
2016 HOUSING UP ANNUAL REPORT



Housing Families.
Transforming Lives.





TABLE OF CONTENTS



- Our Mission 4
- Our Challenge 6
- Our Impact 8
- Our Accomplishments 12
- Our Families 14
- Our Supporters 18
- Our Team 20
- Our Financials 22



DEAR FRIENDS AND SUPPORTERS,



As one of the largest and most diversified providers of homeless services and affordable housing in the District of Columbia, we know that the lack of affordable housing continues to be a leading factor in the rise of family homelessness. The political changes we saw at the end of 2016 introduced a great deal of uncertainty about the government's commitment to support affordable housing and the social service programs we provide. We are continuing to work with our public and private partners to address this uncertainty. But our continued success depends largely on you. On behalf of the hundreds of families who we serve, I offer thanks for your generosity and support.

I hope you enjoy our 2016 Annual Report.

Sincerely yours,

Philip H. Hecht
President & CEO

FRIENDS,

2016 marked Housing Up's 26th year. It was a year full of change and growth, where we served more than 600 homeless and low-income families in our city of Washington, DC.

We often speak about the challenges of accomplishing our mission of ending family homelessness in the District. And, there are challenges to be sure. But before we focus on those challenges, I wanted to take a moment to thank you for your support and recognize the progress we have made. We served more families in 2016 than ever before. For an organization that began by serving 13 families in 1990, to see us serve 627 families in 2016 is remarkable. Our 57 staff members provided the crucial services these families need to help them transform their lives. We developed more units of affordable rental housing, addressing the shortage of affordable housing in our city. We accomplished so much in 2016, all because of you - your time, your donations, and your belief in our mission.

There's still much more work to do and we are counting on your continued support to make it happen. Too many families continue to struggle to find a safe, stable home. Without that most basic of foundations, goals like education and employment are all the more difficult for families to achieve. The numbers reflect that reality: 1,166 homeless families, including 2,268 children; a DC family needs to make more than \$33 per hour to afford a two-bedroom apartment (the second highest rate in the country); and over a third of low-income students begin kindergarten unprepared for school.

These facts are daunting, yes. But, I see our families work hard to overcome these systemic challenges and, with the right support and programs, they succeed. Their strength and perseverance inspires me to work even harder to help create a city where all families can live and thrive. I hope it inspires you too, because it will take all of us working together to reach our shared goal to make homelessness rare, brief, and nonrecurring.

Please enjoy reviewing all that we accomplished in 2016 with your support. I look forward to continuing our work together in the years to come.

Sincerely yours,

W. Kimball Griffith
Board Chair

OUR CHALLENGE



Weinberg Commons, our Passive House certified affordable housing development in Southeast DC.

Safe, affordable housing and quality education. Families living in Washington, DC require both to live independently and thrive in our city. The lack of affordable housing continues to be a leading cause of family homelessness; without sufficient education, families cannot secure and retain quality jobs to afford market-value rent.



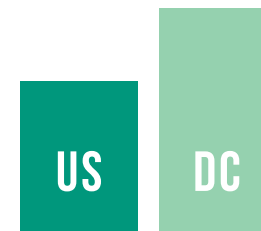
In 2016, DC's family homelessness rate increased by 34%, the largest percentage increase in the country.



There were 1,491 homeless families in 2016.



Since 2007, family homelessness in DC has increased by an overwhelming 191%



In the US, a worker must earn \$21.21 per hour to afford a two-bedroom apartment; in DC, that average is \$33.58 per hour, the second highest in the country.



DC's minimum wage was \$11.50/hour in 2016.

OUR IMPACT



627 Families Served



\$1,755,642 Raised*

*Includes individual, church, corporate and private donations



352 units of housing owned and/or serviced

4 Housing Programs

Affordable housing
provides below market-value rental housing and services to very low-income families.

Permanent supportive housing (PSH)
PSH is tailored specifically to chronically homeless families with mental or physical disabilities.

Rapid re-housing (RRH)
Quickly connects people experiencing homelessness to permanent housing through time-limited financial assistance and support services.

Transitional housing
A short-term housing program. Our focus, in alignment with DC and federal government strategic plans, has shifted away from transitional housing to more permanent housing solutions.



Children participate in Housing Up’s gardening program, which takes place in the fall and spring; American Bankers Association interns help fill backpacks for our Back to School drive



OUR ACCOMPLISHMENTS



Fort View apartments, our 62-unit affordable housing property in Ward 4.

Thanks to your support, we provided affordable housing, case management and supportive services to hundreds of DC families in 2016. We also tackled the main cause of family homelessness by developing more units of affordable rental housing.

In 2016, with a brand new name, we continued to advance our vision of ending family homelessness by 2020. We expanded our existing programs, developed new ones and served more families than ever before.

More Paths to Independence

In 2016, we launched the Family Success Program (FSP), an intensive, structured program designed to enable homeless and at-risk families to end the cycle of generational poverty and prevent homelessness through self-sufficiency. FSP is built on four key service pillars: Education & Training, Employment & Finance, Family Support, and Personal Development. Participants meet academic credit and /or training requirements, acquire and maintain employment, and participate in programming focused on improving financial management skills, family support skills, mental health and personal development. FSP is available to all families who reside in our affordable housing properties.

A New Purpose for A Historic DC Landmark

During a post-Election Day press conference in November 2016, Mayor Bowser and the Department of Housing and Community Development (DHCD) announced 13 projects that will produce or preserve more than 1,200 affordable housing units in the District. Housing Up was proud to receive a funding

award to co-develop affordable senior housing on the former Walter Reed Army Medical Center campus. The project involves the renovation of 80 units of housing in a vacant building on the Walter Reed campus to provide affordable senior housing in the rapidly gentrifying Takoma neighborhood in Ward 4. The building will also be home to the future Housing Up headquarters.

Creating Permanent Housing Solutions

Thanks to public and private funding (including substantial funding from Holy Trinity Catholic Church and the TD Charitable Foundation), we are in position to renovate one of our oldest buildings, Partner Arms 2 (PA2). Since 2003, PA2 has provided 13 units of transitional housing that we will convert to permanent supportive housing (PSH). PSH serves chronically homeless families with mental or physical health disabilities. Our PSH program is based on the Housing First model, which focuses on quickly moving families experiencing homelessness into permanent housing with leases in their own names, and then providing support services. The conversion of Partner Arms 2 aligns with the federal government's priority for PSH programs based on the Housing First practice. We are excited to provide this evidence-based, best-practice program to more families in the District.

OUR FAMILIES



Once families are safely housed, Housing Up’s comprehensive support services help transition families from homelessness to housing and economic stability. Housing Up case managers take a holistic, family-centered approach to providing services, working with the entire family, including children, to develop individual and family goals and measure progress. Families work hard to achieve independence and take advantage of the variety of resources we provide, including guidance on physical and mental health, job training, education, employment and life skills.

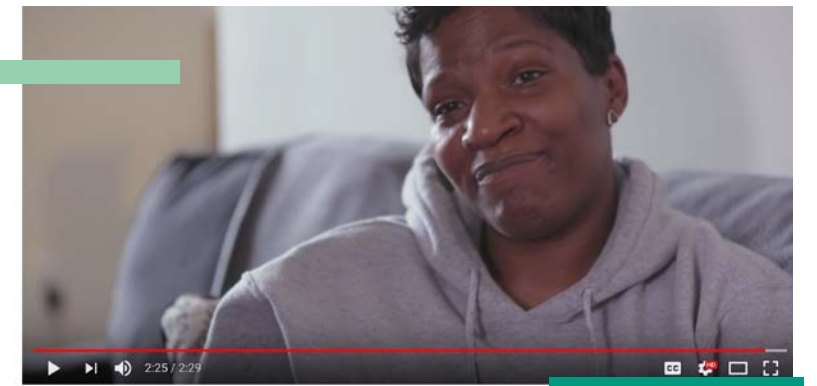
2016 Outcomes

	Permanent Supportive Housing	Rapid Re-housing	Transitional Housing
Families served	150	149	27
Percentage that achieved housing stability	99% TARGET: 98%	98% TARGET: 90%	100% TARGET: 85%
Percentage that gained/maintained employment	36% TARGET: 25%	32% TARGET: 50%	32% TARGET: 45%
Increased income	33% TARGET: 30%	40% TARGET: 25%	56% TARGET: 30%

2016 Client Achievement Award Recipient

At our annual Living in the City benefit, we honor a family that has made great strides towards independence and stability. In 2016, we honored Marsha Wood and her family for their strength and perseverance.

Watch her story [here](#).



The majority of our families are led by single moms striving to make a difference in the lives of their children.



OUR SUPPORTERS



From our start 27 years ago as a small transitional housing provider serving 13 families, Housing Up has relied on the generous support of the community. Thanks to you, we helped more than 600 families transform their lives in 2016.

242 DONORS RAISED
\$1,755,642

*** 89 NEW DONORS**

(total raised represents funds raised from individual, church and corporate donors, and restricted and unrestricted grants from private foundations)

Every Donation Counts



77% of donations were less than \$500



42% of donations were less than \$100

Thank You For

RAISING \$136,780

at our annual benefit, Living in the City



Providing holiday gifts for more than **1,000** children

Million Dollar Funding Gap

There is a wide gap between our government funding and the total amount needed to operate all our programs and provide the best services to our families.

That gap is why we need your support. Without our donors, we would not be able to offer our families the services they need to transform their lives.

Make your tax-deductible donation today at www.housingup.org/donate

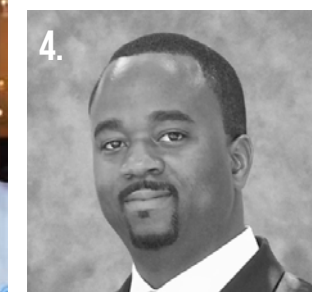
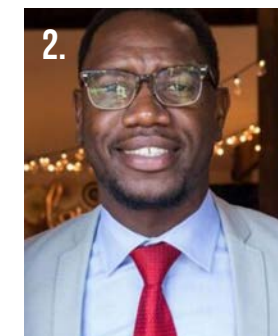
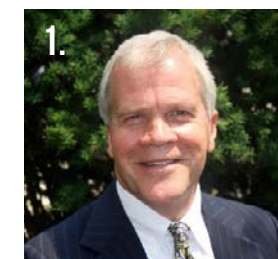


OUR TEAM

Housing Up's experienced staff and dedicated volunteers are the main reason for our success as an organization over the past 27 years. Without them, we could not reach our vision of homelessness being rare, brief and nonrecurring.

Senior Leadership Team

1. Philip Hecht, President & CEO
2. Haribo Kamara-Taylor, Chief Operating Officer
3. Julia Moran Morton, Vice President of Affordable Housing
4. Courtney Hall, Vice President of Programs



Volunteers

Housing Up volunteers are integral to our programs and services. We rely on volunteers to help children at weekly tutoring sessions, prepare adults for GED exams, assist with our backpack and holiday drives and so much more. In 2016...

75 volunteers donated **1,764 hours** of their time to 13 Housing Up programs

We'll spend **1,764 hours** and more thanking you for your dedication!

Staff

In 2016, we added 16 new employees, increasing our staff total to 57.

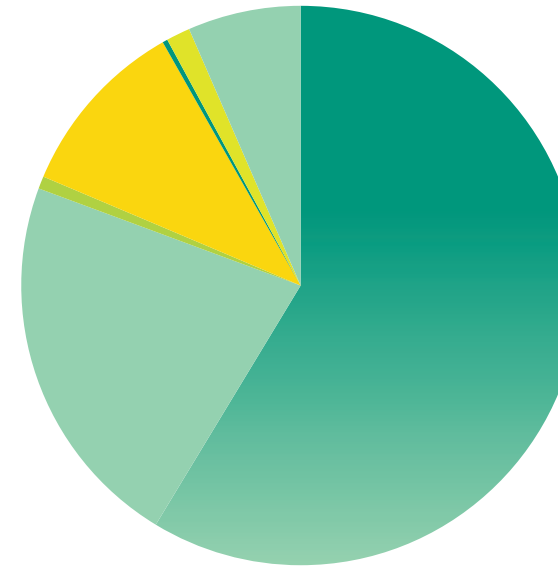
2016 Board of Directors

- W. Kimball Griffith, Chair
- Derrick Perkins, Vice Chair
- Winell Belfonte, Treasurer
- Phyllis Jordan, Secretary
- Robert Leland, Chair Emeritus
- Cheryl Beversdorf
- Jared Blum
- Alison Herrick
- Joseph Howell
- Anita Josey-Herring
- Cynthia Metzler
- Peter Plocki
- Paula Singleton

OUR FINANCIALS

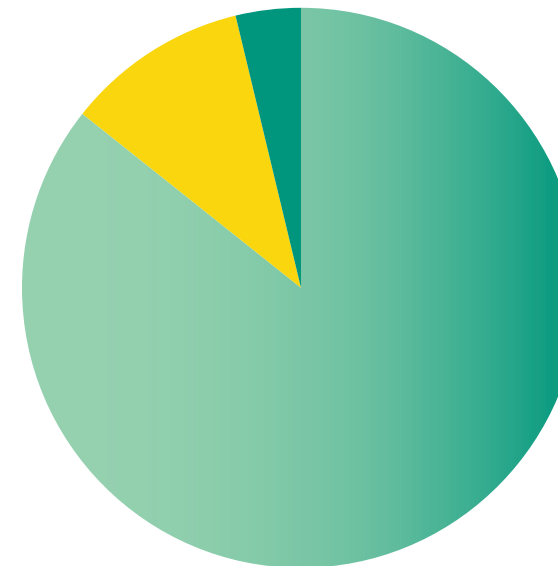


2016 Revenue



Government Contract & Grants	\$3,831,858
Corporate Individual Giving & Planned Giving	\$1,434,346
Rental Revenue	\$680,496
In-kind Donations	\$47,286
Developer Fees	\$426,942
Investments & Other Income	\$19,172
Resident Services Fees	\$90,343
Total Revenue	\$6,530,443

2016 Expenses



Program Expenses	\$5,200,404
Management & General	\$641,004
Fundraising	\$228,703
Total Expenses	\$6,070,111

This financial summary is based on Housing Up's audited consolidated financial statements as of December 31, 2016. To view the complete 2016 financials, [click here](#).

THANKS

