



HOUSING FAMILIES. TRANSFORMING LIVES.



# ANNUAL REPORT 2023/2024





# 2023/2024 HOUSING UP ANNUAL REPORT

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# OUR WORK

## MAINTAINING A COMMUNITY SAFETY NET FOR VULNERABLE FAMILIES

Looking back on our work in 2023 and to date in 2024, we are reminded that in the most challenging times, our community – the families we serve, the Housing Up staff that supports them and people like you that believe in our mission – is a resilient one. We see that resiliency shows up in so many ways, like a family not just surviving but thriving in a safe, affordable home, and volunteers coming together to pack and deliver Thanksgiving food baskets to families in need. As we close out 2024 and look towards an uncertain local and federal landscape in 2025, community will be the guiding light to carry us forward.

Because we do face some serious challenges ahead. Family homelessness across the District rose a whopping 39% in the last year, according to this year's Point-in-Time Count, a physical count of people experiencing homelessness on a given night in January. The end of Covid-era relief policies has been a hardship for many families in the District. You've probably seen how the DC government, one of our major funders, is facing a number of budget challenges for next year and beyond. Despite the advocacy work by us and other nonprofits, those budget restraints have had a direct impact on key programs, such as rapid re-housing, the Emergency Rental Assistance Program, the Housing Production Trust Fund and other supports for low-income families. In addition to these local government challenges, we are unsure what a new federal administration will mean for affordable housing development, the economy and key government safety nets.



And, here is where our community comes in. Thanks to the dedication of Housing Up's donors, volunteers and hardworking staff, we provided services, affordable housing and much needed stability to 900 families throughout the District in 2023 & 2024. We couldn't have accomplished that without you.

We know there are tough times ahead for the families we serve and the organizations, like us, who provide critical services. But what we hope is that together, we can keep reminding people how much housing matters. It's essential. In our view, safe & affordable housing is the first building block to creating a thriving, equitable city. And, given what we know about the DC government's financial picture for the next couple of years, a heavier burden will fall on us to support families that need our help. It'll take us all working together as a community to make sure DC families don't fall off the cliff into housing insecurity. It will be hard work but we believe our community is up to the task. We look forward to working with you to build stable, thriving communities for all of DC's families in 2025 and beyond.

## DID YOU KNOW ...



On any given night in the District, there are 3,960 single persons and 1,656 adults & children in 539 families who are experiencing homelessness (as of the January 2024 Point in Time Count). [Source](#)

From 2023 to 2024, family homelessness in DC increased by 39%. [Source](#)

More than 7% of children under the age of three are experiencing homelessness in DC. This is the highest rate of infant and toddler homelessness throughout the entire US. [Source](#)

Senior homelessness in DC is considerably higher than the national average; more than 30% of people experiencing homelessness in DC are over the age of 55, compared to 20% nationally. [Source](#)

# OUR IMPACTS & ACCOMPLISHMENTS

For over 30 years, Housing Up has served DC’s most vulnerable families. We enable homeless and at-risk families to end the cycle of generational poverty by providing stable housing and opportunities for the entire family, including youth, to succeed. Thanks to the generous funding and support of our donors and partners, we are an integral part of the solution to end family homelessness and increase DC’s affordable housing stock. In 2024, we served more than 900 families – 91% of whom maintained their stable housing – across our four housing programs.

**37%**

of permanent supportive housing families gained employment in 2023 (target was 15%)

**445**

units of affordable housing our pipeline (125 units to be completed in 2024)

**60%**

of rapid rehousing families gained employment in 2023 (target was 55%)

**542**

units of affordable housing owned/operated

**91%**

of families maintained stable housing in 2023 (target was 85%)

**900**

families served across all programs

## THE IMPORTANCE OF RESIDENT SERVICES

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We provide resident services to 150 homeless and low-income families, most of whom earn less than 30% of area median income (AMI), living in three of our affordable housing developments: Webster Gardens, Fort View Apartments and Weinberg Commons. While families living in our affordable housing properties are no longer experiencing homelessness, they still benefit from resources that strengthen their families, increase their financial independence and ensure that they do not become homeless in the future.

**81%** of families participated in resident services programming


**1,700** meals were served to families at Fort View and Webster

**264** Thanksgiving baskets were given to families in our affordable housing communities

In 2023 and 2024, resident services provided a free, 6-week, 4-day a week summer camp for more than 40 kids living at both Fort View and Webster Gardens. The camp themes in 2023 and 2024 were environmentalism and STEAM (science, technology, engineering, art, and math), respectively, and the kids were able to take a total of 10 field trips which often included their family members.

One of the many families who have benefitted from Camp Housing Up is Edvin and his daughters, Valeria and Briana. Before the pandemic, our resident services program referred families to affordable summer programming options in the community but over the past few years, those offerings have grown sparse. Because Edvin has a job during the day, he needs somewhere safe, fun and enriching for his daughters to go during the summer. Without Camp Housing Up, he isn't sure what he would do. View our Camp Housing Up spotlight [here](#).

**8** residents began working toward a college degree and 4 enrolled in a vocational program





# OUR FAMILIES

The past two years posed a number of challenges to the 900 primarily Black and brown families we serve. Between the end of many COVID-era assistance programs and the ongoing difficulties of raising a family in DC’s expensive rental market, 2023 and 2024 have not been easy for many of our families. In fact, in 2023, our resident services

program helped 15 families obtain a collective \$102,000 in rental assistance in order for them to stay housed. Despite the challenges, so many of our families have been able to continue thriving, accomplishing amazing achievements with the help of our supportive services and safe, stable and affordable housing.

## 2023 CLIENT SPOTLIGHT

### **Partner Arms II: Kids Deserve to Feel Protected & Valued**

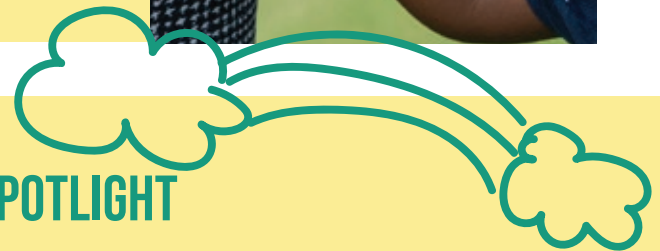
At our 2023 annual benefit, Living in the City, we shared the stories of the kids at Partner Arms II (PA2), a community that provides 12 units of permanent supportive housing. Adults in permanent supportive housing programs have a diagnosed mental or physical health condition. Tony, Housing Up’s resident services coordinator at PA2, has noticed that many times there’s a role reversal in this situation where kids assume responsibility for taking care of their parent(s). Learn how Tony makes sure these kids are safe, valued, and protected [here](#).



## 2024 CLIENT SPOTLIGHT

### **Entwine: Building Thriving Senior Communities**

At Living in the City 2024, we shared the stories of formerly homeless seniors who are now living in our newest affordable housing building in Takoma DC, Entwine. Entwine has two on-site Housing Up case managers who help 24 permanent supportive housing clients with their mental and physical health and provide many other resources. Aging in place is preferred by the vast majority of adults and can offer a plethora of health benefits. View how these seniors have built a thriving community and learn how we support seniors aging in place with dignity [here](#).





# OUR SUPPORTERS

The Housing Up community is something we aim to never take for granted. We have relied on community partners to support the families we serve since Housing Up's start in 1990. In the three decades since, we have built a powerful, constantly growing coalition of partners that stands by families during every point of their journey – from moving into a new home, to finding new jobs to navigating a challenging post-pandemic education environment. Our community is made up of a vibrant mix of people from all walks of DC life and makes our work possible. Thank you, on behalf of the hundreds of families we serve.

## IN 2023, OUR COMMUNITY:

- Provided close to 500 volunteer hours
- Provided backpacks & holiday gifts to more than 1,000 families

## THANK YOU FOR:

- Helping us fundraise over \$735,000
- Donating more than 2,364 warm meals to families



## A SPECIAL THANK YOU TO

- Our 2023 community partners, including [Union City Church DC](#) and [American Bankers Association](#)
- St. Columba's Church and Union City Church DC for donating 264 Thanksgiving meal baskets
- Students from George Washington University and American University's public health programs
- [DC Central Kitchen](#) and [PLNT Burger](#) for donating meals

# OUR FINANCIALS\*



## 2023 REVENUE

■ Government Contract & Grants . . . . .	\$10,925,821
■ Corporate Individual Giving & Planned Giving . . . . .	\$675,812
■ Rental Revenue . . . . .	\$858,804
■ In-kind Donations . . . . .	\$70,932
■ Developer Fees . . . . .	\$646,132
■ Investments & Other Income . . . . .	\$737,190
■ Resident Services Fees . . . . .	\$70,932
<b>TOTAL REVENUE . . . . .</b>	<b>\$13,933,736</b>

## 2023 EXPENSES

■ Program Expenses . . . . .	\$11,030,812
■ Management & General . . . . .	\$2,522,074
■ Fundraising . . . . .	\$439,408
<b>TOTAL EXPENSES . . . . .</b>	<b>\$13,992,294</b>

\*Based on our 2023 audited financial statements





## 2024 ASSOCIATE BOARD

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Anna Rabil  
Dillon Ficca  
Katie Williams  
Marc Daniels  
Parker Stone

## 2024 BOARD OF DIRECTORS

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Phyllis Jordan, Chair  
Paula Singleton, Vice Chair  
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W. Kimball Griffith, Chair Emeritus  
Allison Gerber  
Matthew Jacobs  
Reggy Robinson







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