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**HOUSING INDUSTRY FOUNDATION**

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DECEMBER 2025



**EHF IMPACT**

## **Relief, Recovery, and a Safe Home: Mikayla's Story**

When **Mikayla** applied for HIF's [Emergency Housing Fund \(EHF\)](#), she was just weeks away from giving birth to her second child—and facing one of the most stressful moments of her life. A severe car accident left her unable to work during her high-risk pregnancy. Though thankfully the baby was unharmed, her doctor required her to take time off to recover.

With her husband working part-time and their household relying on both incomes to make ends meet, the timing couldn't have been more difficult. Repairing their car—essential for work, school, and daily life—cost \$5,000, draining the rent money they desperately needed. As the bills piled up, Mikayla and her family feared losing their home at the very moment they needed stability most.

That's when they turned to their community. With HIF's help, the family received an emergency housing grant that provided immediate relief.



After receiving the money, it was a huge weight lifted off our shoulders. I was able to focus on my children and give birth to my healthy baby boy. We are very grateful and can't thank HIF enough for helping us out."

Today, Mikayla, her husband, and their children are safely housed—and deeply thankful for the support that carried them through a frightening and uncertain time. Their story is a powerful reminder of how timely assistance can prevent homelessness, keep families together, and create space for healing and hope.

### EHF Program Info

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#### HIF SPOTLIGHT

## Give the Gift of Home

This holiday season, countless families across the Bay Area are facing similar unexpected crises—medical emergencies, job disruptions, rising costs—that threaten their ability to stay safely housed. **Your generosity ensures that when those moments occur, help is not only available but swift and life-changing.**

We invite you to join us in bringing security, dignity, and hope to more families in need. Your gift can close a rent gap, repair a critical home system, or help a parent keep their children in the same school and neighborhood they love. When neighbors step up for neighbors, lives change. **This season, let's bring the warmth of home within reach for every family across the greater Bay Area.**

**Make a Holiday Gift**

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#### BOARD SPOTLIGHT

## With Gratitude: Nazar Elwazir & Jackie Todesco

As the year comes to a close, we want to extend our heartfelt thanks to **Nazar Elwazir** ([Equity Residential](#)) and **Jackie Todesco** ([AvalonBay](#)) for their dedicated service on the Housing Industry Foundation Board. Their leadership, insight, and passion have been invaluable in guiding our mission to prevent homelessness and strengthen housing stability across the Bay Area.

During their tenure, Nazar and Jackie have helped shape our programs that directly impact families, seniors, and essential workers in our communities. Their commitment to collaboration, innovation, and service has left a lasting mark on HIF, and we are deeply grateful for the time, energy, and expertise they have shared.

***Thank you Nazar & Jackie!***

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### RENOVATION PROGRAM

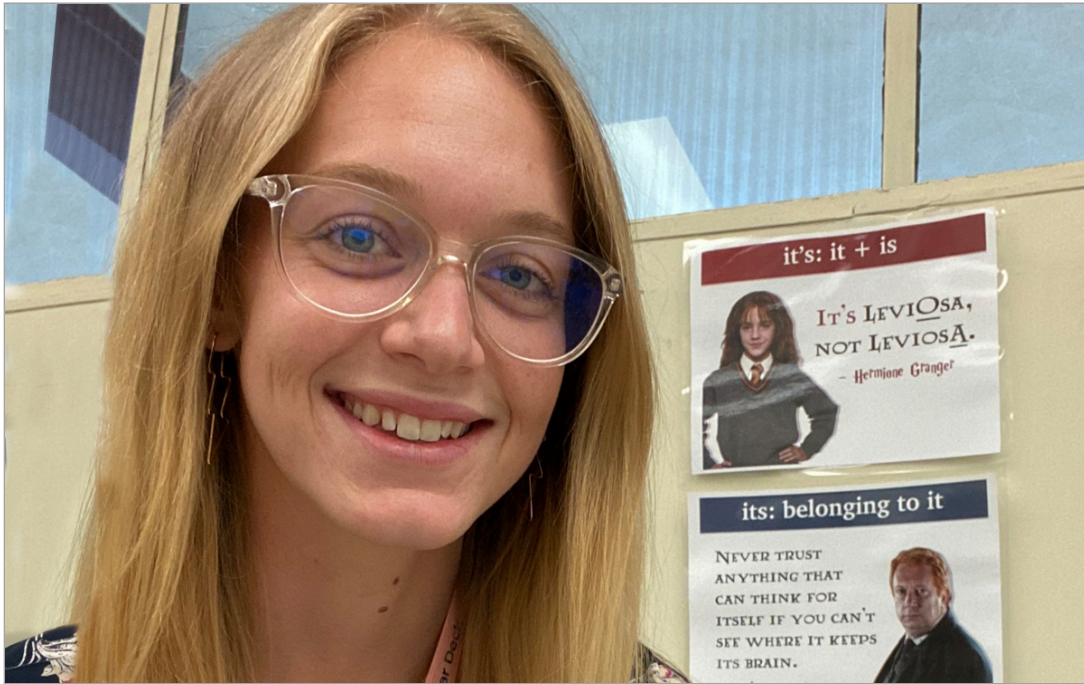
## Exciting Updates for Renovations: Maitri & AACI

Exciting progress is happening at **Maitri**! Thanks to **PRI** for kicking off the project and **Benchmark Environmental** for testing and clearance. **Aquatek** and **IBI** are transforming bathrooms, repairing damage, painting, and installing new fixtures. Stay tuned for cabinets, flooring, appliances, lighting, and exterior improvements with **BellaVista Landscape Services** and **Trip Hazard**. A huge thank-you to our Corporate Champions, **ESSEX**, and to all vendors supporting these projects, including **ACS**, **Ferguson**, **Golden State Lumber**, **HD Supply**, **In-Line Electric**, **Pacific Home Decor**, **Severin Group**, **Sherwin Williams**, and **Statuswood**.

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At **AACI**, initial plumbing and electrical work are complete for the new kitchen island thanks to **AquaTek**. Cabinets and countertops are coming next! Thank you to our Corporate Champion, **Smart Building** and all our vendors including, **ABC Cabinet**, **HD Supply**, and **TARC Construction**.

Renovation Program Info



#### AHI IMPACT

## Empowering a Brighter Future with AHI



AHI has given me more control over my finances and my life, and now I feel like I have the tools to achieve this goal. Thanks to the AHI program, I have a very optimistic view of the future.”

- Julianne, Affordable Housing Initiative participant

Thanks to our incredible property partners — [ABL Properties](#), [Arcadia Management Services](#), [AvalonBay Communities](#), [Casco Property Management](#), [Essex Property Trust](#), [Prometheus Real Estate Group](#), [Raintree Partners](#), [Sequoia Equities](#), and [Strom Properties](#) — more residents like Julianne can experience the stability and peace of mind that comes with safe, affordable housing.

**AHI Program Info**

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Donate

**Prevent Homelessness | Build Relationships | Strengthen Communities**



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