

2025 ANNUAL REPORT



HOUSING FAMILIES. TRANSFORMING LIVES.

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A LETTER FROM OUR BOARD & CEO





Dear Housing Up community,

As we reflect on 2025, we do so at a pivotal moment for Housing Up and for the families we serve. A new federal administration has brought sweeping policy shifts and significant funding reductions that are already reshaping the housing and human services landscape in Washington, DC. For families living on the edge of housing insecurity, these changes are not just abstract policies or executive orders – they shake the stable foundation families have built and harm the independent future families work hard to create.

At a time when the cost of living remains high and public resources are increasingly strained, the safety net that so many families rely on is fraying. Proven programs are shrinking. Evidence-based prevention dollars are disappearing. And yet, the need for stable, affordable housing and whole-family support has never been more urgent.

2025 marked an important leadership transition for Housing Up. We are grateful for the strong foundation built by those who led before and are energized by the opportunity to carry this work forward with renewed focus and resolve.

Through all of the challenges and changes, one constant has carried us forward: you.

Your generosity, advocacy and belief in Housing Up’s mission sustained our work through uncertainty and transition. Because of you, families continued

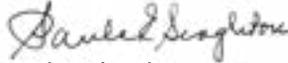
to access safe homes, children had consistent places to learn and grow, and residents received the tools and support they needed for long-term stability. You stepped up when it mattered most, and the impact of that commitment cannot be overstated.

Housing Up enters this next chapter with clarity and determination. As both a service provider to DC’s most vulnerable families and a developer of affordable housing in a city with some of the highest rents in the country, we remain committed to our mission. Housing is the foundation, but it is not the end of the story. We will continue to invest in families, advocate for equity, and build pathways to opportunity, even as the external challenges grow steeper.

This annual report reflects what is possible when a community refuses to stop supporting those who need an extra hand. It captures not only what we accomplished together in 2025, but the strength of the partnerships that will carry us into the future.

The work does not end here. And with you by our side, neither does our commitment.

With deep gratitude,


Paula Singleton, Board Chair


Mercedes Lemp, President & CEO

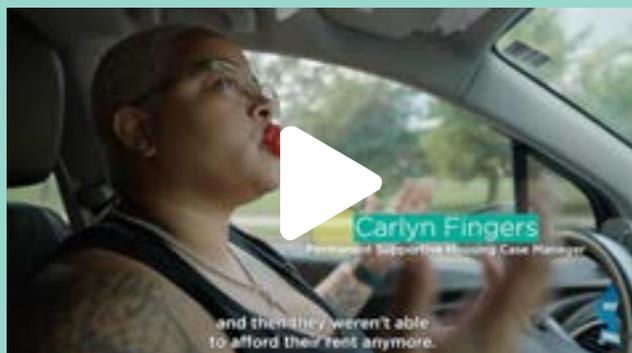
OUR WORK



WHAT IT TAKES TO KEEP FAMILIES HOUSED

Housing Up builds thriving communities in Washington, DC by developing affordable housing and offering comprehensive support services to homeless and low-income families. The combination of safe, affordable housing and supportive services helps families stay housed and build long-term stability. We are a **Housing First** organization, meaning we provide no-barrier housing before addressing any other concerns such as employment, substance use, and more.

In 2025, Housing Up provided affordable housing and support services to more than **900 families** across the District in three housing programs: permanent supportive housing (PSH), rapid re-housing (RRH) and affordable housing with resident services. Each family in our PSH and RRH programs is assigned a case manager who helps the entire family unit with customized family goal plans. Housing Up case managers partner with parents and caregivers to support employment and vocational training, connect families to mental health and wellness services, link them to critical community



Click the video to see Housing First in action

resources, and ensure children have access to enrichment opportunities, childcare supports and pathways to long-term stability.

To address a root cause of homelessness – the lack of affordable housing – Housing Up is also a leading nonprofit affordable housing developer in DC. Since 2012 we have developed or preserved **667 units** of housing for low-income families, all of whom earn well below 50% AMI; we have an additional **320 units** in our development pipeline. Families in our affordable housing properties earn well below 80% of the area median income (AMI).

Following our belief that stability starts but doesn't end with affordable housing, we provide comprehensive resident services delivered in three



Housing Up affordable housing communities: Webster Gardens, Fort View Apartments, and Weinberg Commons, home to 150 formerly homeless and extremely low-income families, most earning less than 30% of Area Median Income (AMI). Our resident services are grounded in five core pillars: Health and Wellness, Employment, Community Building, Tenant Education and Youth Enrichment. Our on-site teams partner with residents to strengthen housing stability, increase financial independence and support family well-being, ensuring families do not return to homelessness.

Through individualized case management, trusted relationships and strong community partnerships, we meet all of our families where they are and respond to both immediate needs and long-term goals.



As of the January 2025 Point in Time (PIT) Count,

5,138

people in DC were experiencing homelessness, a 9% decrease from 2024.

[Source](#)

On any given night in the District,

1,356

adults & children in 440 families are experiencing homelessness (as of the January 2025 Point in Time Count).

[Source](#)

Racial disparities in homelessness remained stark:

93%

of the unhoused population in DC were people of color, despite making up only 62% of DC's general population.

[Source](#)

From 2024 to 2025, family homelessness in DC decreased by

18%

[Source](#)

88%

of adults in families experiencing homelessness in DC were women.

[Source](#)

Domestic violence is a leading cause of family homelessness.

48%

of adults in families experiencing homelessness in DC reported experiencing domestic violence.

[Source](#)

DID YOU KNOW ←



**OUR IMPACT &
ACCOMPLISHMENTS**

For more than 35 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 2025, **we served more than 900 families – 100% of whom maintained their stable housing** – across our three housing programs.

→ BY THE NUMBERS

900 families served across all programs

320 units of affordable housing in our pipeline

86% of families participated in resident services programming

360 backpacks full of supplies were provided to children in our affordable housing communities

667 units of affordable housing owned/operated

100% of families maintained stable housing in 2025 (target was 85%)

1680 meals were served to families at Fort View and Webster Gardens

562 children received gifts this holiday season

THE IMPORTANCE OF RESIDENT SERVICES

While stable housing marks a critical milestone, it is not the end of the journey. Our resident services program, which serves 150 families in three of our affordable housing buildings, picks up where the path to stable housing ends. Our resident services program provides families with resources that strengthen household stability, build financial independence, and support long-term housing security, ensuring they can thrive and remain housed for years to come. As critical federal and local services and programs dwindled over the past year, our resident services team stepped up to connect families to community and government resources.



86% of families participated in resident services programming



1680 meals were served to families at Fort View Apartments and Webster Gardens



50 Thanksgiving baskets were given to families in our affordable housing communities



5 residents graduated high school and will be the first in their families to attend college

CAMP HOUSING UP VIDEO



Click the video to see Camp Housing Up in action

In 2025, resident services provided youth enrichment programming for the children living at our Fort View and Webster Gardens communities. Youth enrichment programming supports the children we serve year-round and gives them a greater chance of success in high school, college, and beyond. These services include weekly youth tutoring, our free, six-week summer camp, and a wide array of classes and activities. This year's camp theme was "Destination DC: A Local, National and International Story". Along with the thematic workshops and field trips, the camp also incorporated gardening, cooking demonstrations and a robust athletics program that included skill training and tournaments.



OUR FAMILIES



MEET THE FAMILIES WE SERVE

Housing Up serves primarily Black and brown families with extremely low incomes, many earning less than 30% of Area Median Income (AMI). Most households we serve are led by single mothers with children and have experienced homelessness due to job loss, health crises, domestic violence, rising rents or the loss of public benefits. For many families, a single unexpected disruption was enough to push their household into crisis.

In 2025, these challenges intensified as pandemic-era protections ended and federal supports such as SNAP and Medicaid were reduced, colliding with DC's high cost of living. Many families were forced to make impossible choices between food, health care, and rent, decisions that directly affect a family's (including children) stability, well-being and educational success. In response, we partnered with DC Central Kitchen and Support+Feed to provide **1,680 meals** and supported families facing health care disruptions in accessing alternative coverage and resources.

Children make up a significant portion of the families we serve, and housing instability often disrupts their education through frequent moves, school absences and social-emotional stress. In response, Housing Up integrates youth enrichment, academic support and family stabilization services into our housing model.



Despite persistent systemic barriers, the families we serve demonstrate remarkable resilience. With access to safe, affordable housing and comprehensive services, parents are better able to pursue stability, and children are positioned to learn, grow and thrive.

2025 CLIENT SPOTLIGHT MS. MACK'S STORY



Watch Ms. Mack's full story [here](#).

After nearly two decades of experiencing homelessness, Ms. Mack entered Housing Up's permanent supportive housing (PSH) program, found stability and started achieving her goals. Today, she lives in a three-bedroom apartment with two of her children and one granddaughter, has steady employment, and plans to go back to school to become a social worker. Her story is a testament to how access to safe and affordable housing, along with support services, can enable families to transform their lives.



OUR SUPPORTERS



This year, sweeping cuts to essential programs and services for low-income families threatened Housing Up’s ability to carry out our mission. From the presence of federal agents in our affordable housing communities to the Trump Administration’s attacks on Housing First, it was an incredibly difficult year for the families we serve. During this time of significant uncertainty, it was our dedicated community of supporters, volunteers and staff that helped the families we serve reach their goals and transform their lives.

→ IN 2025, OUR COMMUNITY:



Provided

562

children with gifts this holiday season

Stayed engaged, viewing our Instagram posts more than

16,400

times



THANK YOU FOR: ←

Helping us fundraise over

\$720,000



Donating

1,680

warm meals to families



Make sure to follow for the latest updates:

[Facebook](#) | [Instagram](#) | [LinkedIn](#) | [Youtube](#) | [X](#)

→ A SPECIAL THANK YOU TO:

Our 2025 community partners, including the [American Bankers Association](#) and [Andersen Shepherd Park Christian Church](#) for donating 50 Thanksgiving meal baskets

Students from [George Washington University's Urban Health Program](#)

[DC Central Kitchen](#) and [Support + Feed](#) for donating meals

“

Housing Up has been incredibly welcoming and transparent about their work in the community. The staff members are always willing to help, and their passion for serving residents is truly evident. This is an organization dedicated to helping residents thrive while encouraging community involvement.”

-Karen Lopez, George Washington University, Urban Health Program Fellow

→ 2025 COMMUNITY PARTNERS:

[Accenture](#)

[American Bankers Association](#)

[Andersen](#)

[DC Central Kitchen](#)

[Edlavitch Jewish Community Center of Washington, DC](#)

[Episcopal Church of the Redeemer](#)

[Fast Enterprises](#)

[George Washington University's Give-a-Gift Program](#)

[George Washington University's Urban Health Program](#)

[Shepherd Park Christian Church](#)

[Support + Feed](#)

[Winston & Strawn, LLP](#)

Interested in becoming a community partner?

Reach out to Housing Up's Community Engagement Manager, Shahidah, at sabdul-lateef@housingup.org

2025 FUNDERS

Foundations:

6

Corporate/
Faith - Based:

12

Individual:

219

Government:

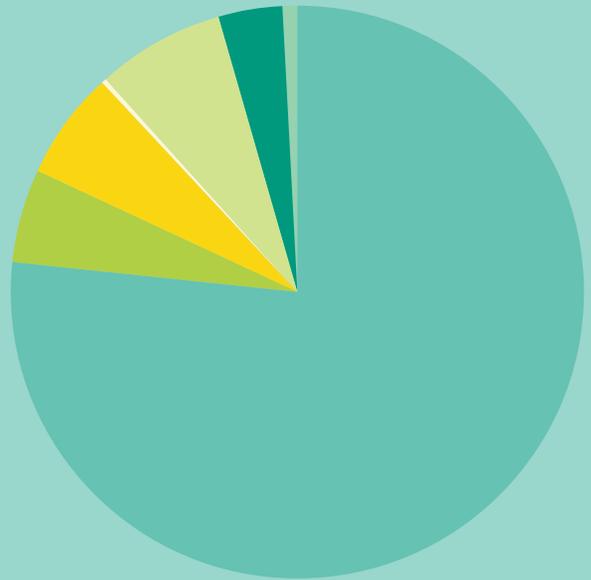
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OUR FUNDERS

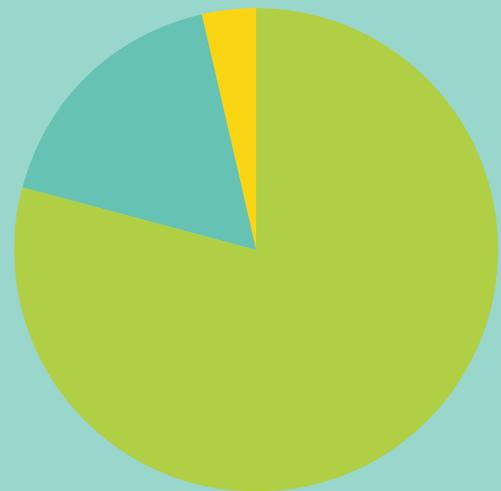
Our work is made possible through a powerful partnership between public investment and private philanthropy. Thanks to our dedicated funders, we have been able to continue to provide families with the essential services and support they need to thrive despite the federal and local funding challenges.

OUR FINANCIALS

2024 REVENUE ←



→ 2024 EXPENSES



**Based on our 2024 audited financial statements. Our fiscal year runs from January to December. Our 2025 audit will be completed in fall 2026 and posted on our website.*



2025 BOARD OF DIRECTORS

Paula Singleton, Chair

Earle O'Donnell, Treasurer

Matthew Jacobs, Secretary

W. Kimball Griffith, Chair Emeritus

Joseph Howell

Robert Leland

Wayne Tyler

William Ferrell

Winell Belfonte

2025 ASSOCIATE BOARD

Anna Rabil

David Huaman

Dominique Desroches

Katie Williams

Olivia Painchaud

Parker Stone

Viktoria Hautkappe



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HOUSING FAMILIES. TRANSFORMING LIVES.