericksburg, VA. CFH developed the land and built two single family homes in Fredericksburg, VA. They are now under lease; one unit to a former member of our military and the other to two school teachers.

Housing Development

King George County, VA. Building on its success with the Linton Hall Manor development project in Bristow, VA, CFH has received zoning approval to build 14 town homes that will first be offered to employees of the King George County Sherriff’s Department, the local Fire Department, the public school system and municipal employees. CFH anticipates this development to begin in the spring of 2011.

Neighborhood Stabilization Program

Under CFH leadership, a group of five non-profits received a grant of \$1,932,461 from the federal Neighborhood Stabilization Program (NSP). With these funds, 10 foreclosed properties have been purchased and fully rehabbed. CFH purchased three of the ten properties. One of the CFH properties was sold to a Bishop O’Connell HS teacher and mother of 4. CFH will be able to continue this project by utilizing the funds returned to the Virginia Department of Housing and Community Development as each property is sold.

Direct Service Programs

CFH administers two direct service programs. CFH helps individuals and families move into permanent rental housing by helping with the security deposit. Recipients of this program earn no more than 50% of the area median income or \$51,750 for a family of four. This program helps about 60 households each year move into a permanent home and is funded by grants from St. Mary of Sorrows, Good Shepherd Catholic Church, Prince William County United Way Community Impact Fund and donations from CFH supporters.



The second direct-service program is the Virginia Ely Senior Rental Assistance Program which provides rental assistance to seniors who qualify for residency in the Fairfax County senior facilities but have insufficient income to meet the County's minimum guidelines. The participating seniors use 40% of their income to pay for their rent, with the Virginia Ely Program paying the balance of the rent for about 50 senior households each year.

This program is funded by grants from the Fairfax County Consolidated Community Funding Pool, St. Mary of Sorrows, St. Mark Catholic Church, the Max and Victoria Dreyfus Foundation, the Wardman-Naselli Trust and the Gannett Foundation as well as CFH donors.

Karen DeVito
Executive Director

CFH maintains a waiting list for all properties. Call our offices at (703) 221-4510 for information or an application.

A Letter from a Teacher,

I moved to Manassas, Virginia in the spring of 2008. As a high school teacher I could only afford to live in a small 3 bedroom apartment with my 4 teenage children. I didn't have much hope for owning my own house and started to look into foreclosures but it is hard to dedicate the time needed and the knowledge base to weed out the bad properties in order to purchase a house through those means.

My principal at the Catholic high school where I teach sent out an email about a group called Catholics for Housing that assisted teachers and other individuals to obtain a house to own. I jumped at the chance and filled out the initial application. Four months later I own my own home

and have saved over \$500 a month from what I was paying for rent.

Catholics for Housing was there with me every step of the way and helped me get the best deal and the best rate possible. They truly went above and beyond to not only repair the house but give me the best quality items when they could. Catholics for Housing did all the hard parts for me and I received all the benefits. They found the foreclosure; they did the bidding and purchasing; and they, in conjunction with other non-profit agencies repaired the house. They have a great knowledge pool and weeded out those properties that would not have been a good purchase. I have a one-year home warranty and no worries about the condition of the house.

I cannot thank Catholics for Housing enough for giving me the opportunity to own a home and more for going beyond what a typical organization would do and really caring about my family. I would encourage anyone who has been struggling to find a home to contact them.

May you be as blessed,

Jeanette

Church Advisory Board Forming

CFH is working with local churches to create a Church Advisory Board. Members of this board would be laity from area churches who would act as a liaison to take the news of CFH programs to their church. This might include sharing information about the CFH rental properties and providing up-to-the-minute details when vacancies occur or information on CFH homeownership initiatives. To volunteer, contact the CFH office at 703-221-4510.



Thank you to our generous donors!

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