



From the Desk of Marquan Jackson, Vice President of Resident Services

At True Ground Housing Partners, we know that stability can feel temporary for many families. Rising costs touch every corner of residents' lives. For households earning an average of \$40,000 a year, the impact is especially acute. Groceries cost more, utility bills creep higher, and a single unexpected expense can shake a family's foundation.

The families who call True Ground home must continually be creative to make their budgets work and use every resource. *When food prices soared, your support meant our People's Pantry could meet the demand, providing access to free groceries—saving families the cost of a trip to the grocery store each week.*

Because you gave, our 12 on-site resident coordinators and 19 resident services staff connected residents with over 800 referrals for community resources and relief, while also hosting more than 600 joy-filled community events so far this year.

The funds provided by donors to True Ground are one such critical resource. This year, our Resident Services team was able to support hundreds of families with rent or other emergency expenses with few barriers, providing stability and saving the residents time. *Because of your giving*, our 12 on-site resident coordinators and 19 resident services staff *were able to connect* residents with over 800 referrals for community resources and relief, while also hosting more than 600 joy-filled community events so far this year.

According to the Urban Institute, supportive programs within affordable housing "reduce isolation, strengthen community ties, and address multifaceted resident needs through both emergency and enrichment programming." *That's exactly what you made possible.* Your gifts funded everything from urgent rental relief to our credit-building program—where over half of participants improved their scores, opening doors to financial opportunity.

As the holidays approach, we are preparing for beloved traditions like our Senior Resident Thanksgiving Meal Delivery and Holiday Magic Gift Distribution—moments of comfort and joy in a challenging season.

Thank you for giving us the means to meet urgent needs, support resilience, and strengthen our community. Your generosity doesn't just change circumstances—it changes lives.

Marquan Jackson, MSW
Vice President, Resident Services

A handwritten signature in black ink that reads "Marquan Jackson". The signature is written in a cursive, flowing style.



From the People's Pantry to Your Neighbor's Table

We're proud to have provided more than \$75,000 in direct food assistance through The People's Pantry so far this year. But with recent changes affecting household budgets, we anticipate that the second half of 2025 will bring greater challenges for many families. We expect more residents will turn to the Pantry to ease the increasing pressure on their budgets—and we're committed to meeting that rising demand. Together, we will continue to stand with our community in meaningful, tangible ways.

Launched in November 2023, The People's Pantry is True Ground's resident-focused food access program, designed to address food insecurity across our communities. The Pantry provides free, nutritious groceries directly to households, removing transportation barriers and creating a welcoming, stigma-free environment. By mid-2025, it had served 376 unique households and distributed 3,346 sets of groceries, a testament to the success of our community-driven initiatives.

A mobile food delivery van expands the program's reach, bringing fresh food to multiple properties in Arlington, Fairfax, and Loudoun counties, as well as Washington, D.C. The Pantry also partners with local organizations to source culturally relevant foods and connects residents to additional resources. Beyond meeting immediate needs, the program fosters community connections and promotes stability for residents, helping ensure that nutritious food is always within reach.



Our Senior Housing Network Grows with Riggs Crossing

We're proud to celebrate the Spring 2025 opening of Riggs Crossing, our newest affordable senior housing community in Washington, D.C. This 93-unit property features welcoming apartment homes, vibrant community spaces, and on-site Resident Services to help seniors stay connected, healthy, and thriving.

The need for communities like Riggs Crossing has never been greater. One-third of households headed by older adults spend more than 30% of their income on housing, and nearly half of those spend over 50%. Meanwhile, the share of U.S. renters aged 65+ has grown from 10.4% in 2013 to 13.4% in 2023, reflecting a shift toward renting as fixed incomes make homeownership harder to sustain. With occupancy rising and new construction lagging nationwide, affordable senior housing is in short supply.

We marked this milestone alongside Mayor Muriel Bowser, members of the Lamont Riggs Civic Association, and community partners who helped bring this vision to life. We are deeply grateful for their support and commitment to our mission. With Riggs Crossing, True Ground now has four senior-focused communities, providing hundreds of older adults with stable, affordable homes and the resources they need to age in place with dignity.

Opening Doors: True Ground Hosts Resident Job Fair

This summer, True Ground took another step in helping residents achieve their career goals by hosting a **resident job fair**. We began with a one-on-one resume writing workshop, giving participants personalized feedback to strengthen their applications. Two weeks later, residents met face-to-face with hiring employers at the fair. The fair featured a diverse range of employers, from local businesses to large corporations, offering a variety of job opportunities.

The results were inspiring: **54 residents** connected with **20 employers**, and already **20% have been invited to job interviews**—a promising start to new career opportunities. This success story is a testament to the power of community support and the resilience of our residents.

The need for opportunities like this is urgent. In the U.S., **6.4 million** workers are considered 'working poor,' earning below the poverty line despite steady employment.

Among them, **83%** face at least one labor market problem—most often low wages—and only **5.2%** transition to better-paying jobs in a year. For residents of low- and moderate-income communities, barriers like transportation gaps and limited local job options make the path to stable employment even steeper. This reality underscores the ongoing need for initiatives like our job fair.

By connecting residents directly with employers, True Ground helps remove some of these barriers—creating pathways to stable jobs, higher wages, and long-term financial stability. Programs like this don't just help people get a job; they allow people to build a future.

Impact at a Glance

- **Eviction rate:** Just 1% across True Ground communities
- **Hundreds of families** received rent or utility assistance this year
- **Emergency funds** covered medical, transportation, and other urgent needs



Preventing Eviction, Protecting Futures

When an unexpected expense—like a medical bill, a car repair, or an income gap—arises, it can create real strain for families already balancing tight budgets. For many residents—whose average household income is \$40,000—these unexpected expenses can mean the difference between stability and losing their home. That's why True Ground's eviction prevention program and emergency household funds are so critical.

This year alone, hundreds of families have accessed our low-barrier funds for rental and utility assistance. Because of our donors, we've had the resources to respond immediately, covering urgent expenses, preventing eviction, and keeping our eviction rate at just 1%. These flexible funds also address essential needs like transportation to work or medical care, helping residents maintain employment, access healthcare, and keep their families stable. In uncertain times, this support is needed more than ever. Your ongoing support is vital to ensure residents can weather life's challenges without losing the place they call home.



Ways to Support True Ground

Your generosity fuels the programs and services that touch the lives of more than 5,700 residents across our communities. Whether you give today, plan a future contribution, or recommend a grant, every gift moves us closer to our vision of thriving, connected communities.



Give Online

Give Online – Scan the QR code to make your secure gift today and immediately support programs that promote stability, connection, and opportunity.



Gifts of Stock

Support True Ground while receiving potential tax benefits. Donating appreciated securities is a simple, impactful way to give.



Donor-Advised Funds

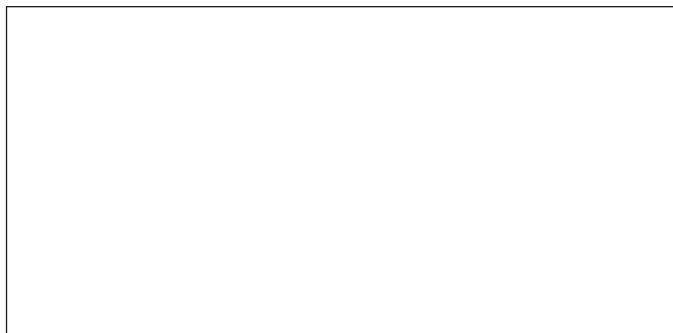
Recommend a grant from your DAF to True Ground Housing Partners. It's an easy way to put your philanthropic dollars to work for residents right now.

If you would like additional information or support in facilitating your 2025 gift, don't hesitate to get in touch with us at giving@truegroundhousing.org. Our team will be happy to assist you in making a gift that's both meaningful for you and transformative for our residents.

"Every statistic represents a real person whose life is better because you chose to give." – Marquan Jackson.



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Postage

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