



2021 HOUSING UP ANNUAL REPORT





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OUR WORK MATTERS NOW MORE THAN EVER BEFORE

Washington, DC has the highest rate of homelessness in the country: 99 per every 10,000 people experience homelessness in our city. Due to the high cost of living in the District's rental market, DC has a very high number of rent-burdened households; more than one in five households in the District spend more than 50% of their income on rent. The enduring COVID-19 pandemic has put a strain on DC's already expensive rental market and the families who live here.

Homelessness and housing instability in the District disproportionately affect communities of color, and as we have seen, coronavirus has also disproportionately impacted low-income 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 Black/African-American. Two of our properties also have substantial Hispanic populations (50% at Fort View and 36% at Webster Gardens).

While the true magnitude of COVID-19's impact on low-income communities is only beginning to be revealed, we know that the families we serve are struggling to meet their financial obligations. Now more than ever, our work of developing affordable housing and providing supportive services are necessary to help families continue to thrive in DC.



DID YOU KNOW ...



There are 3,871 people in 405 homeless families, including 746 children (as of the January 2021 Point in Time Count). [Source](#)



26% of DC children grow up in families working hard to make ends meet. The vast majority of children living in poverty are children of color. [Source](#)



As of November 16, Black residents make up 77% of all lives lost to COVID-19 in the District, while only representing 46% of the city's population. [Source](#)



The median income for a Black household in the District is \$46K and the median income for a Hispanic household is \$83K, while the median income for a white household is \$143K. The income disparity makes it difficult for families of color to build generational wealth in a constantly growing city. [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 2021, we served close to 900 families — 98% of whom maintained their stable housing — across our four housing programs.



897

households
served across all
programs

426

units of affordable
housing owned/
operated

361

units of affordable
housing in our
pipeline

RECOGNITION FOR OUR AFFORDABLE HOUSING EFFORTS

In September, [The Committee of 100 on the Federal City](#) trustees selected Abrams Hall Assisted Living for a 2021 Vision Award. Abrams Hall is the first District-funded project that combines permanent supportive housing and assisted living for seniors in one facility and provides a scalable model for future assisted living facilities for Washington, DC's most vulnerable seniors.

In addition, [Affordable Housing Finance \(AHF\)](#) announced its [2021 Readers' Choice Awards Winners](#), and recognized Abrams

Hall as the [best overall in senior housing](#). Notably, AHF recognized Abrams Hall's innovative plan to include both affordable senior housing and assisted living in the same building so seniors can comfortably change levels of care when necessary.

Housing Up continued to build its affordable housing portfolio in 2021, and we now have 361 units of housing in our development pipeline. We look forward to developing more affordable housing for DC families in the years to come.

Want to get an idea of where affordable housing in DC stands? Listen to Polly Donaldson, Housing Up's first president and former [DC DHCD](#) president, talk about the progress DC has made, and the work left to be done.



OUR FAMILIES

This year posed a number of challenges to our families. Between health concerns raised by COVID-19, more than 50% of our families facing unemployment at some point over the past year and the ongoing difficulties of raising a family in DC's expensive rental market, this year has not been an easy one for many of the families we serve.

But, 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 affordable housing.

2021 CLIENT SPOTLIGHT

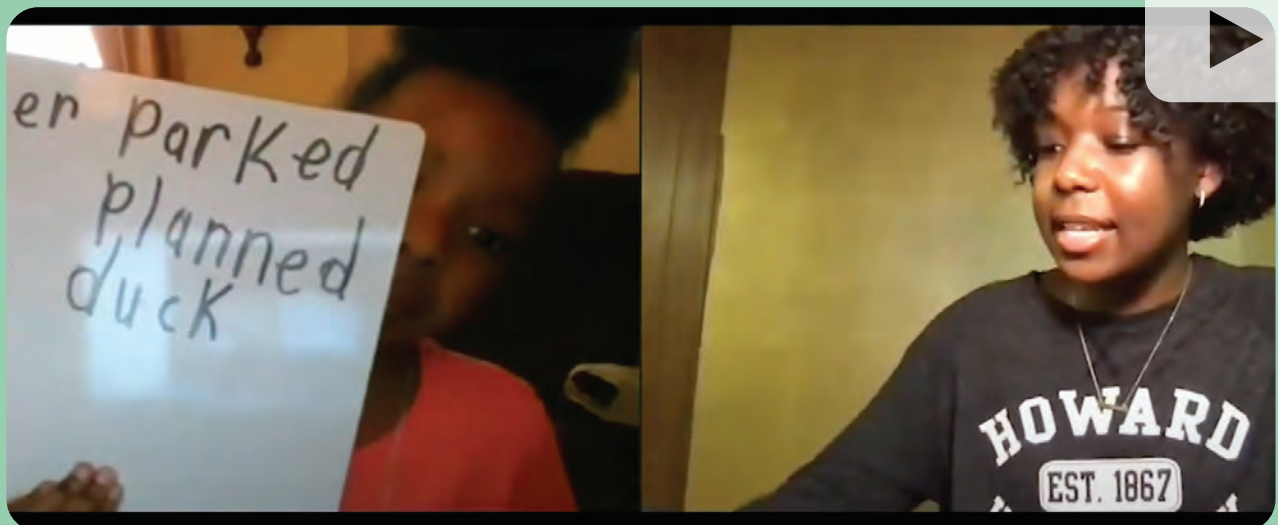
Carlita Walker & The Diatta Family

At our annual benefit, Living in the City, we were honored to share the stories of two members of the Housing Up community: Carlita Walker and the Diatta Family. Their stories and achievements reminded us that joy is possible even during challenging times and that access to affordable housing can transform a family's life. View their stories [here](#).



“I’ve seen her grow leaps and bounds, just me reassuring her, giving her that confidence that ‘yes, that is the right word!’ It’s important to have that confidence; it makes you feel you can do anything you set your mind to.”

Housing Up tutor Octavia Allen-Whitfield
on her mentor/mentee relationship with August



OUR SUPPORTERS

We would like to express our deepest gratitude to all who donated and supported Housing Up in 2021. Your generous contributions help us provide the combination of housing and services that can make a difference in the lives of DC families and thanks to you, we have served close to 900 families this year.

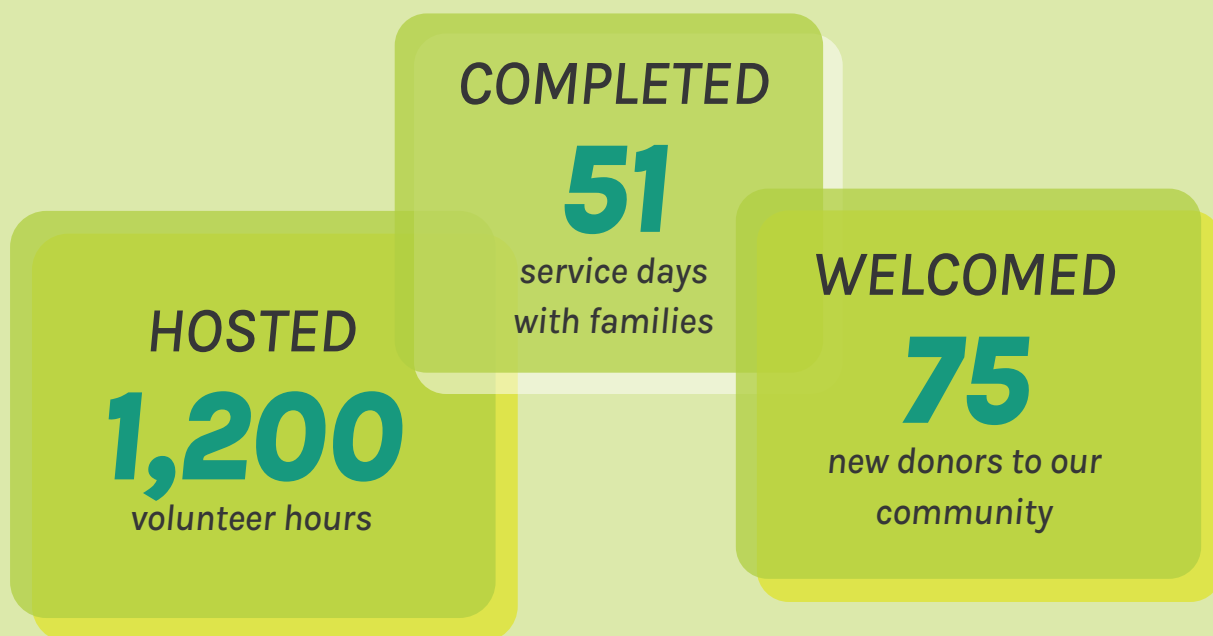
2021 COMMUNITY CARES PARTNERS

This year, we launched a special program to deepen the connections between our families and our dedicated community partners titled Community Cares. The program pairs a community organization with one of our affordable housing buildings to hold monthly resident activities. This year, partners have organized family appreciation nights, healthy eating workshops, cultural education events and so much more. We'd like to extend a special thanks to our inaugural 2021 class of Community Cares partners!

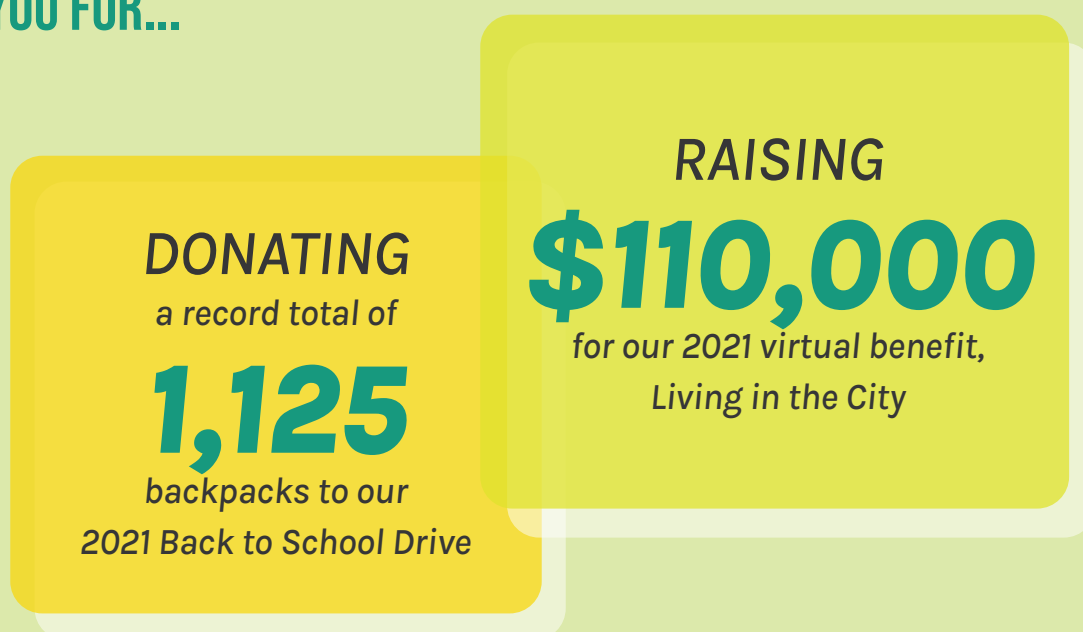


- [Stand Up for Kids](#)
- [St. Columba's Episcopal Church](#)
- [Washington Nationals Youth Baseball Academy](#)
- [Christ Lutheran Church](#)
- [Edlavitch Jewish Community Center](#)
- [Hearts of Empowerment](#)

THIS YEAR WE...



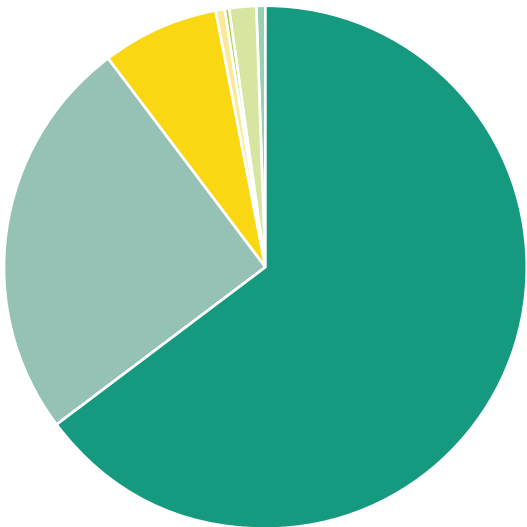
THANK YOU FOR...



OUR FINANCIALS

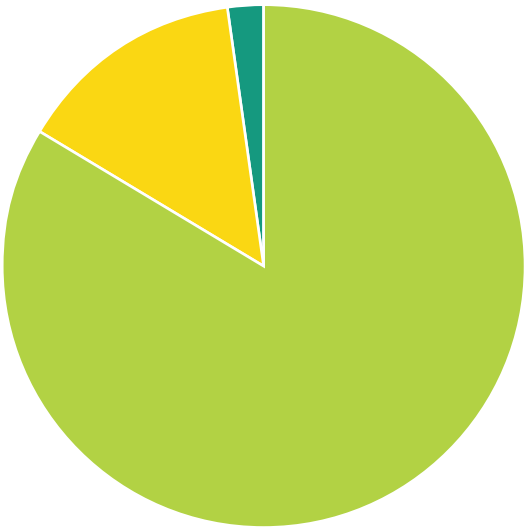
2020 REVENUE

Government Contract & Grants .	\$8,684,556
Corporate Individual Giving & Planned Giving.	\$3,347,139
Rental Revenue	\$967,070
In-kind Donations	\$68,946
Developer Fees.	\$40,000
Investments & Other Income . . .	\$221,346
Resident Services Fees	\$63,015
TOTAL REVENUE	\$13,913,052



2020 EXPENSES

Program Expenses	\$9,117,562
Management & General	\$1,544,931
Fundraising.	\$222,916
TOTAL EXPENSES	\$10,885,409



**Based on our 2020 audited financial statements*

2021 BOARD OF DIRECTORS

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