



LA FAMILY
HOUSING

LEADING THE WAY

2018-2019
IMPACT REPORT



HOME

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Dear Friends,

We are proud to share with you LA Family Housing's Impact Report, reflecting our achievements and innovative work during the last two years. As we release this report today, we are all living in a world dramatically changed by the effects of COVID-19 and abruptly awakening to **the deep racial and socioeconomic disparities that exist in our country**. The 2020 Homeless Count results revealed a 13% increase in homelessness and highlighted that Black people are four times more represented among people experiencing homelessness than in the County population overall. These results were released just as protests erupted across the nation — spurred by the killings of Ahmaud Arbery, Breonna Taylor, and George Floyd — and forced us to pay attention to the damaging effects of systemic racism on policing as well as in housing and human services.

It is clear that we are experiencing an extraordinarily painful, historic moment in history.

Extraordinary moments require courageous leadership. During this challenging time, LA Family Housing worked aggressively to move people indoors, implemented social distancing protocols, used protective equipment, and accelerated our maintenance protocols. We helped flatten the curve and undoubtedly saved lives. Additionally, we led our region alongside the County to implement Project Roomkey, a state-wide effort to move individuals into hotel rooms to reduce the possibility of spreading COVID-19.

Although this moment was born from tremendous struggle, it also carries tremendous hope. As a system, we simply cannot address the homeless crisis in the ways we have before. Now is the time to radically change the way we build more affordable housing, provide services, and champion racial justice. Through this lens, LA Family Housing will continue to develop innovative programs and build affordable housing. In fact, as we share this report, we will have just celebrated the opening of The Arroyo bridge housing for 85 women, and construction continues on three additional sites to move hundreds more people home.

We are incredibly grateful to partner with our dedicated Board of Directors, brilliant colleagues, bold political leaders, and generous donors who share our vision to move people home. As a result of COVID-19, we are still navigating uncharted territory. **We are still reimagining a better future for those who remain unsheltered. With your help, their future will not include homelessness.**

Thank you for making our work possible, in and out of crisis. **Together, we are leading the way home.**

With tremendous gratitude,



Stephanie Klasky-Gamer
President & CEO

OUR COVID-19 RESPONSE

As an essential organization, LA Family Housing remained on the frontlines to protect our neighbors experiencing homelessness from COVID-19. In addition to increasing our capacity to serve more than 450 people through L.A. County's Project Roomkey, we found support and relief in our community, who rallied around our participants and found creative ways to support us during this challenging time.



Moving People Indoors

LAFH assisted in moving 43 residents of the Bradley Avenue and Paxton Street encampment in Pacoima to Project Roomkey rooms.



Leading People Home

LAFH Housing Location team helping participants find permanent housing.

Taking Necessary Precautions

LAFH food preparation staff taking precautions as they prepare meals for LAFH residents.



Interim Housing staff maintain a safe 6ft distance while providing supportive services for LAFH participants.



LAFH Outreach team distributed PPE to participants.



Testing Our Participants

LAFH resident advocates, program assistants and our Stabilization team testing 101 residents at bridge housing.



Combating Food Insecurity

We partnered with DTLA restaurant Redbird to provide 1,300 well-balanced meals each day for individuals and families in interim and supportive housing.



Photos courtesy of L.A. County

Community Offers Support



Councilmember Blumenfield's office donated \$3,000, allowing us to purchase 60 microwaves for the Project Roomkey sites.



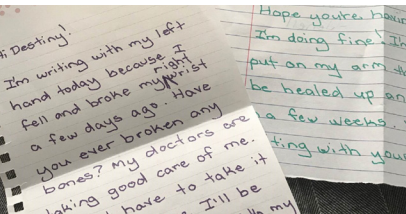
LAFH partnered with SoCalGas and the LA Kings to collect curbside hygiene kit item donations. Together, we were able to collect more than \$35,000 in in-kind donations.



Volunteer lead and longtime LAFH supporter Christy Gomez provided curbside food pickup with initiative "Proyecto Happy Hearts," which gives relief to families at Comunidad Cesar Chavez.



Mattel donated toys, cards, and games to LAFH participants.



Community members wrote care cards to participants to help them through the isolation of social distancing.



Local Boy Scout Troop 209 and Mask Madness of Burbank gifted over 400 masks.



Camila Coelho, Icaro Brenner, and their team joined us to put together 300 hygiene kits for LAFH participants.



Jake Tollman and his family hosted a hygiene drive with Wildwood School in support of LAFH.



THROUGH OUR **OUTREACH & ENGAGEMENT** PROCESS

LA FAMILY HOUSING CONNECTS PARTICIPANTS WITH

HOUSING PLACEMENT COMBINED WITH

SUPPORTIVE SERVICES TO HELP THOUSANDS OF PEOPLE TRANSITION OUT OF HOMELESSNESS AND RETAIN LONG-TERM HOUSING STABILITY.







WE INCREASE OUR IMPACT THROUGH **COMMUNITY PARTNERSHIPS**

AND **REAL ESTATE DEVELOPMENT**, SUPPORTED BY

FINANCIAL SUSTAINABILITY.



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“ IT’S AWESOME WORKING FOR
THE SAME AGENCY THAT
HELPED ME GET
OFF THE STREETS.
NOW I’M HELPING OTHERS
AND SHOWING THEM RESOURCES
THAT CAN BETTER THEIR LIVES.
IT FEELS LIKE
COMING HOME.”

-SONIA

FROM CLIENT TO ADVOCATE

Sonia spent much of her life mixed up with the wrong crowd, in and out of juvenile homes, and eventually in prison for drug abuse and petty crime. When her daughter was taken away, she thought she'd hit rock bottom, but **becoming homeless stripped away any hope she had for the future.** She slept outdoors for four years before her life finally began to change.

"I found out I was pregnant. It felt like it was a second chance to be a mother. I didn't want to mess it up."

A winter shelter immediately connected Sonia to LA Family Housing, and she began piecing her life back together. LAFH helped Sonia get an apartment and connected her to supportive services. She began the process to regain custody of her daughter. When she was ready, her case manager recommended Peer Advocate Training to increase her income. As a Peer Advocate, Sonia could help people with similar challenges access resources and services. In the past she'd been denied job opportunities because of her mistakes. **In this new role, her life experience was exactly what she needed to succeed.**

Today Sonia works for LA Family Housing, where she uses her strong sense of empathy and personal story to help people begin the journey from street to home.



need mental
and physical
health support

1,737

people engaged through
street outreach

Advocates For The Unsheltered

LAFH Outreach has long advocated for the City of Los Angeles to change how they conduct "cleanups," the process of moving encampments for sanitation purposes. In the past, these cleanups were done with little notice and often resulted in lost documents and belongings, and a sense of despair among participants. When the City launched the Cleaning and Rapid Engagement (CARE) program, LAFH Outreach Teams were brought in to train city staff on how to work with our homeless neighbors. Now, CARE teams bring a more humane approach to cleanups by including Outreach and Engagement services throughout the entire process.



“ AT LA FAMILY HOUSING,
I FEEL SAFE, MY KIDS FEEL SAFE.
AS A SURVIVOR
OF SO MUCH PAIN,
SOMETIMES THAT’S THE
MOST IMPORTANT THING. ”

-ANGELA

OPENING THE DOOR

Angela became homeless after fleeing an abusive relationship with her husband. For years, her husband insisted that she stay home instead of working, leaving Angela with very few job opportunities. With six children — including an older child with developmental delays — she relied on the support from her church to get by. Unfortunately, that support wasn't enough to keep the family from ending up on the street.

Angela and her children often rode the train at night to rest and feel safe. At Union Station, the family could wash up in the bathrooms and get ready for school. One morning, police officers checking for valid metro passes realized that Angela was homeless, and connected her to LA Family Housing.

Angela and her children lived in interim housing operated by LA Family Housing for nine months. While living there, they received counseling, and Angela found support in the community of other women living in the group home. With the support of her case management team, Angela increased her income and secured an affordable apartment.



Protecting Older Adults

In addition to a robust real estate development pipeline, LAFH is investing in housing solutions that maximize already available units. In 2019, with the support of a \$700K grant from the Conrad N. Hilton Foundation, LA Family Housing began implementing the Senior Homelessness Initiative to address the growing number of older adults falling into homelessness. For older adults entering our programs, shared housing can be an effective and rapid resolution to their housing crisis. It can also help avoid the social isolation and loneliness that often comes with aging.



“ I **FELT** LIKE MY LIFE
WAS GOING SOMEWHERE,
AND THAT I ACTUALLY
HAD SOME CONTROL OVER IT.
LAFH HELPED ME
GET TO A PLACE
WHERE I COULD STAND **ON MY OWN.**
THEY HELPED ME SEE MY POTENTIAL. ”

-WILLIAM

Participant pictured is not William



EMPLOYMENT SUCCESS

Growing up in the foster care system, William spent his childhood bouncing from home to home. As an adult, he struggled to find work and paid rent through his social security benefits.

His sister also experienced challenges of her own. After her relationship ended, she could no longer afford her apartment. At risk of falling into homelessness, she brought her two children to live with William. William took them in, but since he wasn't allowed to have live-in guests, they lived in fear of eviction.

LA Family Housing helped the family prevent homelessness by identifying an affordable apartment and enrolling William in our Employment Development Program. William landed a position as a security guard and the siblings moved into an apartment they could afford together.

For the first time in his life, William felt like he was in control. Two years later, William is still with the same company, and recently received a promotion. He's excited for the future - he's focusing on getting his driver's license and hopes to open his own business one day.

Name has been changed to protect privacy.

136

Job placements



22%

Families increased income

1,945

people in our Housing Stability Program



LAUSD Pilot Program

In partnership with LA Unified School District, LA Family Housing is addressing the needs of students and families experiencing homelessness. The partnership provides subsidized housing for families with connection to critical services such as academic support and counseling, housing location, and intensive stabilizing services to ensure that highly vulnerable families do not return to homelessness.

BEST OF 2018 & 2019



JANUARY

155 volunteers helped prepare The Fiesta Apartments for move-in day, when 49 people moved into their new homes.



JUNE

Wells Fargo's Team Member Volunteer Program helped beautify Saticoy Gardens with drought-resistant landscaping and renovate the community room at Vineland Place.

2018

FEBRUARY

We broke ground at Ormond Beach, supportive housing for veterans.



OCTOBER

Our Real Estate team received the SCANPH Transformative Communities Development of the Year Award for The Irmas Family Campus.





APRIL

We celebrated the groundbreaking of Residences on Main, supportive housing for 49 transition age youth and families.



AUGUST

We worked with LA Unified School District to launch a housing voucher program for families with LAUSD students in the Northeast Valley.

2019

MAY

We celebrated the Grand Opening of The Irmas Family Campus, which includes bridge housing, new permanent supportive housing, two regional service centers, our administrative offices, and a state-of-the-art health center.



SEPTEMBER

Nickelodeon created a beautiful outdoor space at Pacoima Place with a pergola, play structure, eco-friendly garden, and water feature.



Slated to open in Winter 2021, Summit View will provide 49 units of permanent supportive housing for homeless and disabled Veterans.

“MY EYES WELLED UP
WITH TEARS AS
THE
REALIZATION
SUNK IN...
THIS IS MY HOME, I AM SAFE.”

-BRUCE

HOUSING THAT SUPPORTS

An artistic talent, Bruce has lived what he calls a “gifted life.” He’s seen great success and reward for his accomplishments. He was the visual director for a major department store, and ran his own display, design, and decorating business. He’s even been a professional photographer, and the national visual coordinator for Disney corporate showrooms and tradeshows. “My professional and personal life was all a dream come true...until it all fell apart.”

When Bruce was diagnosed with a life-threatening health issue, his ability to work slowed to a complete stop. With no income, he could barely pay his hospital bills, let alone his rent and utilities. Once he lost his home/work studio, he crumbled, overcome with depression and anxiety.

After spending nearly seven years on the streets, Bruce was connected to LA Family Housing. Alongside his Housing Navigator, he started the arduous process of trying to find a safe and stable place to live. Finally, in 2018, Bruce moved into a beautiful apartment at The Fiesta, permanent supportive housing for people who have been chronically homeless.

After signing the lease, Bruce walked into his studio and looked out of the window. His eyes welled up with tears as the realization sank in...“This is my home.”

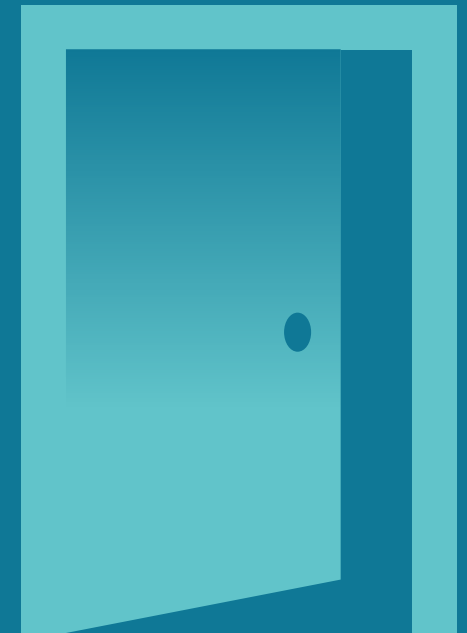
In 2020, we will open two new bridge housing sites to provide 160 beds for men and women currently living outdoors.

160



100%

of new developments are LEED certified



1,036

units in our real estate portfolio and pipeline



LOOK HOW FAR WE'VE COME!

Los Angeles Times

54

THE ANGEL

50

RESIDENCES ON MAIN

49

SUMMIT VIEW APARTMENTS

STRONGER TOGETHER

For the second year in a row, Southern California Gas Company (SoCalGas) employee volunteers gathered at LA Family Housing to help participants in need. After touring the newly opened Campus, the 30 volunteers split into teams to create pet blankets for more than 100 furry friends, and package Thanksgiving baskets for the many program participants we serve.

The Thanksgiving baskets contained traditional food items such as canned cranberry sauce, vegetables, yams, stuffing, and grocery gift cards, which helped recipients have an enjoyable Thanksgiving holiday.

“SoCalGas realizes the immense need to support our friends and neighbors who are struggling with, or are on the verge of, homelessness. Our employees take pride in being able to volunteer to help those who need it most, not only during the holiday season, but year-round,” said Gillian Wright, Senior Vice President, Customer Services for SoCalGas Company and LA Family Housing Board Chair.

401

in-kind donors



4,825

hygiene kits

10,244

Volunteer Hours

SELECTED FINANCIAL DATA 2017-2019

Statement of Financial Position	2019	2018	2017
Assets			
Cash and cash equivalents	6,056,077	3,180,619	1,319,617
Restricted cash	14,860,183	15,215,581	16,021,131
Receivables, net	9,905,224	9,447,163	4,002,852
Notes receivable	20,116,475	20,479,749	20,479,749
Property and equipment, net	94,218,983	79,458,919	79,458,919
Prepaid expenses and other assets	3,361,187	903,788	903,788
Total Assets	148,518,129	123,176,590	123,176,590
Liabilities and Net Assets			
<i>Liabilities</i>			
Accounts payable and accrued expenses	4,526,786	4,954,083	7,504,647
Notes payable	97,443,556	91,461,890	90,132,186
Long term accrued expenses	13,819,679	12,726,468	11,552,830
Other liabilities	7,294,079	6,326,740	3,344,742
Total Liabilities	123,084,100	115,469,181	112,534,405
<i>Net Assets</i>			
Unrestricted	23,673,691	16,932,251	8,503,871
Temporarily restricted	1,760,338	3,212,260	2,138,314
Total Net Assets	25,434,029	20,144,511	10,642,185
Total Liabilities and Net Assets	148,518,129	135,613,692	123,176,590
Statement of Financial Activity	2019	2018	2017
Revenue			
Government contracts	36,096,427	29,693,076	15,544,662
Private and in-kind contributions	10,280,067	16,192,535	8,683,418
Rental revenue	6,407,769	4,449,722	3,747,986
Other	685,149	380,014	434,377
Total Revenue	53,469,412	50,715,347	28,410,443
Expenses			
Direct services	49,319,454	38,630,165	24,013,837
Administrative services	6,725,379	3,918,565	3,180,320
Total Expenses	56,044,833	42,548,730	27,194,157
Depreciation and amortization expense	2,273,562	2,077,848	1,686,035
Residual receipt interest expense	1,700,896	2,100,279	1,553,735
Adjusted Net Assets	1,399,037	12,344,744*	4,456,056

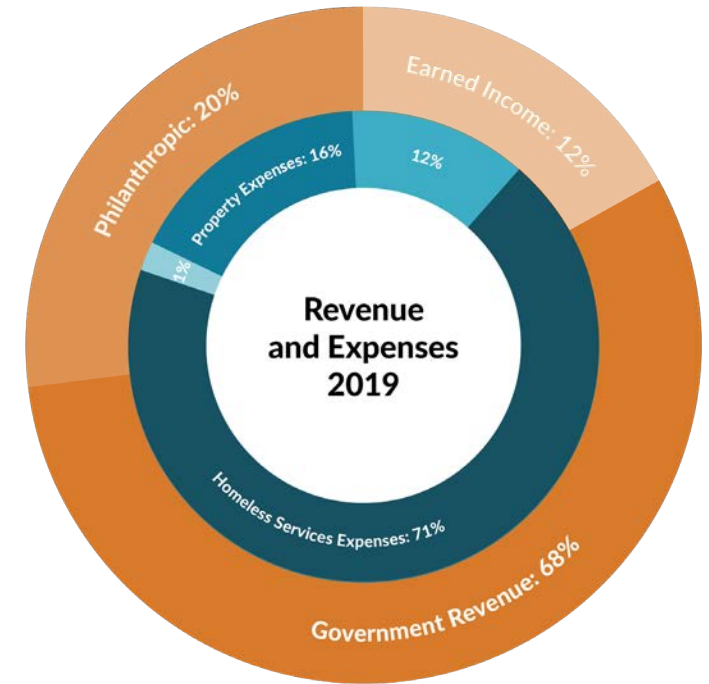
*In 2018, LAFH received two one-time donations of \$5M and \$3M from two different donors.

The 2017 and 2018 financial data is based upon audited financial statements prepared by Holthouse, Carlin and Van Trigt, LLP (HCVT). The 2019 financial data is based upon unaudited HCVT Review.

EXPANDING OUR CAPACITY

For more than three decades, LA Family Housing has balanced diverse income streams to support our work to end homelessness in people's lives. Our revenue streams include public government contracts and private philanthropic support from a wide range of individual donors, foundations, and corporations as well as earned revenue from our affordable housing properties.

In 2018, we nearly doubled our budget from \$28M to \$54M, increasing our direct services by more than 200%. This expansion is primarily due to the infusion of Measure H funding at the end of 2017. LAFH also earned upwards of \$6M in development revenue from increased real estate activity over the past two years.



Real Estate Development Expenses Core Mission Support Expenses

90%

of funds go directly to programs

Restricted Funds at Work

In November 2018, LAFH received a capital infusion of \$5M from Amazon CEO Jeff Bezos' Day 1 Families Fund to purchase five single-family homes over the next four years. Together, the homes will provide safe temporary housing for more than 40 families each year. With the help of our case management teams, these families will benefit from a safe communal atmosphere enriched with a host of supportive services, to facilitate their transition to permanent housing.

2017-2019 LAFH DONORS

\$1,000,000+

The Audrey Irmas Foundation for Social Justice
Conrad N. Hilton Foundation
Day 1 Families Fund
The Smidt Foundation
Spiegel Family Fund
Trudy Mandel Louis Charitable Trust

\$500,000-\$999,999

Kaiser Permanente
United Way of Greater Los Angeles

\$100,000-\$499,999

Anonymous
The Audrey & Sydney Irmas Charitable Foundation
California Community Foundation
City National Bank
Jewish Community Foundation of Los Angeles
L.A. Care Health Plan
Lee & Luis Lainer Family Foundation
Perlman Family Foundation
The Rose Hills Foundation
Samuel and Helene Soref Foundation
S. Mark Taper Foundation
SSI Advanced Post Services
Stanley and Anita Hirsh Trust
U.S. Bank
Weingart Foundation
Wells Fargo

\$50,000-\$99,999

The Annenberg Foundation
Anonymous
Bank of America
CIT Bank
The Community Foundation
Concept Arts
Corporation for Supportive Housing (CSH)
The CRP Group
Dignity Health
The Durfee Foundation
Enterprise Community Partners, Inc.
George Hoag Family Foundation
JHM Charitable Foundation
LISC-NEF Bring Them Homes Veterans Initiative/
Northrop Grumman
Lisa and Craig Murray
QueensCare
The Ralph M. Parsons Foundation
The Refinery
Blair Rich and Zev Foreman
SoCalGas
Nancy Stark and Stanley Iezman
Vernon CommUNITY Fund
Warner Bros. Entertainment
Betty and Ross Winn
WORKS ADV

\$25,000-\$49,999

Ameriprise Financial
Anonymous
BLT Communications, LLC
BOND
The Brander Family
Bravo Design, Inc.
Eileen and Harold Brown

Linda, Steve, Abby, and Tracie Brown
Buddha Jones
Buuck Family Foundation
The Change Reaction
Cold Open
Create Advertising Group
Devastudios, Inc.
Therese and David Doyle
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FotoKem
Thomas Gewecke
GGA

Jessica and Adam Goodman
Google | YouTube
Hearts & Science
Home Brew
IMAX Corporation
Johnny Carson Foundation
Joint Effort
Cathy and Bill Kirkpatrick
Legendary Pictures
LISC-NEF Bring Them Homes Veterans Initiative /
MetLife Foundation
LISC-NEF Bring Them Homes Veterans Initiative / Citi
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Jax
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Junket Productions, Inc.
Stephanie Klasky-Gamer and Steve Gamer
Kelly and Larry Koplin
Sue Kroll
Veronika Kwan-Vandenberg
The Laemmle Charitable Foundation
LISC and MetLife Foundation
LIVE NATION
Lodgen, Lacher, Golditch, Sardi, Saunders & Howard, LLP
Pharida and John Lon
Los Angeles Rams
Wendy Malkin and Jeff Broudy
The Marilyn and Jeffrey Katzenberg Foundation
The Mary Alice Fortin Foundation, Inc.
Krishnan Menon
Merkle, Inc.
Michael De Luca Productions
Midnight Oil Agency
Judith and Gary Miller
Miller Kaplan Arase, LLP
The MRKT
MUFG Union Bank
National Equity Fund, Inc.
New Line Cinema
Northwestern Mutual Foundation
Omron Foundation
One Community
Opportunity Fund
OUTFRONT Media
Pacific National Group
Pacific Western Bank
Madeline and Bruce Ramer
RealID
John Richards
Room & Board
Melissa and Ron Sanders
Santa Club
Sempra Energy Foundation
Shangri-La Entertainment
Marley Shelton and Beau Flynn
Brad Slater

\$10,000-\$24,999

Adams-Mastrovich Family Foundation
Adstream
Allied Integrated Marketing
AMC Theatres
Anonymous
Russell Arons
Aspect
AV Squad
Babineau Construction
Frances and Steven Berman
Michael Blackburn
Carolyn Blackburn
Richard Brener
Michele Breslauer and Jeffrey Abrams
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Karen Brodtkin and Christopher Watson
Brookfield Property Partners
Cathay Bank Foundation
CBS Television Network

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Karen Feinstein-Michiels
Lisa Feldman
FlynnPictureCo.
Framework Studio
Lynne Frank and Brett Foraker
Amanda Shoosh-Freed and Kris Freed-Shoosh
Gisela Friedman
Wendy and Jeffrey Goldstein
Hasbro, Inc.
Anne Helvey
Hoffman Brown Company
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\$5,000-\$9,999

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Alpert & Alpert Iron & Metal, Inc.
Amazon
AMJ Construction Management
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Heather and Mark Armstrong
Kevin Arnold
Atom Tickets
Alan Baral
The Barry and Wendy Meyer Foundation
Berlanti Productions
Carol Biondi
Bocarsly Emden Cowan Esmail & Arndt, LLP
Nancy Carson
Charter Communications
Kevin Childress
CityView
Commerce Casino
COMPLEX
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Cooks Family Fund
Crouch Family Foundation
Carole Bayer Sager and Bob Daly
Tracey and Danny Daniel
Christian Davin
Brie and Seth Dorfman
Dreyfuss Construction
Eclipse Advertising, Inc.
Egan|Simon Architecture
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Deborah and Matthew Irmas
Michelle Jackino

Jackson Lewis P.C.
Mary and Dan James
Elizabeth Johnson
Matthew Johnson
JPMorgan Chase
Julie and Kenneth Kamins
Beth and Kenneth Karmin
Sandra and Irving Klasky
Jill and Stuart Koenig
Steve Lavender
Liberty Hill Foundation
Los Angeles Distribution & Broadcasting, Inc.
Machinima
Mattel, Inc.
Erin Matts
Dean McDermott
Gary Meisel
MGM

Andrew Milne
Allison and Jeff Mirkin
Elizabeth and Aaron Naftali and Family
Neiman Marcus
Staci Nesbitt and Ali Barar
Nancy and Bruce Newberg
Gretchen and Michael North
Soundis and Danny Passman
Samantha and John Pavlas
Pechanga Resort & Casino
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