

A photograph of two Black women smiling and talking to each other. The woman on the right is wearing a patterned top and has her mouth open as if speaking. The woman on the left is also smiling and looking towards the other woman. The background is slightly out of focus, showing what appears to be a window or a doorway. The entire image has a teal color overlay.

2017 HOUSING UP ANNUAL REPORT

Housing Families.
Transforming Lives.



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DEAR FRIENDS AND SUPPORTERS,

From our unique position – as both a service provider to the District of Columbia’s most vulnerable residents and as a nonprofit developer of affordable housing for those left behind by the city’s explosive growth – we see firsthand the correlation between the District’s expensive housing market and the number of families experiencing homelessness and housing insecurity.

As of the 2018 Point in Time count, there are 3,000 people in nearly 1,000 families who remain homeless in Washington, DC. More than 2,000 of these are children. Washington, DC has one of the most expensive rental markets in the country, with rents increasingly out of reach for many families who have lived in the District for generations. And, proposals from the federal government continue to threaten the meager resources available to low-income families and individuals.

Despite these challenges, our mission remains clear.

We work harder. We serve more families. We build more units of affordable housing. We create more opportunities for families in our city. And, with your support, we work to end homelessness one family at a time. We could not have accomplished all we have over our 28 years without your belief in our mission and, most importantly, your commitment to the families we serve.

Please enjoy this annual report, which highlights all we accomplished together in 2017. Let’s continue to work together to make homelessness brief, rare and nonrecurring.

Our sincere thanks,

**Joseph Howell, Housing Up Board Chair
Philip Hecht, President & CEO**



WHY OUR WORK MATTERS

Washington DC's homeless population is nearly double the national average due to the District's high cost of living. The city grows by thousands of residents annually, creating a great need to maintain and expand housing options for low- to moderate-income, homeless and at-risk families.

Homelessness and housing instability in the District disproportionately affects communities of color. Ninety-six percent of the families who receive Housing Up's supportive services and who live in properties owned or operated by Housing Up are African-American; two of our properties have substantial Hispanic populations (50% at Fort View and 36% at Webster Gardens). These families face challenges in accessing housing, healthcare, education and employment, sectors with a long history of systemic discrimination. Safe, affordable housing and equitable educational and employment opportunities: families living in Washington, DC require both to live independently and thrive in our city.

DID YOU KNOW?



There are 3,134 people in 924 homeless families in DC (as of the 2018 PIT count)



64% of low-income families in DC are rent-burdened, devoting more than half of their income to rent

\$40K

The median income for black households in the District is \$40K and net worth is \$3,500, while median income for white households is \$120K and net worth is \$280K, making it difficult for families of color to build generational wealth and security



More than 1/3 of low-income students begin kindergarten not ready for school and by the time they reach fourth grade, 50% will not read at grade level

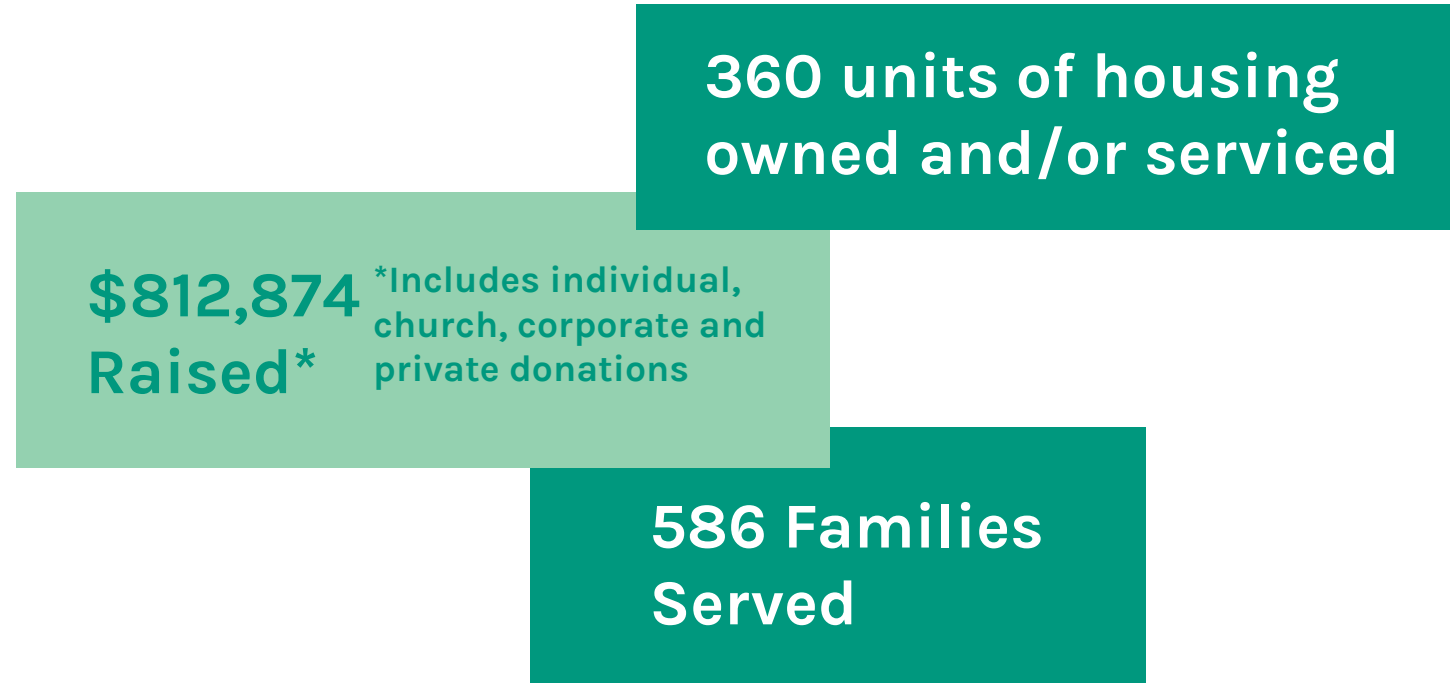


People experiencing homelessness are at greater risk of violence, particularly homeless women and children; 63% of homeless women have been victims of partner violence

OUR IMPACT

Since 1990, 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 2017, we served close to 600 families across our four housing programs.



4 Housing Programs

Affordable housing

Provides below market value rental housing and services to very low-income families

Permanent supportive housing (PSH)

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



The reason I think people should support Housing Up, I mean look at me. I'm a prime example. And no not everyone's story is my story, but I do believe that because of services or programs like Housing Up, that makes it possible for families to be able to come from homelessness into stability, and having their own.

Iyon Johnson, former client and
current board member

OUR ACCOMPLISHMENTS

In 2017, we continued to advance our mission of creating opportunity for DC's most vulnerable families. We expanded and strengthened our current programs, welcomed a new member to our executive team and received several accolades for our affordable housing projects.



An Expansion for Rapid Re-Housing

In October 2017, we were awarded a contract expansion for our rapid re-housing program. We expanded the program by 120 families, bringing our capacity to 265 families. Our rapid re-housing expansion is in response to the high demand of services for families experiencing homelessness or those who have recently exited shelter. Rapid re-housing helps families address barriers to housing stability, education and employment, and enables them to live independently. We continue to collaborate with local and federal governments to deliver programs and services that end family homelessness.

Praise for Weinberg Commons

Early in the year Weinberg Commons, our most recently completed affordable housing property, received its official PHIUS+ certification, making it the first multi-family retrofit apartment building in the country certified by the Passive House Institute US (PHIUS). Passive building refers to a set of design principles used to achieve a rigorous level of energy efficiency. The PHIUS+ Certification program is the leading passive building certification program in the US. Accolades for Weinberg Commons continued later in the year when the development won the Affordable Housing category and received an honorable mention in the Multifamily category at the 2017 Passive Projects Competition.

As a nonprofit developer of affordable housing, we are committed to increasing the supply of affordable housing stock in the District of Columbia. Weinberg Commons – the product of a unique development approach, sophisticated financing and cutting-edge design – addresses the District's demand for housing affordable to those earning below 40 percent area median income (AMI).

Strengthening Our Youth Programming

Our youth enrichment program provides education and development resources children need to thrive. Overseen by our resident services team, our youth enrichment program includes weekly tutoring at each of our affordable housing locations, character building workshops, gardening activities with senior residents, cooking and nutrition lessons, college prep, career days and more. In 2017, we created and implemented a socioemotional survey to measure non-academic growth indicators for our young program participants. The survey measures four development competencies: Growth Mindset, Self-Efficacy, Self-Management and Social Awareness. With increased quantitative data, our team has delivered more effective programming for youth, enriching the educational and emotional development of the children and young adults in our program and giving them a higher chance of success in high school and college.

Welcoming New Leadership

In February, Courtney Hall joined our leadership team as the Vice President of Programs. Courtney came to Housing Up from the District of Columbia's Child and Family Services Agency (CFSA) where, as Deputy Director of Program Operations, he was responsible for overseeing the implementation of social work and case management for foster care cases assigned to the agency. He is licensed in the District of Columbia as a Graduate Social Worker and serves on the Strategic Planning Committee of the DC Interagency Council on Homelessness. Courtney oversees our supportive services team (which encompasses rapid re-housing, permanent supportive housing and transitional housing).

I was just fascinated with all of the help and assistance that are available to me as a tenant of Housing Up. They're helping them with employment, they're helping them with any family mental health issues ... it's really, really broad. Housing Up is like a mini social services office.

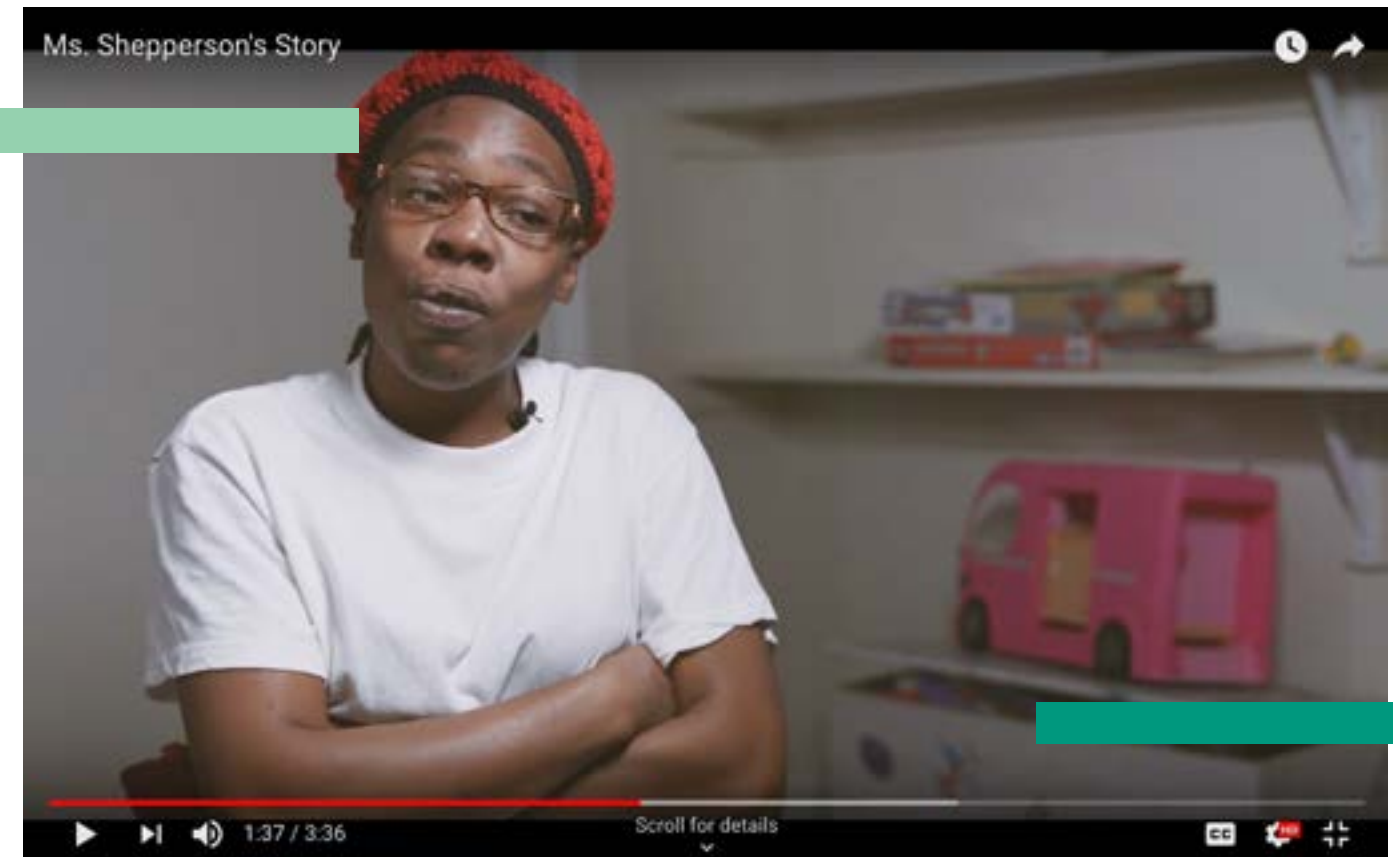
Rene Petaway, resident of Webster Gardens and current board member



OUR FAMILIES

Families in our programs work hard to transform their lives and actively engage with the services we provide. With the powerful combination of stable, affordable housing and supportive services, our families gain employment, increase their incomes and most importantly, live safe, independent lives.

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.



2017 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 2017, we honored Joy Shepperson and her family. Joy overcame a challenging home life but refused to let those experiences interfere with providing a life filled with unconditional love and security for her two girls, aged 10 and 4.

Watch her story [here](#).

2017 BY THE NUMBERS



91% of the 275 families served in rapid re-housing (RRH) maintained stable housing



45% of families in PSH and RRH gained employment and/or education



76% of RRH families were actively engaged in job training/education or employed



Families across all programs had a monthly income of \$737 (a 22% increase)



96% of the 158 families served in permanent supportive housing (PSH) maintained stable housing



We served 1,120 children under the age of 18

OUR SUPPORTERS

Our deepest gratitude to all who donated and supported Housing Up in 2017. Since our founding in 1990, the success of our work has relied on the generous support of our community. Your commitment to improving the lives of DC families helped us to serve close to 600 families in 2017.



234 DONORS RAISED
\$812,874

*** 76 NEW DONORS**

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

Every Donation Counts



80% of donations were less than \$500



31% of donations were less than \$100

Thank You For

RAISING \$107,315

at our annual benefit,
Living in the City



Donating **500** backpacks for our back to school drive (approximate value: **\$25,000**)

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 mission is to build thriving communities in Washington, DC by developing affordable housing and offering comprehensive support services to homeless and low-income families. Completing this mission would not be possible without the dedicated work of Housing Up’s staff.

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. From our families, thank you!

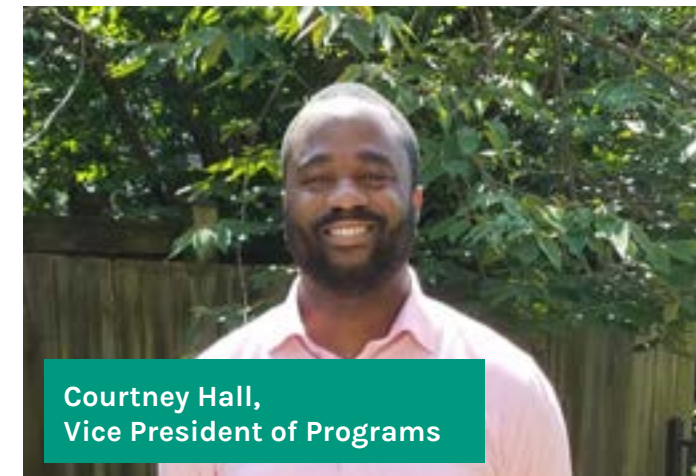
Senior Leadership Team



Philip Hecht,
President & CEO



Haribo Kamara-Taylor,
Chief Operating Officer



Courtney Hall,
Vice President of Programs



Julia Moran Morton,
Vice President of Affordable
Housing Development

2017 Board of Directors

Chair

Joseph Howell

Vice Chair

Annika Brink

Secretary

Phyllis Jordan

Treasurer

Robert Leland

Chair Emeritus

W. Kimball Griffith

William Ferrell

Alison Herrick

Iyon Johnson

Cynthia Metzler

Rene Petaway

Peter Plocki

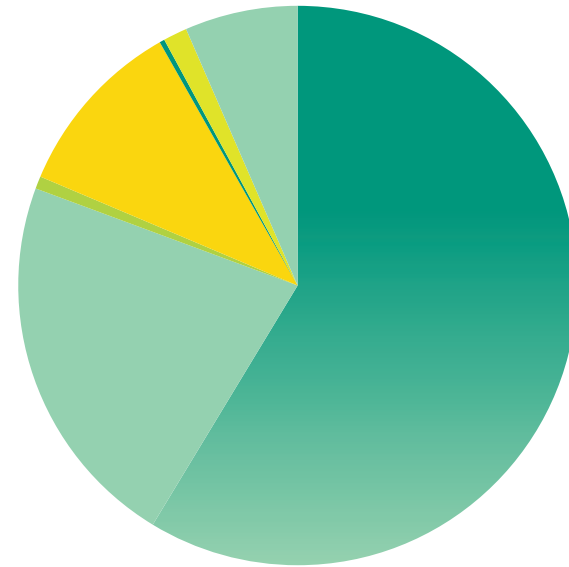
Devi Ramachandran

Paula Singleton

OUR FINANCIALS

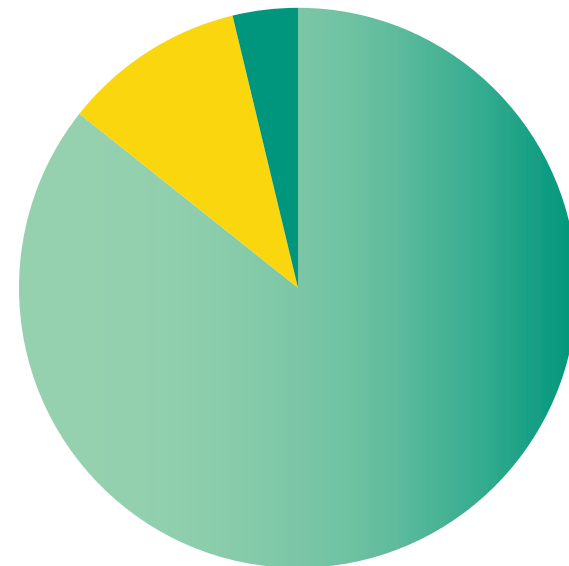


2017 Revenue



Government Contract & Grants	\$4,107,528
Corporate Individual Giving & Planned Giving	\$651,520
Rental Revenue	\$750,830
In-kind Donations	\$59,752
Developer Fees	\$220,765
Investments & Other Income	\$123,149
Resident Services Fees	\$125,802
Total Revenue	\$6,039,346

2017 Expenses



Program Expenses	\$5,122,926
Management & General	\$623,537
Fundraising	\$289,094
Total Expenses	\$6,035,557

This financial summary is based on Housing Up's audited consolidated financial statements as of December 31, 2017. To view the complete 2017 financials, [click here](#).



HOUSING FAMILIES. TRANSFORMING LIVES.