



2023 ANNUAL REPORT



@upholdingshousing



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2023 IMPACT



29

TOTAL PROPERTIES



2,089

UNITS UNDER
MANAGEMENT



327

UNITS UNDER
CONSTRUCTION



487

UNITS IN
PIPELINE



97%

RENT
COLLECTION



147

SUPPORTIVE
HOUSING
UNITS OPENED



39

SERVICE
CONTRACTS



400

JOBS SUSTAINED
THROUGH
CONSTRUCTION

ILLINOIS (17)

CHICAGO

- Cottage View Terrace
- 2925 W. 59th
- 65th Street
- Spaulding & Trumbull
- El Zocalo
- Evergreen Tower I & II
- New Evergreen Sedgewick
- Rebecca Walker Complex
- Woodland Six

GLENVIEW

- Greenleaf Manor

MONMOUTH

- Prairie Pointe

MT. PROSPECT

- Myers Place

WHEELING

- Philhaven

ARLINGTON HTS

- Parkview Apartments

HAVANA

- Blue Sky Meadows

ELGIN

- Hanover Landing

INDIANA (5)

EAST CHICAGO

- Harbor Square

GARY

- South Shore Commons

FORT WAYNE

- River's Edge

MUNCIE

- Walnut Commons

INDIANAPOLIS

- Hanna Commons

OHIO (1)

COLUMBUS

- Westhaven

CALIFORNIA (5)

CLOVIS

- Butterfly Gardens

FRESNO

- Crossroads Village
- The Park at 1309

VISALIA

- The Sequoia

PORTERVILLE

- Finca Serena

MERCED

- TwelveThirteen



QUALITY SUPPORTIVE HOUSING

At UPHoldings, we understand that housing goes beyond mere shelter – it's about creating a sense of home, providing protection, security, safety, refuge, and a place of centering. Recognizing that tenants have diverse needs, particularly in the context of a *Housing First* approach, we prioritize efforts to craft strong communities that include layered supports and services. Our Sustain Community Partnerships Team has a multi-faceted approach to achieving positive outcomes:

Centralized Coordination:

Acting as the nexus among tenants, property management, service providers, and community partners, our team ensures seamless collaboration and compliance with regulatory standards and agreements. We oversee the deployment of vital tenancy support services and resident initiatives across our portfolio, fostering a supportive environment for all tenants.

Live-in Community Builders:

Our staffing model provides individuals with lived experience who serve as key points of contact for tenants, coordinating recreational activities and classes. Our team facilitates tenant meetings and engagement, empowering residents and nurturing a sense of community.

Quality Assurance & Training:

Dedicated staff in each region monitor service plans and specific benchmarks, ensuring the integration of industry best practices. We provide ongoing support to site staff through training sessions, coaching, and blended management meetings to foster continuous improvement.

Through these efforts, UPHoldings strives to create supportive housing that not only meets the needs of funding partners but also enhances the quality of life for tenants while ensuring operational stability and asset preservation.



28

Service Partners

1,162

Supportive Housing
Tenants

94%

Housing Stability
in Supportive Housing

PROPERTY SPOTLIGHTS



FINCA SERENA Porterville, California

On May 30th, 2023, UPholdings and Self-Help Enterprises (SHE) hosted a grand opening and ribbon cutting ceremony for Finca Serena, a new supportive rental community located at 358 S. E Street in Porterville, CA. The 80-unit development first broke ground in October 2021, and is now open and fully leased, further underscoring the need for permanent, affordable housing in Porterville and throughout Tulare County. Finca Serena offers 1- 2- and 3-bedroom units for mixed-income families, including units for low-income families and individuals with disabilities and/or who were at risk of homelessness.

With a focus on wraparound support, the development provides a robust continuum of on-site services who provide access to assistance with benefits, education or job training, mental health case management and therapy, and other residential services intended to help all tenants live a full and healthy life. Located near Downtown Porterville, property amenities include a large community room, an open landscaped courtyard, play structure, laundry rooms, a computer room, and proximity to local trails facing the beautiful Sierra Nevada mountains.

“Projects such as Finca Serena are critical toward making progress in providing the housing and services needed to address homelessness.”

Porterville Mayor Martha A. Flores.



HANOVER LANDING

Elgin, Illinois



On October 5th, UPholdings and Housing Opportunity Development Corporation (HODC) hosted a grand opening for Hanover Landing, a new 40-unit, affordable rental community in Elgin, IL. Hanover Landing is the result of over nine years of advocacy and collaboration with local agencies and finance partners at the local, regional, and state level. The development broke ground in September 2022 and is now 100% occupied, underscoring the need for permanent, affordable housing in Elgin and the surrounding area. Hanover Landing offers 1-bedroom units for extremely low and low-income individuals, targeting those with disabilities and/or who were at risk of homelessness. With a focus on wraparound support, the development provides a robust continuum of on-site and off-site services and live-in support staff who provide case management, life skill training, and employment assistance.



HANNA COMMONS

Indianapolis, Indiana



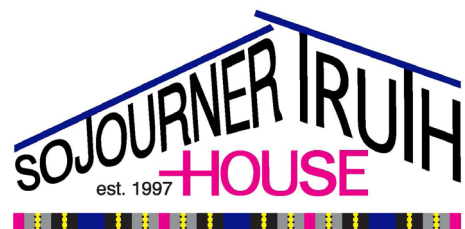
On October 25th, UPholdings and Southeast Neighborhood Development, Inc. (SEND) hosted a sneak peek and ribbon cutting ceremony for Hanna Commons, a 55-unit permanent supportive housing community in Indianapolis. Located on 10-acres, Hanna Commons property amenities include a community room, computer lab, laundry facilities, food & clothing pantry, and ample green space. Hanna Commons provides affordable housing and wraparound support services and offers enhanced connectivity to the surrounding region with infrastructure improvements, sidewalks, and public transit access. The 55-unit development first broke ground in June 2022. Hanna Commons is the first of its kind on the south side, offering on-site, wraparound support services for residents.

PARTNER SPOTLIGHT: SOJOURNER TRUTH HOUSE

We're grateful to Sojourner Truth House (STH) for their partnership at South Shore Commons, a 60-unit permanent supportive housing development in Gary, Indiana, initially opened in 2014. With their established presence as Gary's primary Women's Day Center, STH seamlessly transitioned into the primary service provider for the site in 2022. Their efforts have sparked renewed enthusiasm for services and participation opportunities among the community.

Sojourner Truth House's dedicated team has introduced tailored services including daily living skills groups, computer literacy workshops, and discussions on various topics. Collaborating with external providers, they've organized health fairs, ensuring tenants' access to essential healthcare resources. Recognizing the importance of family dynamics, STH has implemented engaging programs for families with children on-site, including movie excursions during school breaks, outings to apple orchards and pumpkin picking, and cookout events. To boost program engagement, STH has created a creative incentive system through the Commons Store, where participants earn "Commons Cash" for involvement in activities, redeemable for store items and essentials.

STH's commitment and innovative approach have significantly improved the residents' quality of life at South Shore Commons, and we're thankful for their partnership!



ON THE HORIZON: PROJECT HOMEKEY



THE TRAVELERS Modesto, California

Since the inception of Project Homekey in 2020, our commitment to addressing homelessness has been unwavering. Proudly spearheaded by the California Department of Housing and Community Development (HCD), this statewide initiative has revolutionized the transformation of underutilized spaces into permanent and interim housing. With a resounding success that serves as a national model, we are thrilled to announce our latest Homekey project, The Travelers, awarded \$15.7 million in funding and strategically located in Modesto, California. This state award is only possible due to the strong partnerships with the City of Modesto and Stanislaus County.

The Travelers, set to become a beacon of hope in Modesto, will feature 54 units dedicated to providing permanent housing and support for individuals experiencing homelessness. This endeavor is part of our broader mission, which has already seen the establishment of five properties comprising 414 units in the Central Valley. Notable additions include TwelveThirteen in Merced boasting 95 units, The Park at 1309 in Fresno with 69 units, Madson Gardens in Tulare offering 57 units, and Sequoia Village in Visalia with 50 units. Crossroads Village in Fresno will have 143 units completed by the end of 2024.

The collective effort has demonstrated the potential for innovative solutions to swiftly address the urgent need for affordable and supportive housing. It is astounding to reflect on the fact that we have developed over 400 units in less time than many projects take to just secure funding.

As we look ahead, The Travelers is poised to make a significant impact in 2024, joining the ranks of Homekey projects designed to provide dignity and stability to those in need. We extend our deepest gratitude to the State of California for its foresight, innovation, and rapid response in addressing the critical challenge of homelessness for individuals and families in our communities.





A NOTE FROM OUR OWNERS

As we look back on another remarkable year, we find ourselves reflecting on the journey with immense gratitude for our staff. 2023 has been a testament to your dedication and persistence, particularly as we transitioned from a period of rapid growth to one marked by stability and a renewed focus on quality.

The financial gains we achieved from 2020-2022 has provided us with the foundation to weather the uncertainties of the post-Covid landscape and continue to expand our impact and partnerships. Despite the shifting dynamics of funding and tightening budgets, our team was focused on being good stewards with our revenue, enabling us not only to adapt but to thrive. We are also excited about the successful launch of our newest venture, Community Holdings Management on the West Coast, a testament to the dedication and hard work of yet another exceptional team within our ranks.

As we look ahead, we know that it is your passion and dedication that serves as the bedrock of our success. Thank you for being the driving force behind UPHoldings!

Cullen Davis
Principal / CEO

Jessica Hoff Berzac
Principal / President



P.S. We are always looking for exceptional people to join our team. If you're interested in a career with UPHoldings but don't see an open position that matches your experience, send us your resume anyway at: hr@upholdings.net - we want to hear from you!

STAFF AROUND THE STATES



89 ILLINOIS	25 CALIFORNIA
16 INDIANA	7 OHIO
1 ARIZONA	1 KENTUCKY

