



 **Pathways** to Housing DC

10th Anniversary Report **2014**

# The cure for homelessness is a home.

---

WRITING  
Janice L. Kaplan

DESIGN\*  
Kate Young

PHOTOGRAPHY  
Rick Reinhard

PRINTING\*  
Westland Printers

COVER PHOTO OF  
Ellery Lampkin



## A Message from the Executive Director and Board Chair

Ten years ago, Pathways to Housing DC introduced a bold new approach to ending chronic homelessness in Washington, DC—a problem that for decades seemed intractable. At that time, few in our area had heard of Housing First or understood the impact it would have in such a short time. But word spread quickly and, suddenly, funders and other service providers wanted to know more. We became known as the experts in housing the hardest-to-serve individuals: chronically homeless men and women living with mental illness, many with drug or alcohol addiction.

A decade later, Pathways' Housing First model has proven to be the most effective and efficient way to end chronic homelessness. We have helped the District of Columbia move to a coordinated system of ending homelessness and are part of a national network that has changed the way the United States and other countries approach homelessness.

Today we are well on our way to ending chronic homelessness in the District and around the country. Along with our partners throughout the city, we have a detailed plan, realistic timetable, and clear commitment to end veteran homelessness in 2015 and chronic homelessness in 2016. We say that with a sense of optimism and pride.

But in many ways, our work is just beginning. As this annual report shows, we are committed to "Home, Health, and Hope." Today, not only are we focused on ending homelessness for those who remain on the streets, but we are committed to improving the health and well-being of the thousands of men and women we have helped over the past decade. With support from our funders, we plan to expand our mental health, primary care, education, and employment services—because people who have lived on the streets typically die 25 years earlier than the general population. We are committed to changing that trend by focusing on our clients' needs and wants as they age in their own homes. We also plan to expand our Peer Health Specialist program because we see how well homeless individuals respond to peers who have walked the same path. Innovation, evidence, and client choice have always been—and will continue to be—the backbone of Pathways to Housing DC.

Our donors and volunteers make this work possible. To you, we offer our heartfelt thanks. We welcome our new Key Society members who have made multi-year pledges to support Pathways to Housing DC now and into the future. In addition, we are grateful to our dedicated board and staff, past and present, who devote countless hours to Pathways and our clients. Finally, we extend our special thanks to Ellery Lampkin, who shares his personal story on page 7, helping to break down the stigma associated with homeless people with mental illness. To Ellery and the many men and women we've met over the past 10 years: your courage, determination, and perseverance inspire us every day.

Sincerely,

Christy Respress  
Executive Director

Michael Allen  
Board Chair

# About Pathways to Housing DC

Pathways to Housing DC was founded in 2004 to end chronic homelessness in Washington, DC, using the revolutionary Housing First model.

---

We start by housing people in apartments directly from the streets without any preconditions. Instead of requiring people to be “clean and sober” or “ready for housing,” Pathways to Housing DC literally offers housing—first. Housing is provided in apartments scattered throughout a community, which fosters a sense of home and self-determination. We then give clients the choice to address their underlying mental health and medical challenges and addictions, along with employment and education, to help integrate them back into the community.

Not that long ago, individuals with serious mental illness who had been living on the streets for years had little hope of living independently. Today, not only are we devoted to home, health, and hope, but ending chronic homelessness is within our grasp.

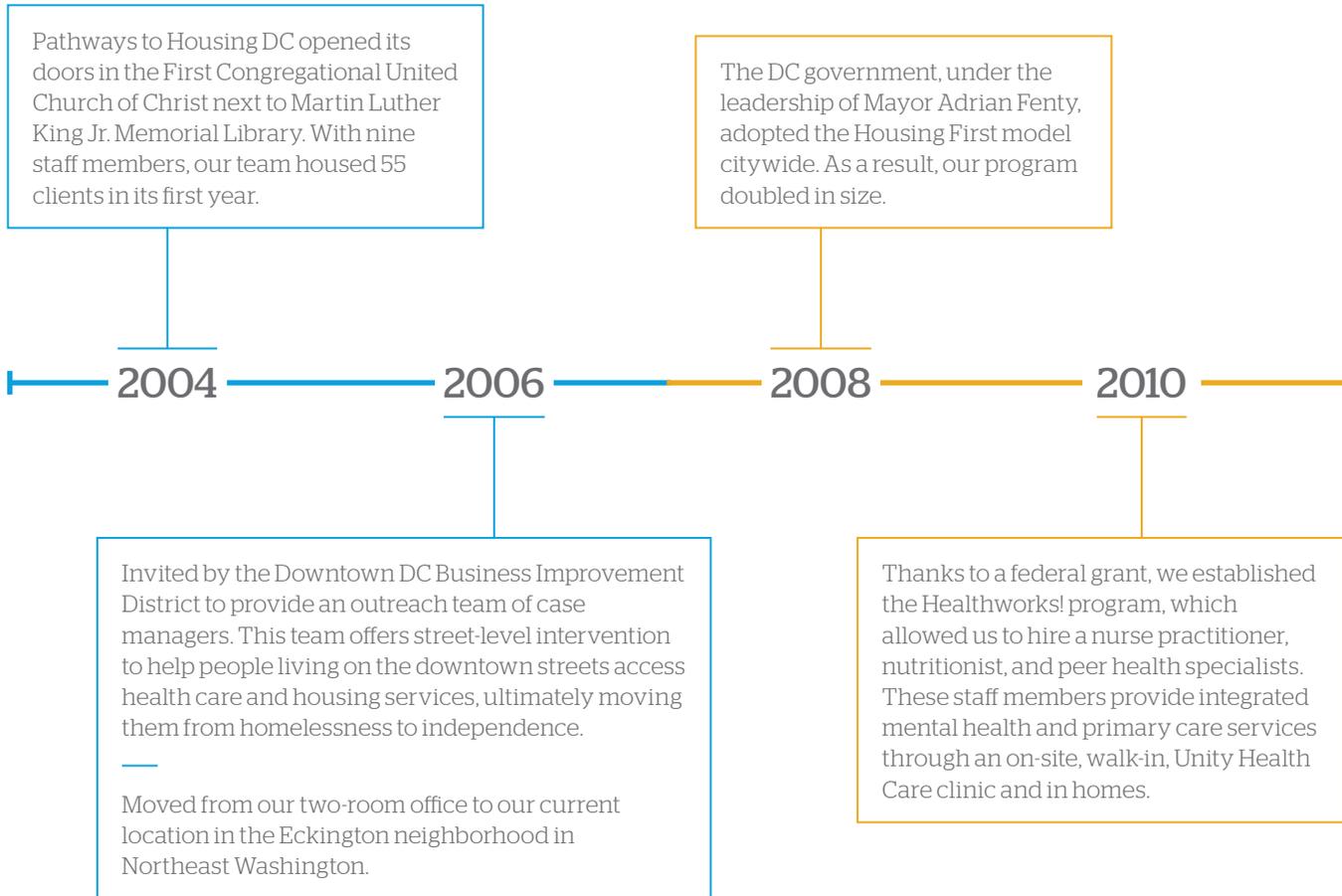
## Our Impact

---

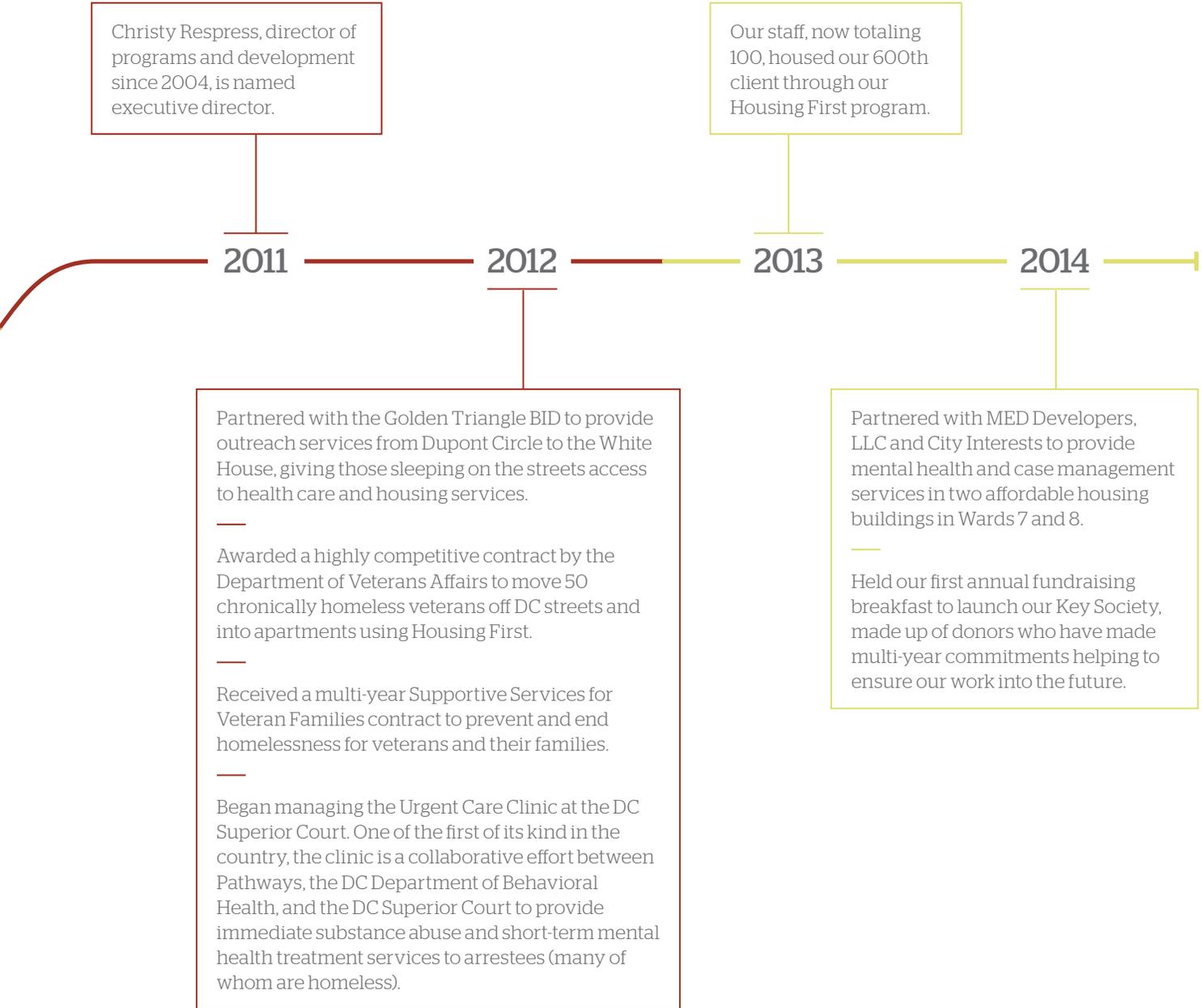
- ▶ We annually provide comprehensive, integrated health and social services to 2,000 clients throughout DC.
- ▶ We have changed the way the District thinks about ending chronic homelessness by providing leadership, expertise, and innovation.
- ▶ We have joined together with our partners to end veterans' homelessness by the end of 2015, and chronic homelessness by the end of 2016.
- ▶ Since placing our first client into permanent housing a decade ago, we have successfully ended chronic homelessness and supported recovery for more than 600 District residents with serious mental illnesses and other medical challenges.
- ▶ We have saved the District government and taxpayers millions of dollars. It costs approximately \$50,000 annually to keep someone alive on the streets—including such costs as shelter, food, hospital emergency room visits, and endless trips through the court system—compared to approximately \$24,000 to place someone in his or her own home with ongoing support services.
- ▶ Pathways' Housing First model ends chronic homelessness for nearly 90% of participants, in contrast to a 45% success rate for programs that require individuals to get clean and sober and take psychiatric medications prior to receiving housing.



# Our Growth



“Pathways to Housing DC was catalytic in the District of Columbia. It provided a new path for helping people who are chronically homeless, and paved the way for other community organizations to focus on housing people, and housing them fast. Pathways completely changed



the conversation in terms of funders and providers. In short, Pathways empowered others in the District, some of whom were doing “housing last,” to do housing first. Today it is the standard in the community.”

- Nan Roman, President, National Alliance to End Homelessness



# Ellery Lampkin: My Story of Home, Health, and Hope

Each Pathways to Housing DC client has a different story. Ellery Lampkin's begins in an alley next to the Martin Luther King Jr. Memorial Library and continues at an apartment in Southeast Washington. Here, in his own words, is Ellery's story.

---

My name is Ellery Lampkin. I'm 43 years old and a native Washingtonian. In 2000, I was not yet 30, a drug addict, using crack cocaine, and living in an apartment my mother was paying for. One day my best friend came by to give me money to buy drugs for us. Upon returning home after purchasing the drugs, I found my friend on my couch with three bullet holes in her head.

My head was spinning and told me to leave. After that, I didn't want to return home to my family. I stayed on the streets for four years. To support my drug habit, I stole things. To survive, I ate out of trash cans. I was locked up several times. In 2004, I found myself sleeping in an alley between Martin Luther King Library and a church at 9th and G Streets. That's where I first learned about Pathways to Housing DC.

While sitting in the alley passing time, a lady came right up to me and before even asking my name, said, "Aren't you tired of being homeless? Would you like an apartment?" I thought she was crazy. But for weeks she had passed me every day on her way to work so her face was familiar. I listened to what she had to say and followed her downstairs to an office inside the church. That lady was Christy Respress, and the office belonged to Pathways to Housing DC.

We talked about my situation and Christy told me about Pathways. She arranged for me to meet with the organization's psychiatrist and medical director, who diagnosed me with bipolar disorder and PTSD. Afterward, Christy recommended that I go to a shelter until I heard from her again. She asked me to trust her.

## Home

---

Soon after, Christy tracked me down to share the news that Pathways had found an apartment for me. I was the 43rd person Pathways to Housing DC moved off the streets in its first year. In June of 2005, Christy helped me move into an apartment in Northeast Washington. We even went shopping for furniture and household items.

But I didn't unpack. I wasn't ready yet. In fact, I left the apartment and went back to the alley. I was scared and paranoid. I went back to eating out of trash cans. Over time, I was arrested several more times and spent the next few years in and out of jail. Yet, even while I was locked up, Pathways never gave up on me. Every time I got out, they offered me housing and their support. But still I wasn't ready to get clean. After being arrested again on December 18, 2006, I finally decided it was time to get help. I was simply tired of being tired.

Today, I live in a sunny, heated two-bedroom apartment with a flat screen TV, a sectional couch and artwork on the walls. I have a bay window and a washer and dryer. The only downside is the apartment is up six flights. But I can deal with that.



Ellery with Pathways' staff member Elizabeth Horen.



# Health

---

With the support of my Pathways team, I completed a treatment program for my drug addiction. I stopped going downtown where the drug users are. I put myself on a curfew. I see the Pathways psychiatrist and case managers regularly. They support me as I work to stay clean and out of trouble.

Not long ago, my case manager suggested I enroll in a class to become certified as a peer specialist, helping others who are transitioning out of homelessness. I'll be certified in early 2015. In the meantime, the DC Department of Behavioral Health hired me to help people who are transitioning out of St. Elizabeths psychiatric

hospital. Forty people applied for the job; only two of us were hired. The day I got my official government ID, I smiled like I had won the lottery. Through my work, I get to meet lots of different people—some who are in much worse shape than I was. One man was illiterate. I help people get their resumes together, but how do you do that for someone who is illiterate? Through my network I found an organization to help him. To support the people I work with, I think back to what the Pathways team did to help me. In the past, no one could count on me. Today, I have people who rely on me five days a week.





## Hope

---

Just a few years ago, it was unclear what the future held for me—whether I would be dead or alive. Yet here I am, clean and sober, taking my medications, living in an apartment, which feels like Beverly Hills, far from the alley that was once my home.

I got a driver's license, bought a car, and opened a bank account. I have a job and my own desk with my nameplate on it.

On the weekends, I spend time with friends and family. My mom and I go to church together every Sunday, and I watch movies with my neighbor. I also have Christmas dinner every year with a woman who works at the Martin Luther King Library. She was like a mom to me when I was on the street.

I still have nightmares about drugs. Sometimes I'll go downtown to the library and talk to the men and women living not far from that alley. These are the people I smoked crack with. We did crazy things together. They see how I've changed. "Look: he has a car, a job. Look how he's dressed." I don't go to show off. I go to associate with them. I need to go back to see where I got into trouble. To see where I met Pathways to Housing DC. My past is part of my recovery. I have to see where I've been to see where I'm going.

This year I am going to school in the mornings and working in the evenings, in order to complete my training to be certified as a peer specialist. I hope to land a full-time job with the DC government and to one day be able to give up my disability benefits, and to live like everyone else. That is my dream. 

Housing First  
ends homelessness.  
It's that simple.

## Statements of Financial Position

June 30, 2014 and 2013

<b>ASSETS</b>	<b>2014</b>	<b>2013</b>
Cash	\$ 90,319	\$ 134,925
Accounts receivable, net of allowance for doubtful accounts of \$114,943 in 2014 and \$101,078 in 2013	877,722	676,465
Restricted cash – client funds	365,648	304,527
Deposits	31,547	10,231
Note receivable	4,351	4,351
Furniture, equipment, and improvements – net	19,950	49,126
Total assets	1,389,537	1,179,625
<b>LIABILITIES AND NET ASSETS</b>		
Accounts payable	196,898	161,197
Accrued payroll	251,178	239,082
Client funds	365,648	304,527
Grant advances	110,296	177,770
Line of credit	217,331	280,492
Note payable – related party	–	19,000
Total liabilities	1,141,351	1,182,068
Net assets: Unrestricted – available for general activities	248,186	(2,443)
Total net assets	248,186	(2,443)
Total liabilities and net assets	\$ 1,389,537	\$ 1,179,625

## Statements of Unrestricted Revenues and Expenses and Change in Net Assets

Year ended June 30, 2014. Nine months ended June 30, 2013

<b>REVENUES, GAINS, AND OTHER SUPPORT</b>	<b>2014</b>	<b>2013</b>
Public support – contributions	\$ 279,709	\$ 244,803
Grants and contracts	3,679,281	2,533,832
Fee for service – Medicaid/local (net of bad debt expense of \$23,302 in 2014 and \$25,310 in 2013)	3,722,765	2,138,449
Rent subsidies (LRSP)	1,670,595	1,238,815
Forgiveness of debt, interest, and other	5,879	150,053
Total revenues, gains, and other support	9,358,229	6,305,952
<b>EXPENSES</b>		
Program services	7,983,109	5,447,511
Supporting services – management and general fund raising	1,124,491	782,560
Total expenses	9,107,600	6,230,071
Change in net assets	250,629	75,881
Net assets – beginning of year	(2,443)	(78,324)
Net assets – end of year	\$ 248,186	\$ (2,443)

# Donors

Our work is possible thanks to our many donors and partners. Their support allows us to fulfill our mission of ending chronic homelessness and supporting recovery for individuals living with complex needs. Pathways to Housing DC is grateful to the following individuals and organizations that provided support in Fiscal Year 2014 (July 1, 2013, to June 30, 2014).

## Government and Other Funders

The Community Partnership for the Prevention of Homelessness

DC Department of Behavioral Health

DC Department of Human Services

DC Housing Authority

Downtown DC Business Improvement District

Golden Triangle Business Improvement District

Substance Abuse and Mental Health Services Administration

U.S. Department of Housing and Urban Development

U.S. Department of Veterans Affairs

## Foundation, Corporate, and Faith Supporters

The William S. Abell Foundation

Anonymous

The Morris and Gwendolyn Cafritz Foundation

Capital One

Charlotte and Charles Perret & Family Fund

Church of the Epiphany

Community on the Hill

Daniel and Karen Mayers Fund

DataLab USA

EJF Real Estate Services

Eugene and Agnes E. Meyer Foundation

First Congregational United Church of Christ

Greater Capital Area Association of REALTORS

GreenLine Real Estate

The Herb Block Foundation

The Katherine Lindsay Howell Fund

Miriam's Kitchen

PNC Bank Foundation

Rosalyn and Dr. Herman Efron Philanthropic Fund

Share Fund of the Community Foundation for the National Capital Region

St. John's Church, Lafayette Square

TJX Foundation

Union of Concerned Scientists

## Individual Donors

Hans and Olga Aigner

Michael Allen and Janice Kaplan

Akwemahovi Amosu

Anonymous

Chiraag Bains and Tara Ramchandani

Claire Balkam

Maria Ballesteros

Ivory Banks

Stuart and Alison Barkoff

Carina Barnett-Loro

Ailene Batoon

Ross Beales

Michael Beckford

Conrad Bennett

Nicole Black

Anna Blasco

Erin Blasco

Patrice Blymyer

Michelle Bonner

Lewis Bossing

Doug Boucher and Charlotte Chakan Boucher

Alison Boyce

Carl and Barbara Brandhorst

A. Oakley and Sydney Brooks

Mary Buchner

Martha Burt

Melissa Burt-Gracik

Caroline Butterworth

Harry Carey

Maureen Carlin

Christina and Leonard Carlson

Lee and Winthrop Carty

Sapna Champaneria

Sheng-Yao Cheng

Timothy Combs

John and Amy Conrick

John Corbett

Paula Corbett

Robert Cowin

Marion Cox

Cassie Cullins

Joanne Davis

Laurie Davis

Malcolm and Judith Davis

Richard Delmar and Janice Majewski

Kallie DeVecchio

Jessica Do

Andrea and Bob Dodds

Ray Douglass

Carol Doyle

Benjamin Edelman and Ruth Wielgosz

Margaret Ehr

Mollie Elkin

Robert and Eileen Elkin

Ronald and Belle Elving

Anthony Epstein

Kevin Farragher and Norma Kafka

Melissa Felder

Rose Felipe

Barbara Felton

Susan Fleischmann

Lara Friedman

Ruth Friedman

Pamela Gannon

Carl Gilmore and Patricia Snieska-Gilmore

Laurel Glassman

Gary Goodweather

Anne Gorman

Linda Grabowski

Joshua Green

Robert and Mary Green

Andrew Gryll

Todd and Robyn Haim

Lucas Hanyok

Walter Haselrig

Lauren Hauhnn

Caroline Herbert

Susan Hester

Ben and Catherine Hicks

Dominic Holt and Heather Kapp

Jean Hoffmann

Jay Horan

Jean Hughes

Megan Humphreys

Robert Jee

Toni Johnson

Byron Johnson and Janelle Haskell

Jessica Jones

Arina Kadam	Robert and Ruthanne Miller	Edward and Laura Rich	William Stratton and
Megan Kanagy	Bonnie Milstein	Jordan and Lindsey Rinehart	Joanne Schehl
Satchel Kaplan-Allen	Jon and Jean Mohr	Michelle Robinson	Patrick and Barrie Summers
Anna Karavangelos	Andréa Moore	Adam and Kristi Rocap	Sharon Swartz
Linda Kaufman and Liane Rozzell	Truman Morrison and Susan Shaffer	Patricia Rojas	Deidre Swesnik
Rosalie Kendall	Jack and Catherine Mortick	Nan Roman	Victoria Taylor
Adele Kimmel	Kranti Mulik	Richard Rome	Tracy Thomas
Paul Klein and Barbara Elkin	Janet Murray	Adina Rosenbaum	Claudia Trapp
Martha Knisley	Marina Myhre	Roger Rosenthal	Melissa Varga
Larry and Mary Kosciulek	Brian Needelman and Daisy Miller	Lorraine Ross	Brian Varrieur
Elaine and Martin Koubek	Mark Negus	Adam and Pamela Salem	Anthony and Teresa Velazquez
Fleta Knaus	Tammie Nelson	Jamie Samilio	Angelica Vialpando
Angela Knoll	David Nolan and Helen Searls	Rachel Saslow	Kristen Walker
Eric and Katharine Kravetz	Jennifer Novak and William Seth LaShier	Elizabeth Savage	Christopher Wright and Rebecca Troth
Nancy Labus	Robert and Hilda O'Blenis	Charles and Kathleen Schehl	Michal Yadlin
Charles Lahood	Penelope O'Connell	Shoshanah Schein	Roni Yadlin
Elisabeth LaMotte	Brett and Deborah Orlove	Claudia Schlosberg	Yoram and Lynne Yadlin
Patricia Letke	Holly Cobb Parker	Emily Schrecker	Janet Yance
Lucy Litvak	Michelle Patterson	Arjun Sethi	Jennifer and Matt Yates
Stephen and Colleen Lynott	Ordee Niecey Pearson	Michael Sherrard	Stephen and Sara Young
Adam and Homai Maier	Bruce Pelleu	Randy and Patricia Simpson	Katherine Zager
Melissa Marquis	Andrew Penn	Craig and Erika Singer	Joseph Zimring
Jeremy Martin and Doris Lee	Denise Peterson	Joyce Slocum	David Zinn and Ellen Harris
Jennifer Mathis	Colin and Audra Phalen	Janet Smalley	Adam and Hannah Zollman
James and Nancy McBride	Bo Pham and Catherine Crum	Robert and Debra Sonderman	Peter and Ellen Zollman
Mike and Leslie McLaughlin	Jason and Renée Power	Christopher Soto and Natalie Leonhard	Sarah Zollman
Daniel McNeil and Patrick Canavan	Matt Reiter	Jose Sousa	Sarah Zumwalt
Sheryl McRae	Imran Riaz and Holly MacMoran	Thomas Spier	
Jeremy Meadows	Lisa Rice	Elizabeth Stephens	
Daniel Mick and Maureen Jais-Mick		Hilary Stephens	
		Karen Perry Stillerman	

We strive to keep accurate records of gifts. If you discover an error, please accept our apologies and let us know by contacting Hannah Zollman at 202-567-3225 or [hzollman@pathwaysdc.org](mailto:hzollman@pathwaysdc.org).

“Pathways to Housing DC has been at the forefront of providing innovative, evidence-based, and permanent solutions to ending homelessness in our nation’s capital. They have successfully implemented the Housing First model for the chronically homeless, which has been a game changer: the earlier paradigm of managing homelessness has been changed to that of ending homelessness. We made a \$1.5 million investment in Pathways to Housing DC six years ago, our largest up to that time, and it has been one of the best we have ever made. We are honored to be one of their long-term partners.”

- Tom Nurmi, Board Member, The William S. Abell Foundation

## Board of Directors

**Michael Allen, Esq., Chair**  
Relman, Dane & Colfax, PLLC

**Nan Roman, Secretary**  
National Alliance to End Homelessness

**Toni Johnson**  
AAUW

**Bonnie Milstein, J.D.**  
Retired, Housing Attorney

**Ed Rich, Esq.**  
Law Office of Edward Rich, PC

**Sam Tsemberis, PhD**  
Pathways to Housing National

## Past Board Members

**Sydney Brooks**  
Council of Presidential Elections

**Joanie Clement**  
Independent Consultant

**Herman Efron, PhD**  
Retired Psychologist

**Beverly Wilbourn**  
Real Estate and Housing Executive

## Senior Staff

**Christy Respress, MSW**  
Executive Director

**Amanda Harris, LICSW, MPP**  
Chief Operating Officer

**Roshni Chatterjee, LPC**  
Clinical Director

**Christine Elwell, PhD**  
Director of Outreach

**Cornelia Kent, CPA**  
Director of Finance

**Adam Maier**  
Director of Housing

**Abby Morris, MD**  
Medical Director

**Terrance Pollard**  
Human Resources Director

**Hannah Zollman**  
Director of Development and Communications

**For more information** on Pathways to Housing DC, please visit us online at [pathwaystohousingdc.org](http://pathwaystohousingdc.org)

“As the person who brought Pathways to Housing DC to Washington, I’ve had a front-row seat since the beginning. From my current vantage point at a national organization, I’ve seen Pathways’ Housing First model lead a remarkable paradigm shift from simply providing homeless services to the real and tangible commitment to ending chronic homelessness.”

- Linda Kaufman, National Movement Manager,  
Community Solutions

“First and foremost, Pathways to Housing DC is committed to moving people off the streets into safe, secure homes... It’s not simply about having a big heart. Pathways brings competency and directness to the job. Our goal is to provide a downtown that is a place of vibrancy and humanness for everyone. Together, we’ve created an environment that works for businesses, for people who come downtown, and for those in need.”

- Rich Bradley, Executive Director  
Downtown DC Business Improvement District

“We couldn’t work in this environment without Pathways to Housing DC. They give a lot of weight to what landlords say and do, and what our needs are. That is unusual. When asked to choose one service provider to handle case management in our buildings, we recommended Pathways even though we work with a dozen providers. It’s challenging to transition a person from the street to his own apartment. Pathways has helped us do that dozens of times and is available 24/7 to provide support to make the transition successful.”

- Bruce Finland, MED Developers, LLC



101 Q Street, NE | Washington, DC 20002  
Phone: 202.529.2972 | Fax: 202.529.2976  
**[www.pathwaystohousingdc.org](http://www.pathwaystohousingdc.org)**  
United Way #9536 | CFC #59854