



Home LA Loan Fund

Impact Report

Together, we are taking on Los Angeles' most urgent and intractable problems; homelessness and the insufficient supply of affordable housing. Undeterred by the complexity of the issue we have helped thousands of people secure permanent housing through grantmaking and lending. Today, three of our fellow Angelenos will share their stories. Each of them lives in permanent supportive housing financed by the Home LA Loan Fund. You made their journey to a permanent home possible.



About the Fund

Policies adopted many years ago brought us to this moment of crisis. Until the early 1960s, zoning accommodated our growing population, and undeveloped land was plentiful. Housing was accessible to people at all income levels. Beginning in the 1960s, the government started to adopt land-use policies that limited housing development in the City of LA. Since then, nearly every development involves a complex web of zoning approvals. Multiple levels of government created inefficient affordable housing development and financing systems for developers to navigate. Given these and other barriers, every completed affordable housing project feels miraculous, and every signed purchase and sale agreement for a new project is a cause for celebration.

CCF stepped in to remove a significant barrier to affordable housing development, the lack of capital for pre-development and land acquisition.

With your loan to the Home LA Loan Fund, we invested in the Corporation for Supportive Housing's Supportive Housing Loan Fund (SHLF).

This investment helped leverage public and private dollars to finance permanent supportive housing development's earliest and riskiest phases. To date, 3,077 units have been financed.



Home LA Data

The seed investment from our donors totaling **\$5.77 million** provided developers with the flexible capital needed to secure suitable sites for development of housing for the homeless and insecure population in Los Angeles.

This resulted in the production of 42 housing projects resulting in 3,077 households getting off the street and into supportive and affordable housing units.

845 units
are currently in operation

1,246 units
projected to open in 2022-2023

986 units
projected to open in 2024-2025





IMPACT STORY

Carmen Rhoades

PATH Metro Villas 2 Tenant

For Carmen, hearing the news a unit had become available at PATH Metro Villas 2 meant she now would have a safe place where she could sleep, cook, bathe and begin to rebuild her life. “I am excited about this next chapter, knowing how blessed I am to have a place to come home to.”

Homeless women face unique challenges that make them more vulnerable to victimization, sexual assault and physical violence. “Living in the streets of Los Angeles is very dangerous. Even shelters, that are suppose to provide a safe haven are spaces where women can be robbed or taken advantage of.”

According to the 2020 Homeless Count in Los Angeles, the number of homeless women has increased by 16% since 2019.⁽¹⁾ Factors like wage stagnation, unemployment, lack of affordable housing, domestic violence, poverty, substance abuse, mental illness and lack of needed services all help contribute to women’s homelessness. It’s important to highlight that systemic racism is another major contributing factor making Black Angelenos four times more likely to become unhoused.⁽¹⁾

Early on Carmen struggled to get access to the services she needed to manage her mental health and economic situation. As an immigrant

(1) <https://downtownwomenscenter.org/annual-greater-la-homeless-count>

Carmen Rhoades (Continued)

from Jamaica, she had no family support system to lean on and eventually became unhoused. Despite her circumstances, Carmen persevered, and her determination paid off when she connected with Brilliant Corners who provided her with case management and the resources she needed to get off the streets through Project Roomkey. Project Roomkey provides unhoused individuals with a temporary solution, but for Carmen who was experiencing chronic homelessness for three years, the goal was to get her permanent housing where she could begin to heal.

“Applying for and getting approved for permanent housing has been a process, it didn’t happen overnight. Although my apartment is not fully furnished yet, I love everything about it especially all the windows that make it so bright and offer me beautiful views.”

Community amenities at PATH Metro Villas 2 include community rooms, laundry facilities, a community garden, and landscaped courtyards where tenants can enjoy the outdoors. Tenants also have access to a health program center that connects them to the resources and services they need.

Carmen’s new home will keep her safe and allow her to begin to develop the independent living skills needed to move forward. Investing in affordable housing creates a sustainable solution and changes lives.





IMPACT STORY

James Jacobs

Residences on Main Tenant

Moving into Residences on Main changed James’s life, giving him the stability of having a place to call home and access to the resources he needed to start moving forward with his life. “My favorite part of my apartment is my living room where I can see the outdoors and feel the breeze of relaxation.”

Growing up in foster care since he was 3 years old, James was thrown into a broken system that is not designed to protect and support youth so that they can thrive.

Children in foster care face multiple factors that increase their risk of homelessness, including the number of foster care placements, history of running away from placements and time spent in a group home. In addition, once a youth “ages out” of the system at 18 years old they are released with no money to support themselves and often with no family members to turn to.

With little guidance and no positive role models to look up to, James struggled as a young Black man to find his place in the world. He dropped out of high school and had multiple encounters with law enforcement until he was referred to the Coalition for Responsible Community Development (CRCDD) by his social worker.

James Jacobs (Continued)

CRCD offered James access to resources such as education and permanent supportive housing that allowed him to begin to take steps towards creating a brighter future for himself. James enrolled in CRCD Academy, an accredited high school for transition-aged youth (18-24), where he obtained his high school diploma. He went on to participate in South LA YouthBuild program where he learned skills to enter the job market as a construction worker.

Earlier this year, with the help of CRCD, James was able to move from transitional housing for foster youth into his own unit at Residences on Main. This marks an important milestone for James, who at 21 years old will now know, for the first time in his life, the stability that comes from having permanent housing. “Having a permanent home has provided me with a safe space where I can sit down and organize my thoughts to make plans for the future.”

The services James received through CRCD were instrumental in helping him build the independent living skills and economic self-sufficiency required to support a successful transition to adulthood. Homelessness is a side-effect of the systemic inequity and disinvestment deeply engraved into our systems and institutions that limit an individual’s potential and displaces them to a life on the streets.





IMPACT STORY

Patricia Murphy

Casa del Sol Tenant

Meeting Patty in her apartment at Casa Del Sol, one would never imagine that she survived 15 years living without a home.

Patty had a successful career as a switchboard operator; she was often recruited by headhunters because at that time her skillset was in high demand. Eventually, people took a back seat to automation, and it became more difficult for Patty to find work. Initially she would move from couch to couch provided by friends, but over time the offers dried up and she found herself with nowhere to go. Suddenly she faced the impossible choice of “trying to find a deserted place to get away from the cops, so they don’t make you leave, but not too deserted where anyone can do whatever they want to you.”

In the beginning she had a car, and she would do her best to sleep at night, although the fear of being alone in a deserted area made it difficult. One night, it was pouring rain and she was in the back seat, cold, hungry and without any hope; she thought that maybe this was the time that she should check out and end her life because she saw a future as bleak as the present. It was at this very moment that her cat, Charlie, jumped out from under the front seat and onto her chest. She immediately thought, “who would take care of Charlie, I have to stay for her.” She credits this moment and Charlie as one of the reasons that she is still here today.

Patricia Murphy (Continued)

In 2020, Patty and Charlie moved into Casa del Sol, one of A Community of Friends' 43 buildings. Patty has created a home that brings her joy, surrounding herself with her own original paintings, handmade curtains, figurative lamps, and a unique collection of tchotchkes. She did not forget to do the same for her best friend Charlie – she built a catwalk along three of the four walls, allowing Charlie to both explore and relax from a safe and elevated perch.

Today she finds herself grateful not only for the big things, but also for the smaller things that many take for granted; the ability to keep food cold in her refrigerator, to cook whenever she wants, dry and straighten her hair, take a bath, flip a switch for light – all impossible when she was simply trying to survive.

Now that Patty's basic needs are met, she gives back by volunteering in her building – taking care of the garden and helping with the onsite gym. Because of her love of animals, she is hoping to eventually donate her time working with an animal rescue.

A day does not go by that Patty doesn't feel grateful for her life now compared to just two years ago. At almost 60 years old, she knows that she would not make it out on the streets again – thankfully she will never have to find out.



Next Steps

The need for capital to finance the early and riskiest phases of real estate development has not diminished since we started our work together. The pandemic has only worsened the affordable housing and homelessness crises.

Investments in the Home LA Loan Fund coupled with grantmaking through the Fund support affordable housing production by strengthening the capacity of nonprofit housing developers. In the end, the only permanent solution to homelessness and housing insecurity is an affordable forever home.

You helped James, Carmen and Patricia find their way home. The buildings where they live were financed through the Home LA Loan Fund. Thanks to your loan, they aren't on the street anymore. They have a community that cares for them. They have agency and hope.



The Home LA
Loan Fund is as
important as ever.



Contact Us

Please help us build more permanent
and affordable homes in Los Angeles.

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