

Home LA Loan Fund

— Our Impact

June 2023

New affordable housing is essential to a permanent solution to our homelessness crisis. Building homes for our most vulnerable neighbors complicates a real estate project's financing structure and development process. Nearly every affordable housing development involves a complex web of zoning approvals, permits, and financing 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. Capital to finance the early and riskiest phases of real estate development makes the seemingly impossible a reality.

At CCF, we make catalytic investments to unlock capital for affordable housing development, bring people together around shared priorities, and help build a pipeline of affordable housing developments, including permanent supportive housing. Through the Home LA Loan Fund, an innovative no-risk charitable investment option, we partner with CCF donors to pool funds, creating three-to-five-year loans that provide seed funding for the development of housing projects for people experiencing chronic homelessness. Our current donors' fund commitments have resulted in a combined investment of \$5.37 million to finance the early-stage development of housing projects that will produce 3,645 homes for Angelenos.



Little Tokyo Service Center Spotlight

"For a community development organization like ourselves, partnering with CCF has been game-changing because it allowed us to expand our impact by providing us with the capital necessary via the Home LA Loan Fund to secure additional suitable sites for the development of housing," says Debbie Chen, Little Tokyo Service Center Director of Real Estate. "One such site is our Santa Monica & Vermont apartment development, which is under construction and, once completed, will provide 187 units of affordable and supportive housing for those most in need."

Little Tokyo Service Center has been an integral part of the Little Tokyo community since it opened its doors in 1979 and began advocating for the

Debbie Chen, Little Tokyo Service Center Director of Real Estate



LEFT: Ayana, CRCD Client

RIGHT: Alisha Donnell, CRCD Housing and Support Services Manager

housing rights of low-income residents who were being evicted to make way for private development. As a multipurpose social service center, they understand that housing and facilities alone will not strengthen or make individuals and families thrive. Therefore, the affordable housing they develop offers such on-site programs as youth mentoring, after-school programs, childcare, parenting education, technology enrichment, job assistance, small business assistance, and community organizing.

Permanent Supportive Housing Strategy

Housing instability is an issue that affects households at multiple income levels, especially low-income households comprised of people of color. The lack of affordable housing has pushed housing rental costs so high that a household needs to earn \$45.17 per hour, or three times the City of Los Angeles' minimum wage, to afford the rent on an average apartment. For single-parent households, transition-age youth aging out of foster care, and seniors, the cost of housing alone can drive these individuals into homelessness.

"Permanent supportive housing is especially important for transition-age youth because this age group is at a high risk of experiencing homelessness due to a range of factors such as limited job opportunities, low income, lack of familial support, and mental health challenges," says Alisha Donnell, Coalition for Responsible Community Development Housing and Support Services Manager (CRCD). "By addressing both the housing and support needs of transition-age youth, permanent supportive housing can help prevent chronic homelessness, reduce the risk of mental health and substance abuse issues and improve the overall well-being and stability of this vulnerable population."

For Ayana, who was experiencing homelessness, connecting with CRCD changed the course of her life because it allowed her to gain access to the resources necessary to build the independent living skills and economic self-sufficiency required to support a successful transition to adulthood.

"Having a safe space to call home has allowed me to become optimistic about the future and focus on what I want to accomplish."



Local Government Collaboration

Los Angeles County is on the cusp of making huge gains to build housing for our neighbors experiencing homelessness. The LA County Affordable Housing Solutions Agency and the recent passage of the City of LA's Measure ULA – United to House LA – have created new long-term sustainable funding sources to produce more affordable housing in our communities. Moreover, the Los Angeles County Board of Supervisors and our newly elected Mayor of Los Angeles, Karen Bass, declared a state of emergency over the homelessness crisis. Our elected leaders' alignment on ending homelessness means support for novel approaches to an intractable problem. So far, this has meant taking on inefficient systems, including a pending proposal, recently approved by the Los Angeles City Planning Commission, to end site plan review –a process that can add six to nine months to the approval process--for 100% affordable housing projects. Knowing that only housing can end homelessness, demand for pre-development and acquisition capital for housing development is unlikely to wane. The Home LA Loan Fund provides the competitive capital needed to build permanent housing, get people off the street, and make safe, affordable housing a reality.

Our donors are an indispensable part of Los Angeles' affordable housing ecosystem of early-stage investors.

Our Impact

13 housing projects in predevelopment
+
16 housing projects under construction
+
19 housing projects completed and occupied
=

48
Total Housing Projects

3,645

New, permanent and
affordable homes

Investment Questions

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General Questions

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