



# IGNITING HOPE, TRANSFORMING LIVES

House of Ruth 2025 Annual Report



# SEE YOUR IMPACT IN ACTION

**See the difference you make in the lives of the women, children, and families we serve.**

- 1** Take a personal tour of House of Ruth's programs with our Chief Development Officer Megan Cooke. On a tour, you will witness the impact of your generosity—from service-enriched housing to child and family development. Book your tour at [development@houseofruth.org](mailto:development@houseofruth.org) or 202-597-5801.
- 2** Join us on Thursday, September 25<sup>th</sup> at 5:30 PM for our annual reception celebrating our community of donors and the difference you make! Hear directly from program participants and staff. Connect with kindred spirits like you who support House of Ruth. Save the date, and look forward to the formal invitation.

# DEAR FRIEND,



You are champions for House of Ruth—for the women, children, and families who rely on our programs to escape domestic violence and houselessness, and to empower them to transform their lives.

Looking ahead, we face both new opportunities and new challenges. Sadly, domestic violence and houselessness rise during periods of economic instability and joblessness. We anticipate the need for our services to rise.

House of Ruth stands poised to meet the moment. Next year, we celebrate 50 years of service to and impact for the women and families of Washington, DC.

Over our history, we have innovated to meet the needs of our participants—always focused on the long-term goal of changing the trajectory of generations. From a single housing program serving eight women, we now have twelve programs capable of housing 588 women and children. In 1990, we opened Kidspace, our child and family development center. That same decade we launched the Domestic Violence Support Center offering one-on-one and group counseling services.

Our next chapter addresses a goal shared by many of our participants: deeply affordable housing. We look forward to sharing exciting updates with you all, when we launch our model.

**Through it all, one thing remains constant: the hope that you ignite for survivors by supporting House of Ruth.**

I encourage you to continue reading more about the life-changing impact of your generosity. In the following pages, you will see your impact in numbers and stories. You will meet Sarah, who rebuilt her and her daughter's lives after abuse and achieved her dream of becoming a homeowner. You will also meet Cara, who came to Kidspace for childcare and then chose to leave an abusive relationship.

With gratitude for your continued support of our shared vision,

A handwritten signature in black ink, reading "Sandra L. Jackson".

Sandra Jackson  
President & CEO

A handwritten signature in black ink, reading "Lou Cardenas".

Lou Cardenas  
Board Chair

# YOUR IMPACT

## By the Numbers

Behind each number here is a woman, a child, a family. Behind each number here is a life you've touched. You have supported their healing journeys to rebuild their lives, providing vital services at no-cost to these participants.

### BECAUSE OF YOU ...



93%

of families and single women who participate in our permanent supportive housing programs for at least one year are able to secure and sustain more independent housing after they leave House of Ruth.



51%

of children at Kidspace, our child and family development center, receive intensive, one-on-one occupational or speech therapies.



76%

of domestic violence counseling participants experience reduced trauma symptoms as early as within six months.

**In our most recent program year, you helped us serve...**

196

single women with  
service-enriched  
housing.



319

women and  
children with  
service-enriched  
family housing.

395

survivors with  
group counseling  
through our  
Domestic Violence  
Support Center.

25

single women  
and men with our  
housing voucher  
program.



19

program participants  
completed first-time home  
buying seminars resulting  
in 4 program participants  
successfully purchasing their  
own home.



121

survivors with one-on-one  
counseling (over  
1,500 counseling hours)  
through our Domestic  
Violence Support  
Center.

76

children and 88  
parents through  
Kidspace, our  
child and family  
development center.





## Sarah's Story

Sarah's\* journey began with one powerful decision: enough was enough. For years, she endured the unimaginable. The abuse was relentless, stripping her of the qualities that made her Sarah. But after one terrifying encounter landed her in the hospital, she knew it was time to make a change. "This isn't the life I want for my daughter," she thought.

That moment of resolve brought her to House of Ruth and our New Way transitional housing program. Here, Sarah found not only a secure place to stay, but also a team of advocates who helped her find her footing.

When she progressed to our Families First II program, Sarah sat down with her case manager and began goal setting: increase her income; build her credit; buy a home.

House of Ruth connected Sarah with Lydia's House, a Housing and Urban Development (HUD)-approved counseling agency serving Ward 8. Lydia's House provided Sarah with the financial literacy and housing counseling she needed to pursue her dream of owning a home.

In the final stages of her journey with House of Ruth, Sarah transitioned to our Bridges program, which focuses on workforce development and financial empowerment. Through Bridges, Sarah received training in resume writing, interview preparation, and more. With newfound confidence, Sarah applied for and secured a higher-paying position.

To strengthen her financial foundation, Sarah also signed up for Money F/X, a financial literacy group offered through Bridges. With their guidance, she increased her credit score to an impressive 750—well above the 640 required to qualify for homeownership through the Home Purchase Assistance Program.

In December 2024, Sarah achieved her ultimate goal: she closed on her first home. A dream that once seemed impossible was now her reality. In January 2025, Sarah spent every moment turning her house into a home—a safe haven for her and her daughter.

*\*Names changed to protect privacy.*





## Cara's Story



Cara\* didn't come to House of Ruth looking to flee domestic violence. She came looking for childcare.

When she brought her 3-year-old daughter Heather to Kidspace, Cara thought she was simply enrolling Heather in a safe, nurturing daycare. Cara didn't expect that Kidspace would change her life, too.

Through a parent wellness group hosted by Kidspace, Cara learned about the dynamics of domestic violence. It was at that moment she saw her relationship for what it was—controlling, unhealthy, and something she wanted to leave.

So, she took a leap.

With Kidspace staff by her side, Cara found safe housing through House of Ruth's Bridges permanent supportive housing program. She received rental assistance, counseling, and most importantly support. At the same time, she began counseling with our Domestic Violence Support Center, where Cara learned how to navigate co-parenting in a way that prioritized Heather's well-being without being manipulated or controlled.

Today, Cara is thriving.

She graduated from the Bridges program and is now living on her own with continued access to House of Ruth staff for support during her first six months post-graduation. Currently, she is working, saving, and planning to buy a home.

Heather is thriving, too! A playful, outgoing pre-K student at Kidspace, Heather is full of curiosity and confidence. When a teacher suggested an occupational therapy evaluation, Cara didn't hesitate. She trusted the expertise of Kidspace staff and continues to advocate for Heather's needs.

Cara always tells people: "Heather's school is the best."

*\*Names changed to protect privacy.*

# Consolidated Statements of Financial Position

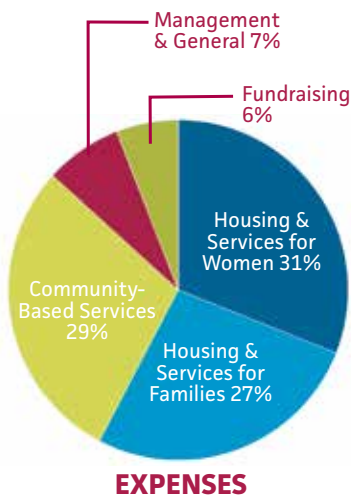
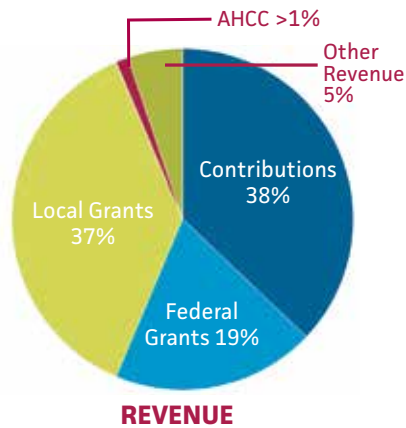
June 30, 2024 and June 30, 2023

ASSETS	2024 Audited	2023 Audited
<b>CURRENT ASSETS</b>		
<b>Cash and cash equivalents:</b>		
Cash and cash equivalents	4,650,122	5,256,697
Resident deposits -cash held on behalf of others	64,100	75,098
Total cash and cash equivalents	4,714,222	5,331,795
<b>Receivables:</b>		
Grants and contracts	1,277,648	891,228
Note receivable - Twain IF 334, LLC, net	4,804,610	4,804,610
Total receivables	6,082,258	5,695,838
<b>Other assets:</b>		
Prepaid expenses and other assets	245,850	175,039
Total current assets	11,042,330	11,202,672
<b>NON-CURRENT ASSETS</b>		
Property and equipment, net	16,555,679	16,484,571
Total non-current assets	16,555,679	16,484,571
<b>TOTAL ASSETS</b>	<b>27,598,009</b>	<b>27,687,243</b>
LIABILITIES AND NET ASSETS	2024 Audited	2023 Audited
<b>CURRENT LIABILITIES</b>		
Accounts payable and accrued expenses	647,620	713,992
Accrued annual leave	187,813	147,060
Residential deposits	64,100	75,098
Deferred revenue	59,682	60,042
Total current liabilities	959,215	996,192
<b>NON-CURRENT LIABILITIES</b>		
Notes payable - QLICI note A	4,804,610	4,804,610
Notes payable - QLICI note B	1,761,390	1,761,390
Notes payable - Reinvestment Fund, Inc.	-	100,000
Total non-current liabilities	6,566,000	6,666,000
<b>TOTAL LIABILITIES</b>	<b>7,525,215</b>	<b>7,662,192</b>
<b>NET ASSETS</b>		
Total net assets	20,072,794	20,025,051
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>27,598,009</b>	<b>27,687,243</b>

# Consolidated Statements of Activities

June 30, 2024 and June 30, 2023

REVENUE AND SUPPORT	2024 Audited	2023 Audited
Contributions	5,604,392	5,538,806
Federal government grants	2,815,999	2,613,775
Local government grants	5,440,608	4,766,669
Affordable Housing Capital Campaign (AHCC)	10,000	737,500
Other revenue	760,299	803,629
<b>TOTAL REVENUE AND SUPPORT</b>	<b>14,631,298</b>	<b>14,460,379</b>
EXPENSES	2024 Audited	2023 Audited
<b>Program Services:</b>		
Housing and services for women	4,527,167	4,086,560
Housing and services for families	3,884,346	4,068,101
Community based services	4,238,626	4,344,095
Total program services	12,650,139	12,498,755
<b>Supporting Services:</b>		
Management and general	1,069,752	812,236
Fundraising	863,664	869,571
Total supporting services	1,933,416	1,681,807
<b>TOTAL EXPENSES</b>	<b>14,583,555</b>	<b>14,180,562</b>
CHANGE IN NET ASSETS	47,743	279,817
<b>NET ASSETS, BEGINNING OF YEAR</b>	<b>20,025,051</b>	<b>19,745,234</b>
<b>NET ASSETS, END OF YEAR</b>	<b>20,072,794</b>	<b>20,025,051</b>



# CELEBRATING OUR FOUNDING

Charting a Path Forward

## HOUSE OF RUTH



In 2026, House of Ruth celebrates 50 years since our founding! Together, we have achieved remarkable impact—impact we see in the generations of women and families who have rebuilt their lives.

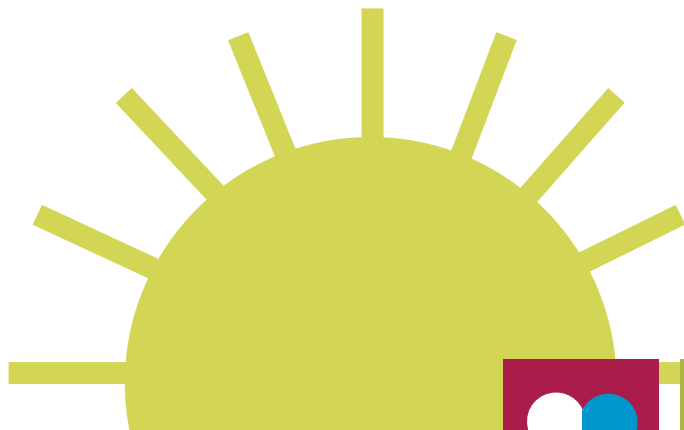
Your story is a vital voice in our community.

We invite you to share your House of Ruth journey.

Scan the QR code below or use the website address to visit our Vocal Video site, where you can record your responses to prompts about your connection to House of Ruth.



<https://vocalvideo.com/c/houseofruth50th>



## Shelly's Story

A military veteran who dedicated a decade of service to her country, Shelly's\* battle scars were not only the PTSD from her service, but also domestic violence and houselessness she experienced. Her transformational journey began at House of Ruth's Madison Program, which offers transitional housing for single women experiencing houselessness.

With the support of House of Ruth, Shelly secured a full-time administrative job, enabling her to move into A New Start—one of our scattered site housing programs that provide domestic violence survivors with their own apartment in the community.

Since her arrival, Shelly has embraced numerous opportunities for growth. She has gained financial literacy—learning to budget and save diligently—through our empowerment trainings. Most importantly, Shelly has begun to heal emotionally through therapy at the Domestic Violence Support Center, a no-cost counseling service available to anyone who has experienced domestic violence.

With both financial literacy and counseling, Shelly has prioritized her financial independence. She has already met her first milestone—purchasing her own car! Shelly's next milestone ... independent homeownership.

*\*Names changed to protect privacy.*



# OUR FAMILY OF DONORS

House of Ruth gratefully recognizes gifts received January 1, 2024 – December 31, 2024. Due to space constraints, only cumulative giving of \$1,000 or more is listed in this report. We are truly grateful to all our donors and supporters who make our impact possible!

Members of our monthly Partners Program are denoted with an asterisk\*. Our Board of Directors are indicated ***bold italics***.

*Although every effort is made to ensure the accuracy of this listing, please contact Emily Gjovik at 202-597-5801 or [egjovik@houseofruth.org](mailto:egjovik@houseofruth.org) if there is a correction.*

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## **\$50,000+**

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## \$25,000+

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## Kristina's Story

“House of Ruth has helped me  
 be the best me that I can be  
 for myself and for my children,”  
 Kristina shared. When living with  
 her abuser and then the shelter,  
 Kristina did not feel that going  
 back to college or having a career  
 were options. Her perspective  
 changed when she moved into the  
 safe, supportive housing provided  
 by House of Ruth. Now, Kristina  
 feels that the sky is the limit--  
 “being able to live, and to live  
 safely, has just been awesome.”

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## **\$2,500+**

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## **Jennifer's Story**

"When I opened the door to my new apartment, I was overwhelmed with tears of joy. It wasn't just a place to stay; it was a home. The cozy bed, the new linens, and the little decorative touches made all the difference. I felt safe for the first time in a long time. I was able to focus on my goals. Within one week of acceptance [in the program], I was granted a new full-time employment opportunity that increased my income."



Wayne Kleczek  
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## Jamie's Story

"Thank you [House of Ruth] for  
 your intervention. Thank you for  
 treating me with dignity. I have  
 been made to feel so low on this  
 journey that I was almost a danger  
 to myself. But you and your staff  
 helped me to hold on to my  
 humanity,"

John Eugene  
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 David Apatoff



## Keisha's Story

"I had no idea how I would attend my precollege classes until House of Ruth stepped in. I'm so grateful I got to go—I had an amazing summer! I spent so much time honing my craft; I can do fashion croquis [a quick sketch of an ensemble] in my sleep now. After high school, I hope to attend one of those schools. I dream of becoming as big as Rick Owens, Balenciaga, or Chanel one day."

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## Melinda's Story

Reflecting on her journey, Melinda emphasizes the necessity of shelter. "Shelter isn't just a need; it's essential—like food and water. I never thought I would be houseless. I've met people from all walks of life who've become unhoused due to job loss or abuse and it has changed my entire perspective. I am humbled."

"The things I once felt ashamed of may help save someone else's life. House of Ruth changed my life on a level that can't be quantified. This experience has given me the courage to share my story," she says.

The Lawrence Family Charitable  
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## Janay's Story

"I am very grateful and appreciative of the gifts we received during the holiday from the House of Ruth community," she shared. "The holidays can be a rough time, and I struggle to provide gifts for my family."

Norman Paul and Georgine Neureiter  
 New Partners Community Solar  
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 John Newton in honor of Michael Newton  
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 Linda Nickles  
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## Brenda's Story

"I never thought any of this  
 was possible," Brenda shared.  
 "Kidspace made me feel visible  
 and important again. House  
 of Ruth has no idea how much  
 they've changed my life."

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 The Thrift Store of Christ Church  
 Lucy Tidd  
 Mary Todd-Williams

## Cheryl's Story

“The Madison team gave me  
 the tools I needed to start  
 over. I didn’t feel judged—I felt  
 understood and supported. Now, I  
 can see my future clearly.”

Kathryn Toffenetti  
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## Khloe's Story

“The teachers and staff at  
 Kidspace have been there for me  
 and my children for many years. I  
 am really surrounded by the best  
 of the best.

When I was going through a  
 domestic violence situation, my  
 daughter's safety was my only  
 priority. A friend referred me to  
 Kidspace, and from the very first  
 meeting the Family Engagement  
 Specialist made me feel so  
 welcome.

Now, my two youngest children  
 are enrolled, and I'm part of the  
 parent healing circle, where we  
 practice mindfulness and support  
 each other. The teachers and  
 staff have been there for me  
 through every challenge and  
 every triumph—they truly feel  
 like family.”

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