

CALIFORNIA COMMUNITY FOUNDATION

Homelessness Prevention for Families

FINAL REPORT



(Photo courtesy of Abode Communities)

Helping Families Keep Affordable Homes

In Spring 2010, CCF launched a new program to address a crucial need among our housing and neighborhoods grantees and their beneficiaries. The Homelessness Prevention for Families program provided short-term, targeted rental assistance to families living in affordable housing units, who were behind in rent because of unemployment, underemployment or a crisis.

We selected six grantees of the Housing and Neighborhoods program, who oversaw the program and provided comprehensive services to help ensure that short-term assistance would contribute to long-term stability.

In one year, from August 2010 to August 2011, the program saw remarkable results. Nearly all families remained housed and resumed paying full rent by the end of the program.

The benefits extended beyond the families themselves. The nonprofit affordable housing providers were able to bridge a financial gap that affected their bottom lines as well, without having to evict deserving tenants. What's more, organizations said that the program strengthened their relationships with their clients, their understanding of the challenges their constituencies face, and their intention as a nonprofit with a mission.

There were challenges as well. Need continued to grow, and the employment market continued to shrink. We underestimated the long-lasting effects of the recession, and the tenuous situation in which many residents found themselves. Most partners discovered that after all, four

to six months wasn't quite enough time for even the most industrious families to recover financially in this environment. In other cases, poor health and illness interrupted family recoveries.

The oversight and support services provided by our nonprofit partners were critical to the process, and should continue to be encouraged and funded – not as an added plus, but as a core component of long-term affordable housing success. We are grateful to them to their support and partnership to address pressing issues such as these.

Achievements August 2010-August 2011

\$93,500 total contributed by donors and granted to nonprofits

6 nonprofit organizations awarded grants

72 families in the program

86% of families paying full rent again

81% of families regained some level of employment

\$1,299 average size of rent subsidy per family

Our Nonprofit Partners

Abode Communities

abodecommunities.org

Abode Communities is dedicated to building multi-family affordable housing for low-income families, seniors and individuals with special needs. Founded in 1968, Abode Communities currently owns 34 properties that are home to more than 4,000 residents.



Beyond Shelter

beyondshelter.org

Beyond Shelter was founded in 1988 in response to increasing numbers of homeless families in Los Angeles. Today, its mission is to develop systemic approaches to combat poverty and homelessness among families with children, and to enhance family economic security and well-being.



East LA Community Corporation

elacc.org

ELACC has been dedicated to harnessing housing and other community development resources for the benefit of low-income residents of Boyle Heights and Unincorporated East Los Angeles since 1996.



Success Stories



Things are looking up for Daisy, who received one month's rental assistance to support her in a health crisis. (CCF photo)

Rental Assistance is Springboard to Health

Daisy, a long-time resident of Little Tokyo Service Center (LTSC CDC), didn't say anything about her struggles, but LTSC staffer Tom Sogi intuited that something was wrong. When Tom inquired, Daisy acknowledged that she was quite ill — she had discovered an infection deep in her jaw due to incompetent dentistry years earlier, and the infection was getting worse before healing.

She had been sick for months, and finally had to take a leave of absence from work to recover. Her savings were nearly depleted. LTSC provided Daisy with one month's rental support — enough to give her some breathing room. "I felt so

How the Program Works

Grantee nonprofits provide:

- 1) Up to 50% of tenants rent for up to six months
- 2) Additional services, e.g., job training, financial education

Recipients agree to:

- 1) Participate in additional services
- 2) Meet with case managers
- 3) Create a fiscal management plan

alone, with the weight of everything on my shoulders," said Daisy. "The grant was such a help to me and I am so grateful, because I knew someone was there for me. And now things are so much better."

Trust and Support Lead to Solutions

Mr. Ortiz has lived with his two children at a unit of the East LA Community Coalition (ELACC) since 2006. When his work hours were cut, he had difficulty paying his rent. He was reluctant to speak up, fearing that he would have to move.

"My kids love it here and I know it's a safe place for us all," said Mr. Ortiz. He shared his concerns and, with staff support and the Homelessness Prevention rental assistance, reached a compromise: he will move to a smaller unit in a new development. He was delighted to be able to stay with ELACC housing, and expects to return to his full work schedule soon.

L.A. Family Housing

lafh.org

LAFH helps homeless families and individuals rebuild their lives through an integrated system of housing and supportive services. LAFH owns and operates 21 properties, including three homeless shelters and 18 permanent rental properties. In 2010, LAFH served more than 2,500 people, and has served 100,000 people since its inception in 1983.



Little Tokyo Service Center (LTSC CDC)

ltsc.org

LTSC CDC serves Asian and Pacific Islanders in need across L.A. County, especially those facing language or cultural gaps, financial need or physical disabilities. Since 1979, it has developed over \$120 million in nonprofit real estate projects, completed over 760 units and contributed over 125,000 square feet of community space.



New Economics for Women

neweconomicsforwomen.org

New Economics for Women (NEW) works to reduce poverty by creating wealth building opportunities for women and children. Since it was established in 1984, NEW has applied a holistic approach to its efforts, providing for the basic needs of its clients as well as ensuring they have stable and safe place to live.



CCF's Housing & Neighborhoods Program

CCF's Housing and Neighborhoods Program (HNP) and Community Foundation Land Trust (CFLT), an affiliate of CCF, combine land trust investments, project development, grant-making, strategic planning, and outreach and advocacy work to increase the supply of affordable housing available for low-income families, seniors and special needs populations (e.g., transition-age youth, homeless, etc.) throughout Los Angeles County.

Support of nonprofit organizations allows HNP to accomplish the following:

- Produce and preserve affordable housing units for low-income families
- Improve capacity and access to capital to affordable housing developers
- Develop policy or advocacy in favor of legislation increases funding and political support for affordable housing
- Community organizations prevent slum housing, displacement, foreclosure and increase affordable housing opportunities.

2011 Accomplishments

CFLT Projects:

- Ground-breaking of the Caroline Severance Project--will house 85 low-income families and youth with mental illness who will pay no more than 30 percent of their income on rent. The project includes a child care center.
- In construction, Seventh & Coronado – 68 unit affordable housing for low income families, 40 2-bed-rooms, 24 3-bedrooms, and 4-four bedrooms.
- Completed Seven Maples – 57 1-bedroom senior apartments, winner of the 2007 Enterprise Green Communities. 100 percent occupied in July 2009.
- In the past year CFLT has committed \$6 million in funding (loans) to support development, preservation, or rehabilitation of 378 affordable housing units.

HNP Grantmaking:

- Provided \$1.7 million in grants to support the work of nonprofit housing providers that completed more than 700 new units and added almost 1,200 units to the affordable housing inventory in FY 2011. Housing programs served 41,000 residents.
- HNP asked grantees to engage in multi-year financial forecasting: 73 percent of grantees completed financial scenarios and were able to evaluate the need for program cuts, expansions or major changes.



The California Community Foundation (CCF) is a public, charitable organization serving Los Angeles County since 1915, and playing several roles in the community today. It manages more than 1,600 funds created by individuals, families, companies and organizations, and serves as a steward of their funds and legacies. It makes grants to nonprofits working with low-income and underserved L.A. communities, and actively engages in community problem solving with business, civic, government and other organizations. For more information, visit calfund.org.

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