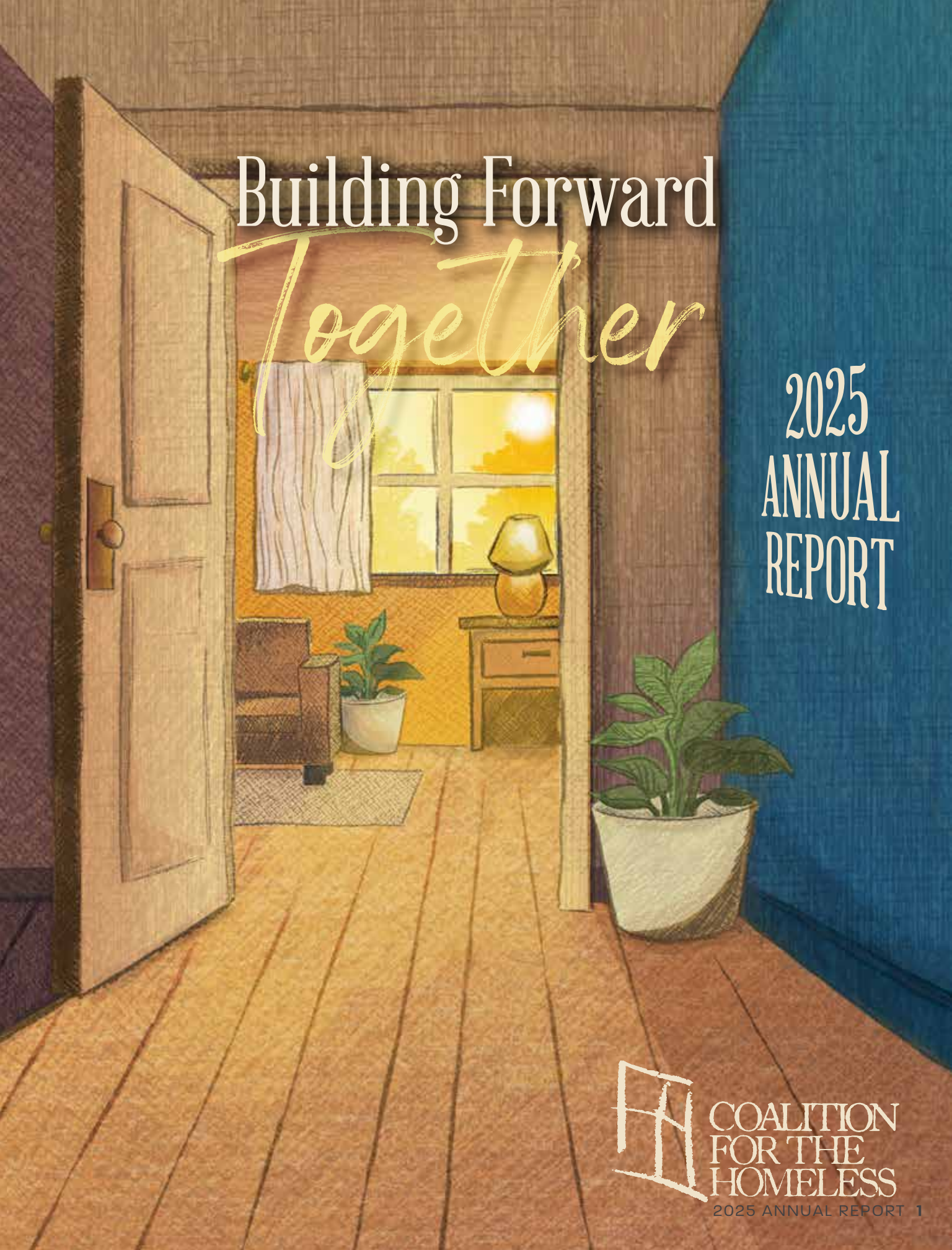




Building Forward *Together*

2025
ANNUAL
REPORT



COALITION
FOR THE
HOMELESS

2025 ANNUAL REPORT 1

About THE COALITION

History

The Coalition for the Homeless (CFH) was established in 1979 by the Inter-Faith Conference of Metropolitan Washington through its Hunger Task Force. Initially, as a network of direct service providers, CFH advocated for the homeless community and addressed poverty. On August 18, 1981, CFH was incorporated as a 501(c)(3) nonprofit in Washington, DC. Today, the agency focuses on providing housing and direct services to those in need. Guided by our mission, vision, and values, CFH's staff and Board of Directors uphold principles that inform our programs, services, and daily operations as we work toward ending homelessness in the District.

MISSION

The Coalition aims to help transition homeless and at-risk individuals and families to self-sufficiency through housing programs and supportive services.

VISION

Rebuilding lives through the elimination of homelessness.

VALUES

Integrity + Compassion + Respect +
Fairness + Commitment +
Self-sufficiency + Empowerment



Top Three Goals

1

Providing individuals experiencing homelessness with a safe, dignified place to sleep, protected from the elements and harsh weather

2

Transitioning individuals to affordable permanent housing

3

Maximizing access to education, job readiness support, and employment training services for individuals experiencing homelessness, including pathways to job placement opportunities.

Message From THE EXECUTIVE DIRECTOR

Dear Friends of the Coalition,

Over the past year, it has been an honor to serve as Executive Director of the Coalition for the Homeless. In 2025, our community faced challenges that tested us all, yet the Coalition remained a steadfast source of support for people who are unhoused in the District of Columbia.

The Coalition served 3,000 individuals across our low-barrier, transitional, and Coalition-owned permanent housing programs—an increase from 2,070 in 2024. This growth reflects both the rising need in our community and our ability to respond with expertise and compassion. Behind each number is a person seeking safety, stability, and the opportunity to rebuild their life. I am deeply grateful to our staff, whose commitment and professionalism make this work possible every day.

We also expanded our overall capacity to respond to increasing demand. During the severe weather season, two new hypothermia sites were added: Blair Shelter, serving up to 100 men, and Naylor Road, serving up to 85 men. Along with expanded programming at Eve's Place Women's Shelter and Emery Low-Barrier Shelter, these efforts have significantly strengthened our ability to provide critical shelter and support services during the coldest months and beyond.

This period also marked a time of transition in leadership for the Coalition. I have had the privilege of listening, learning, and working alongside our remarkable staff, valued partners, and program participants. What stands out most clearly is that the Coalition's impact is driven by the dedication of our team, the strength of our partnerships, and the generosity of a community that believes everyone deserves stability and opportunity.

During this time, our administrative offices relocated to 1621 Connecticut Avenue, NW, creating a modern and welcoming workspace that fosters collaboration and supports our growing programs. We look forward to welcoming our community into this new space in the coming months.

The trust and generosity of our donors and partners sustained us through this pivotal period. As we look ahead, we remain committed to a future where homelessness is rare, brief, and nonrecurring—working every day to ensure that the people we serve have the stability, dignity, and opportunity they deserve.

With gratitude,



LUCHO VÁSQUEZ, MSW, LICSW

"The Coalition's impact is made possible by the dedication of our team, the strength of our partnerships, and the generosity of our community."

About the Cover Art

The cover of this report features a sketched home—an intentional reflection of where the hopes of our clients begin. For those we serve, stable housing often starts as an idea, a vision of what life could be. This theme is carried throughout the report, with sketched elements used intentionally to create visual balance.

CLIENT SUCCESS *Story*



Building a Future: Gregory Woods' Story of Resilience

From challenge to entrepreneurship, Gregory rebuilt his life with purpose and determination

Gregory Woods grew up in Brooklyn, New York, as one of fourteen siblings in a close-knit family. In high school, he discovered a passion for architectural design and pursued that interest while building a life as a devoted father of six. While balancing entrepreneurship and family responsibilities, Gregory faced a difficult period when his mother became seriously ill. The strain of caring for her while trying to sustain his business and support his children led to choices that ultimately resulted in incarceration.

After his release, Gregory moved to Virginia to care for his mother and begin rebuilding his life. When unstable employment led to homelessness, he remained determined to move forward. In May 2024, Gregory entered the Coalition for the Homeless Park Road Transitional Program, committed to making lasting change.

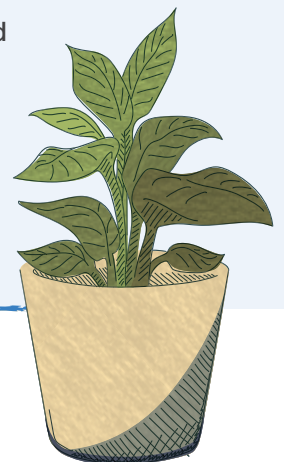
With the program's structure and support, Gregory focused on rebuilding stability. Working closely with his case manager, Ms. Desiree Minor, he secured permanent housing while strengthening his career in construction. He gained valuable industry experience working with Clark Construction Group before launching his own company, Woods Homes Incorporated, which now serves customers throughout the DMV region.

Gregory credits the program's impact to three key pillars: stability, mentorship, and resources. A safe living environment allowed him to focus on his goals. Mentorship—especially from Ms. Minor—provided accountability and encouragement during challenging moments, while access to resources helped him build financial security and plan for the future.

"The most important thing I can say is to believe in the program and commit to the process. The structure and guidance helped me grow and rebuild my life with confidence."

Today, Gregory's journey reflects perseverance, responsibility, and the power of opportunity. His story demonstrates how the right support can help individuals rebuild their lives, strengthen their communities, and move forward with purpose.

The Coalition Board and staff celebrate Gregory's accomplishments and wish him continued success in his business and personal life.



BEHIND EVERY NUMBER IS A PERSON

Gaining Momentum

Pathways to Opportunity

99 Job Readiness Workshops

35 Interview Preparation Trainings



Support That Moves People Forward

19 Workforce Development Referrals

25 Workforce / Job Center Referrals



Clients Showing Up for Help

91 Engaged in Services

35 Repeat Participation

80 Connected to Healthcare / Mental Health

Stability Makes Progress Possible

35 Clients moved to permanent housing

35 Clients employed during 2025



**Information provided by the Employment Specialist for the SNAP Employment & Training Program at Emery Low-Barrier Shelter.*

Served 3,000 NEIGHBORS

In a year defined by encampment closures and expanded emergency response, the Coalition for the Homeless mobilized quickly to meet urgent community needs. Behind every number is a person, a story, and a step toward stability. Through shelter, housing support, and essential services, we helped hundreds of individuals and families move closer to a place they can call home.

Shelter & Transitional Housing

Emery Low-Barrier Shelter

282 Individuals Served

Transitional Housing Programs

102 Individuals Served:

56 La Casa

25 Park Road

21 Webster House

2025 Severe Weather & Emergency Shelter Mobilization

2,594
Individuals Served

543 Ward 1
Zip: 20010

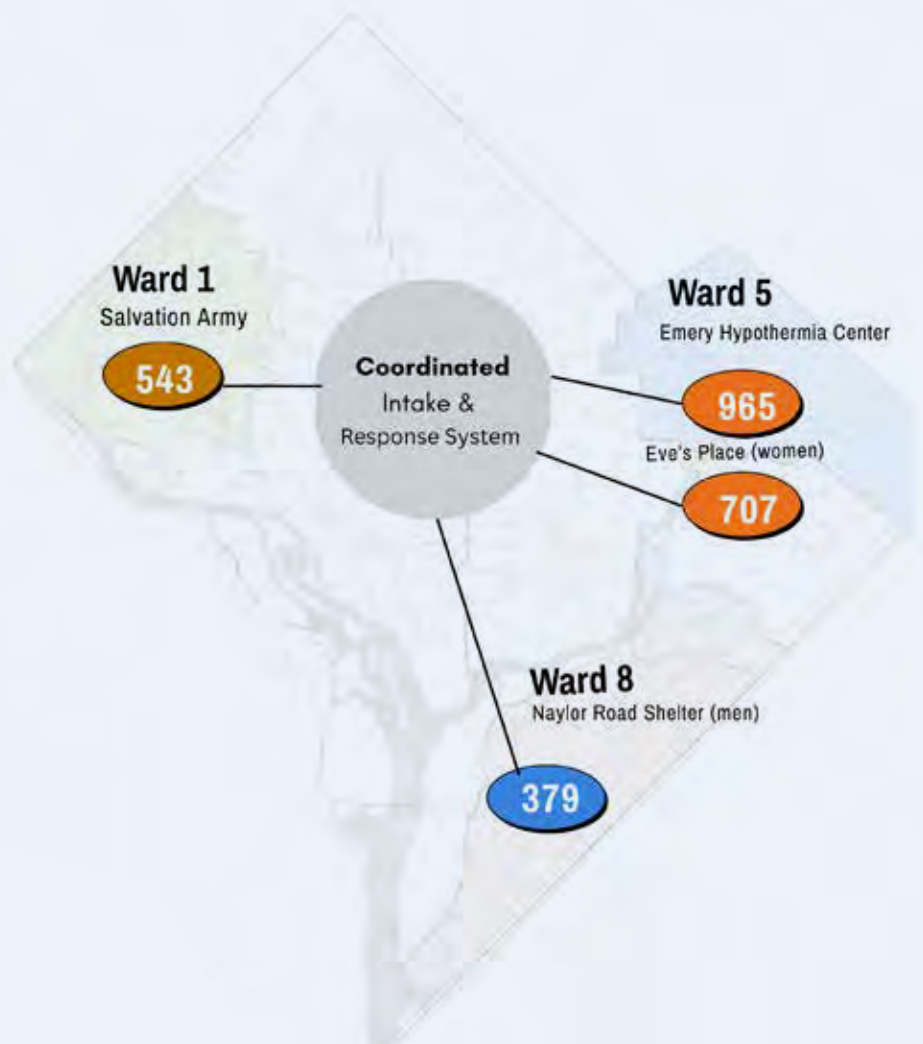
1,672 Ward 5
Zip: 20019

379 Ward 8
Zip: 20020

Coalition-Owned Permanent Housing

12 Anacostia Road Apartments

10 Sherman Avenue Single Room
Occupancy



Emergency SHELTERS

COALITION Mobilizes Emergency Shelter Operations After Encampment Closures

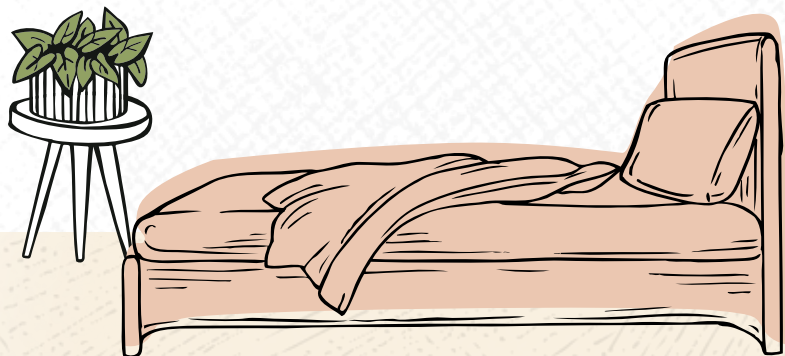
Beginning in August of 2025, Washington, D.C. faced an urgent homelessness crisis. Following a federal order closing encampments, hundreds were left without shelter. The Coalition for the Homeless (CFH) acted immediately, opening temporary sites that provided beds, meals, safety, and essential services. Leadership from Raymond Faxio, Program Director, and dedicated staff ensured that every displaced person received support.

When urgent shelter needs arose, CFH swiftly opened Eve's Place Women's Shelter and an overflow hypothermia site at Emery, welcoming over 100 residents within hours. These responses reflect CFH's unique combination of compassion and preparedness.

Through decades-long partnerships with the D.C. Department of Human Services and the Community Partnership for the Prevention of Homelessness, CFH maintains trained teams, trusted systems, and operational plans ready to deploy at a moment's notice. For 45 years, CFH has been a reliable anchor in moments of crisis while advocating for lasting solutions that prioritize housing, dignity, and long-term stability.

What makes CFH different is not just compassion—it is preparedness. Through decades-long partnerships with the D.C. Department of Human Services and the Community Partnership for the Prevention of Homelessness, CFH maintains trained teams, trusted systems, and operational plans that can be activated at a moment's notice.

For 45 years, CFH has balanced stability with flexibility—holding fast to values of dignity and respect while adapting to urgent, real-time needs. In 2025, as in every year, CFH proved to be a reliable anchor in moments of crisis and a steady advocate for lasting solutions to homelessness in the District.



Emery Low-Barrier Shelter



The Emery Low-Barrier Shelter provides 24/7 support for men experiencing homelessness, offering a safe, welcoming environment and 130 beds. Residents receive case management and individualized support to navigate resources, build stability, and work toward permanent housing. Each day begins with intake at 6:00 pm, giving men a fresh start and the opportunity to regain hope and independence. This building also has the Emery Hypothermia Center on the lower level.

RAYMOND FAXIO

Program Director
1725 Lincoln Rd, NE
Washington, DC 20002
Phone: (202) 599-1116
Email: rfaxio@dccfh.org



Severe Weather PROGRAMS

Throughout the cold weather months, the Coalition for the Homeless operates Severe Weather Programs/Hypothermia Shelters in partnership with the DC government to provide individuals experiencing homelessness with a safe, warm place to sleep, meals, and showers. Shelters operate nightly from 7 p.m. to 7 a.m., shifting to 24/7 during extended extreme weather. While on-site case management is limited, staff connect residents with medical, mental health, addiction, and housing resources as needed. The program runs seasonally, typically from November through March, depending on weather conditions.

Emery Hypothermia Center

Located on the lower level of Emery Low-Barrier Emergency Shelter, the 55-bed center provides short-term emergency accommodation.



Naylor Road Shelter

Naylor Road Shelter serves up to 85 men in apartment-style housing.

Located at 2601 & 2603 Naylor Road SE, Washington, DC 20020.



Salvation Army Hypothermia Center

The Coalition has managed the Salvation Army Hypothermia Center since January 2021. It offers 40 beds for men. The center, located at 3335 Sherman Avenue, Washington, DC, is a collaborative effort with the District of Columbia government to ensure the safety and well-being of our unhoused neighbors.

Eve's Place Shelter

Eve's Place is a women's severe weather shelter that provides supportive services for women experiencing homelessness. Located at 2210 Adams Place, NE, Washington, DC 20018.

Transitional HOUSING

Park Road & Webster House Transitional Programs

All residents receive individualized case management, providing guidance and support to help maintain employment, build savings, develop life skills, and increase stability, self-sufficiency, and independence. Case management staff also assist residents in identifying and securing more permanent housing opportunities.



Park Road

The Park Road Transitional Program serves up to 12 men experiencing homelessness who are transitioning from treatment programs, shelters, or other crises. Residents work with a social worker to create individualized plans focused on stable housing, skill development, and long-term independent living.

JON BOLDUC, LICSW

Director of Programs
1318 Park Road, NW
Washington, D.C., 20010
Phone: (202) 347-8870

The Webster House

Provides transitional housing for up to 12 men experiencing homelessness, particularly those moving on from substance use disorder treatment programs or emergency shelters. Each resident receives individualized support to secure permanent housing, build life skills, and achieve stability and independence.

JON BOLDUC, LICSW

Director of Programs
4326 14th Street, NW
Washington, D.C. 20011
Phone: (202) 347-8870





La Casa Transitional Rehabilitation Program

Provided bilingual (English and Spanish) transitional housing for up to 40 men. La Casa is currently undergoing renovation to expand capacity, with reopening anticipated in 2026.

GABRIELLE MCCRANEY

Program Director
1131 Spring Road, NW
Washington, D.C. 20001
Phone: (202) 882-1237

The Coalition Owned and Managed Affordable Apartments



Anacostia Road Apartments

The Anacostia Road Apartments provide eight one-bedroom affordable housing units for low-income individuals and families who have experienced homelessness or are at risk of losing their housing. Located at 1320 and 1322 Anacostia Road SE in Washington, DC, the two-story building offers residents a stable and supportive place to live while they work toward long-term housing security and greater independence.

TARA WALTERS

Acting Director of Operations/Senior Account
1320-1322 Anacostia Road, SE
Washington, DC 20010
Phone: (202) 347-8870





Sherman Avenue Single Room Occupancy (SRO)

Sherman Avenue Single Room Occupancy (SRO) offers 10 individual units for men experiencing homelessness or living on low incomes. The program supports residents in building stability and independence while encouraging responsibility through rent payment, meal preparation, and self-sufficient living. Shared kitchen and bathroom facilities help foster a sense of community among residents.

Tara Walters

Acting Director of Operations/Senior Account
2822-2824 Sherman Avenue, NW
Washington, DC 20001
(202) 347-8870



Thank You!



Stepping Out for the Homeless

November 7, 2025 | National Press Club
Washington, DC

"Your compassion reminds those we serve that they are not forgotten and that a brighter future is possible."

For someone experiencing homelessness, the path back to stability often begins with a single act of kindness.

At Stepping Out for the Homeless, supporters, partners, and advocates came together to raise critical funds for the Coalition's transitional housing programs and emergency services. These programs provide meals, shelter, case management, employment assistance, and pathways to permanent, affordable housing—helping individuals and families rebuild their lives.

We are deeply grateful to Rachel Dungan for emceeing and to Candyce Coates, Deputy Chief of Contracting and Procurement at the Community Partnership for the Prevention of Homelessness, for her inspiring opening remarks. Thanks also to our generous sponsors, whose support makes this work possible.



Because of your generosity, the Coalition continues to restore dignity, promote stability, and open doors to new beginnings for those experiencing homelessness.

Sheila Baker, Development Director, congratulated Zola, an employee at Nailsaloon in Washington, DC, who won the Luxury Game Day Package, which included four tickets to the Washington Commanders Christmas Day 2025 game. Thank you to DCA Technology Partners for providing this exciting prize.



FINANCIALS

This annual report allows us to share how we use the resources provided by our donors to make our work possible. Accountability and transparency are important at the Coalition for the Homeless. We value the trust and commitment of our donors, and we strive daily to maximize your support's impact.

STATEMENTS OF FINANCIAL POSITION

AS OF DECEMBER 31, 2024 WITH SUMMARIZED FINANCIAL INFORMATION FOR 2023

	2024	2023
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 2,576,352	\$ 2,828,866
Investments	1,476,872	1,279,661
Contracts receivable	1,356,540	1,369,117
Other receivables	57,109	65,120
Prepaid expenses and other assets	15,428	12,588
Total Current Assets	5,482,301	5,555,352
Property and Equipment		
Net property and equipment	2,440,775	2,350,926
Noncurrent Assets		
Deferred compensation asset	366,590	308,044
Right-of-use assets - financing lease, net	48,820	75,032
Total Noncurrent Assets	415,410	383,076
TOTAL ASSETS	\$ 8,338,486	\$ 8,289,354
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable and accrued liabilities	\$ 61,897	\$ 110,993
Accrued salaries and related benefits	348,840	344,596
Financing lease liability	21,949	23,454
Mortgage payable	42,511	40,542
Total Current Liabilities	475,197	519,585
Noncurrent Liabilities		
Financing lease liability, net	29,300	45,907
Deferred compensation liability	362,790	307,494
Mortgage payable, net	583,896	626,403
Total Noncurrent Liabilities	975,986	979,804
Total Liabilities	\$ 1,451,183	\$ 1,499,389
NET ASSETS		
Without Donor Restrictions		
Undesignated	\$ 4,840,810	\$ 4,929,934
Board designated	1,943,652	1,753,206
Total Net Without Donor Restrictions	6,784,462	6,683,140
With donor restrictions	102,841	106,825
Total Net Assets	6,887,303	6,789,965
TOTAL LIABILITIES AND NET ASSETS	\$ 8,338,486	\$ 8,289,354

STATEMENT OF ACTIVITIES

The Coalition for the Homeless, Inc.
December 31, 2024 and 2023

	2024			2023
	Without Donor Restrictions	With Donor Restrictions	Total	Total
REVENUES				
Contracts	\$ 6,956,814	-	\$ 6,956,814	\$ 6,436,649
Contributions	212,360	-	212,360	229,005
Net investment return	263,048	-	263,048	208,783
Rental income	91,114	-	91,114	112,793
Special events, net	79,249	-	79,249	46,494
Other revenue	2,550	-	2,550	1,669
Net assets released from donor restrictions	3,984	(3,984)		
TOTAL SUPPORT AND REVENUE	7,609,119	(3,984)	7,605,135	7,035,393
EXPENSES				
Program Services:				
Work Bed Program	1,234,383	-	1,234,383	1,933,550
Transitional Housing	1,830,867	-	1,830,867	1,830,414
Permanent Housing	119,978	-	119,978	99,774
SNAP Employment and Training	138,835	-	138,835	128,802
50th St. LGBTQ Facility Operation	209,645	-	209,645	187,162
Emergency Shelter	2,989,773	-	2,989,773	1,833,382
Total Program Services	6,523,481	-	6,523,481	6,013,084
Support Services:				
Management and General	729,903	-	729,903	571,818
Fundraising	254,413	-	254,413	173,686
Total Support Services	984,316	-	984,316	745,504
TOTAL EXPENSES	7,507,797	-	7,507,797	6,758,588
Change in Net Assets	101,322	(3,984)	97,338	276,805
Net Assets, Beginning of Year	6,683,140	106,825	6,789,965	6,513,160
NET ASSETS, END OF YEAR	\$ 6,784,462	\$ 102,841	6,887,303	6,789,965

Our financial records are audited by:

Gelman, Rosenberg & Freeman (GRF)
4550 Montgomery Ave., Suite 800, North Bethesda, MD 20814

LEADERSHIP TEAM



Lucho Vasquez, MSW, LICSW
Executive Director



John Nwaogbe
Director of Finance
and Administration



Sheila M. Baker
Development Director



Jon Bolduc, LICSW
Director of Programs



Sheree Pressley
Program Analyst/
Human Resources
Representative

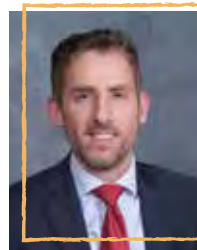


Tara Walters
Director of Operations/
Senior Accountant

BOARD OFFICERS



Richard Appleton
Chair
*(resigned effective
December 18, 2025)*
We thank Richard for his volunteer
service and contributions and wish
him well.



Andrew Grimaldi
Interim Chair
(effective December 18, 2025)
Chief Financial Officer,
Farm Credit System Insurance
Corporation



Matthew Galvez
Treasurer
Managing Director,
Platinum Equity



Delese Harvey
Board Secretary
Deputy Director,
Disabled Veterans
National Foundation

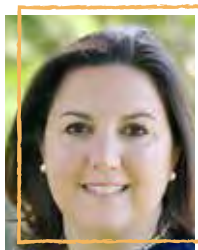
BOARD MEMBERS



Dr. Dwayne Brown
Management Consultant
Accenture, LLP



Richard Collins
Chairman of the Development
Committee



Cecilia Calvo
Principal and Founder
Calvo Consulting, LLC



Stevie Patton
President
S&J Electrical Contractors,
LLC



Doris J. Washington
Retired Assistant Director
Federal Deposit Insurance
Corporation (FDIC)

ADVISORY BOARD

Dyonicia "Dy" Brown

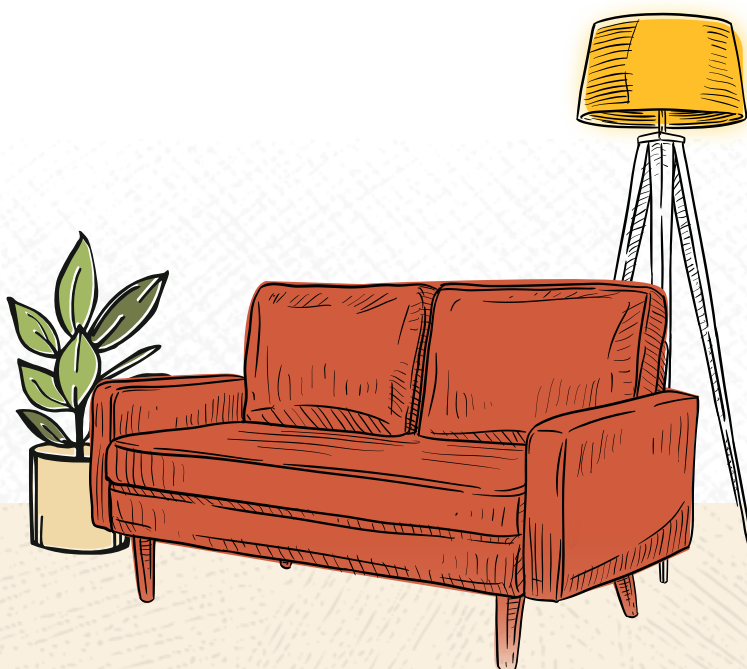
N. Derek Wilkinson

Peter Gartlan

Michael Mazer

Gerald McCorkle

Bobby Wade



With GRATITUDE

THANK YOU FOR SUPPORTING THE COALITION FOR THE HOMELESS MISSION

To our donors, partners, sponsors, volunteers, staff, and board—thank you. Your belief in our mission makes lasting change possible. Because of you, families avoided eviction, individuals moved into permanent affordable housing, and critical services remained available year-round. We remain deeply committed to transparency, accountability, and responsible stewardship of every dollar entrusted to us.

Businesses

America's Charities

Comcast NBC Universal
Giving Program

Combined Federal
Campaign (CFC)

United Way National
Capital Area

Donations through
Network for Good

Donations through the
Target Corporation
Employee Giving Program

GMMB, Incorporated

Gonzaga College High School

IBM Employee Giving Program

Law Offices McDonald
& Karl donation in honor
of Elizabeth Vásquez

The Moffatt Group, LLC

UBS Financial Services, Inc.

1906 Group, LLC

Target Corporation
Employee Giving Program



Thank You **FOR YOUR SUPPORT!**

Charitable Fund/Foundation

Aluise Friend Family
Charity Fund

Bank of America
Charitable Gift Fund

Brodie, Buchanan Family Fund

Chang Family Fund

Culter Family Foundation

Fidelity Charitable

Give Lively Foundation
Incorporated

Jacob Schlesinger Lustig
Fund for the Homeless

Jerome S and Grace H
Murray Foundation

Kim and Daniel Price
Foundation

Martha Goodman

Charitable Fund

National Philanthropic Trust

Olson Family Charitable Fund

The David Kornblau
and Susannah Gardiner
Charitable Fund

William Tobias Charitable Fund

Cleveland H. Dodge Foundation

Government Agencies

D.C. Department of Human Services

Stepping Out For The Homeless Sponsors

Calhoun Trash Service

Cleveland H. Dodge
Foundation/Gregory Rea

DCA Technology Partners –
Luxury Game Day Package

Nailsaloon/Ándrea Viera

Share Fund

S. Freedman & Sons,
Incorporated

The Scott Team with Long
& Foster Real Estate



An Unforgettable EVENING

A powerful mission. A moment where you can change a life.

Event Details:

National Press Club Ballroom

Friday, November 13, 2026

6:00 PM – 11:00 PM

A semi-formal event



Stepping Out
For the Homeless®

Join us for **Stepping Out for the Homeless**, a night of community, compassion, and celebration dedicated to helping our neighbors find their way home. This special evening will bring together supporters who believe that everyone deserves safe, stable housing.

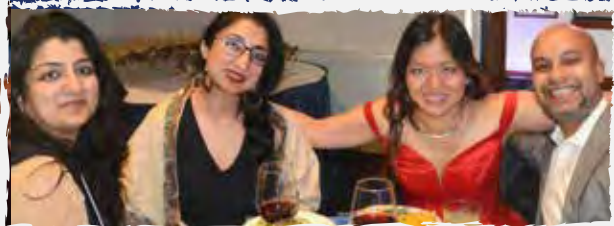


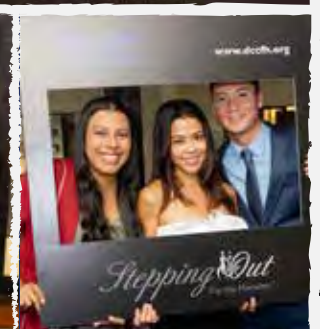
Raise the Paddle - Fund a Need.

Exciting news! This year, we will introduce a powerful new moment during the program.

Stepping Out for the Homeless – Help Someone Go Home is on the horizon. More information will be available soon—join us in helping someone find their way home.

Look for more information by U.S. mail, email, and on the Coalition's website.







Thank You

For Making Our Work Possible





#83436



#8194



New Headquarters

1621 Connecticut Avenue,
NW., Suite 200
Washington, DC 20009

202-347-8870
www.dccfh.org

Follow us:



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/CoalitionHomeless