



Annual Report  
January 1, 2009 – December 31, 2009



**VENICE COMMUNITY HOUSING CORPORATION**

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## 2009 Government Partners

*City of Los Angeles Community  
Development Department*

*United States Department of Labor*

*Los Angeles County Probation Department*

*City of Los Angeles Department of Housing*

*United States Housing and*

*Urban Development Department*

*Housing Authority of the City of Los Angeles*

*State of California Department of Education*

## VCHC would like to thank all of the volunteers who helped us raise funds and provide services in 2009.

*Special thanks to those who committed extraordinary resources and expertise on behalf of VCHC.*

Sheila Balkan

Housing Opportunities for

People to Excel

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Bissel and Liddel

Taproot Foundation

## **Message From our Leaders...**

**Home...as Dorothy from the Wizard of Oz realized, there's no place like it. Unfortunately, nearly 1000 people in Venice and in the adjacent neighborhoods have no place to call home.** Some "couch surf" in the homes of friends and families, hoping to find work that pays enough to cover move-in costs and rent for an apartment. Others are living in their cars or recreational vehicles, preferring to maintain as much independence and privacy as possible, rather than attempting to find space in one of the City's crowded and sometimes unsafe shelters. Some sleep on the street when they can, before being told to move along. Often homeless people suffer from mental illnesses, physical disabilities and histories of substance abuse—conditions that make it even harder to pull their lives together and find a place to live.

For over 22 years, Venice Community Housing Corporation has helped low income individuals and families by providing the opportunities they need to stabilize their lives. **One of the most important things we do is provide affordable, safe and secure housing.** Pictured on the cover of this annual report is our newest building, purchased in 2009, which will soon provide affordable housing for 19 people who have been chronically homeless. Including this building, we have created 195 units of affordable housing in Venice and Mar Vista, for working poor and homeless people, in both permanent and transitional housing. We help people remain safely housed in neighborhoods where they've always lived.

**We realize housing alone is not enough and that our low income neighbors want to achieve self sufficiency and employability.** They want to contribute to their community. That is why VCHC provides comprehensive, neighborhood based solutions, including job training, youth development and employment, life skills coaching and family services. This blend of housing and supportive programs allows our formerly homeless and low-income tenants to stabilize their lives and achieve economic self reliance. **Every person who transitions out of homelessness or joblessness adds to the strength of our community. Our efforts make neighborhoods safer and more inclusive.**

We are pleased to share VCHC's 2009 annual report with you, so you can read about our comprehensive approach to addressing neighborhood problems and creating real and lasting solutions. **Nearly 1000 people were helped last year, because of your support.** You have helped to make a lasting difference in the lives of the families and individuals we serve. Thank you.



**Michele Prichard**  
Board Chair



**Steve Clare**  
Executive Director

# Affordable Housing

VCHC's affordable housing program includes 195 units of affordable housing in 14 buildings located in Venice and Mar Vista. This includes our newest building, purchased in 2009, which will provide 19 units of affordable housing. Affordable housing is provided for low income families and individuals, including formerly homeless individuals, and those suffering from mental illness, physical disabilities and substance abuse problems. Our Westminster Transitional Living Center (TLC) provides transitional housing for homeless women and their children. The majority of VCHC's affordable housing is permanent for those whose incomes remain low. Ninety percent (90%) of our housing was affordable to households with incomes less than 50% of the area median income.

## **Transitional Living Center, Venice**

*Two 3-bedroom & one 2-bedroom apartments, including housing for formerly homeless women and children.*



## **102 Navy Street, Venice**

*Five single and nine 1-bedroom apartments, including housing for formerly homeless individuals.*



## **5026 Slauson Avenue, Mar Vista**

*Ten 1-bedroom apartments, including housing for formerly homeless individuals.*



## **511 Brooks Avenue, Venice**

*Two 2-bedroom & two 3-bedroom apartments.*



## **5032 Slauson Avenue, Mar Vista**

*Six 2-bedroom & two 3-bedroom apartments.*



## **345 4th Avenue, Venice**

*Two 1-bedroom, twelve 2-bedroom, nine 3-bedroom, & two 4-bedroom apartments.*



## **Washington Courts**

### **12525 Washington Place, Mar Vista**

*Three singles, six 1-bedroom, ten 2-bedroom, nine 3-bedroom, and two 4-bedroom apartments.*





### **920 Sixth Street, Venice**

*One single, two 1-bedroom & three 2-bedroom apartments.*



### **640 Westminster Avenue, Venice**

*Two 2-bedroom & one 4-bedroom apartments.*



### **204 Lincoln Boulevard, Venice**

*A mixed-use building that includes housing for 13 formerly homeless families and individuals and 3 commercial tenants.*



### **4816 Slauson Avenue, Mar Vista**

*Six 2-bedroom & two 3-bedroom apartments.*



### **Pacific Apartments**

#### **4429 Inglewood Boulevard, Mar Vista**

*Eight 1-bedroom & twenty-four 2-bedroom apartments plus a computer learning center.*



#### **4216 Centinela Avenue, Mar Vista**

*Eight single, four 1-bedroom and two 2-bedroom apartments including housing for formerly homeless people.*



#### **15 Horizon Avenue, Venice**

*Fifteen singles and five 1-bedroom apartments, including housing for formerly homeless individuals.*

## **2009 Housing Accomplishments**

- *Provided affordable housing in 13 buildings throughout Venice and Mar Vista for 477 individuals, including 123 who were formerly homeless.*
- *Purchased new 20-unit building at 15 Horizon which will house formerly homeless individuals.*
- *Installed solar panels on our office building and solar thermal systems on two of our affordable apartment buildings.*

## **Did you Know?**

*A mere 28 percent of our neighborhoods in Los Angeles are mixed-income. — Councilmember Bill Rosendahl, in a Motion to the Los Angeles City Council.*

*In 2009, 59 percent of renter households in Los Angeles were rent-burdened, paying 30 percent or more of their income for rent. — Economic Roundtable, "Renter Update." Sept., 2010.*

# Resident and Community Services

VCHC started out as an affordable housing provider, but soon learned that it takes a lot more than affordable housing to help stabilize families and neighborhoods. When a family or individual becomes homeless, a number of issues must be addressed in order for them to regain economic stability.

## **We provide resources to help people become self reliant.**

At our Westminster Transitional Living Program (TLC), our transitional housing for formerly homeless women and their children, we offer services designed to help them move into stable, permanent housing, including case management, parenting and life skills classes, counseling, pre-employment skills training, anger management and tutoring for children.

## **Our comprehensive approach addresses a full range of needs to create real and lasting solutions.**

Our permanent affordable housing helps people whose wages haven't kept pace with rents in their neighborhoods, while also providing comprehensive supportive programs including job readiness, financial literacy, assistance with access to public benefits and other family services.

## **Our community thrives when everyone has a chance to succeed.**

And for the most vulnerable people who can't make it without help, our Shelter + Care program provides permanent housing for formerly homeless people with disabilities and substance abuse problems, with supportive services such as case management, assistance with access to mental health, substance abuse counseling and basic necessities of life, that allows them to live in dignity while managing their disabilities.

## **2009 Accomplishments of our Resident Services Program**

- Provided housing and support services for 31 formerly homeless individuals with disabilities. Because of this support, Shelter + Care residents continued to maintain a high 93% occupancy rate in 2009.
- Assisted 63 households in filing their taxes and taking advantage of special programs, such as earned income tax credits and additional child tax credits for low income families, netting over \$80,000 in federal refunds and over \$7,000 in State refunds.
- Distributed over \$15,000 in house cleaning and toiletry supplies to tenants, with donations from Shelter Partnership.
- Assisted 66 VCHC and community households with enrollment in LIHEAP, a low income energy discount program, resulting in a savings for 47 households totaling \$8,400.
- Housed 13 formerly homeless women and 16 of their children in VCHC's Transitional Living Center. (TLC)
- Transitioned 6 families to permanent housing after receiving assistance from TLC.



**We Continue  
to Respond to the  
Changing Needs  
of our Community  
when Developing  
our Services.**



### **Did you Know?**

The typical public cost for residents in supportive housing is \$605 a month. The typical public cost for similar homeless persons is \$2,897 - five-times greater than their counterparts that are housed. The stabilizing effect of housing plus supportive care is demonstrated by a 79 percent reduction in public costs for these residents. — *Economic Roundtable and Los Angeles Homeless Services Authority, "Where We Sleep" Report, 2009.*

# Venice YouthBuild

Venice YouthBuild is an ongoing, comprehensive education and job training program that helps at-risk youth, ages 16 to 24, gain high school diplomas and job skills to transition into healthy, self-sufficient adulthoods. The program offers the following services to help participants achieve personal success and self-sufficiency:

- **Individualized High School Instruction** – At VCHC's John Muir Charter School participants earn their high school diplomas through individualized instruction in reading, writing, math, science, social studies, economics, history, and computer literacy.
- **Vocational Instruction** – In the classroom and wood working shop participants learn about construction theory and terminology, construction math, identification of materials, blueprint reading, apprenticeship programs and entrance requirements, woodworking and construction safety.
- **On-the-Job Construction Training** – Through partnerships with established housing developers, participants gain experience by building affordable housing. On-site work includes all phases of residential rehabilitation and new construction, providing trainees with a practical environment in which to acquire safety and general construction competencies.
- **"Green" Education and Career Training** – New in 2009, participants learn about "Green Economy" principles and interested youth receive job training and placement in high growth professions such as solar panel installation and sustainable landscaping.
- **Career Counseling and Placement** – Participants receive individualized counseling in goal setting, employer expectations, job search tools, college and financial aid applications, good work habits and attitudes for success. Access to employment and further education opportunities are facilitated through the program's partnerships with employers and educators in the area.
- **Life Skills and Case Management** – Participants receive life skills classes and individual case management to identify obstacles and overcome barriers in areas such as transportation, housing, health, legal, substance abuse and domestic relations.

*We Help  
People Achieve  
Self-Sufficiency  
and  
Employability*

Participants spend 50% of their program time in instructional classes and 50% of their time practicing job skills, while building or rehabilitating affordable housing. They receive an hourly wage for work on the job site and a stipend while in the classroom. Stipends are provided for perfect attendance and leadership accomplishments.

## 2009 Accomplishments of our YouthBuild Program

- *32 youth successfully completed the YouthBuild program.*
- *VCHC helped 20 youth obtain their high school diplomas through our on-site John Muir Charter School.*
- *17 youth were placed in employment, post-secondary education/training.*
- *86 units of affordable housing in Glendale were built and 12 units of VCHC affordable housing were rehabilitated by YouthBuild participants as part of their on-the-job construction training.*
- *28 participants increased their awareness of environmental issues through the new "Green" Education and Career Training Component.*
- *16 youth participated in on-the-job "Green" job training and assisted with solar panel installation on two of VCHC's apartment buildings and VCHC's administration building. 21 youth were trained in sustainable landscaping at two of VCHC's apartment buildings.*



### Did you Know?

Socioeconomically disadvantaged youth have much higher rate of high school dropout. Over 70% of LAUSD high school dropouts in 2007-2008 were socioeconomically disadvantaged. — *California Department of Education.*

Over 9,000 (9,190) LAUSD high school students dropped out of school during the 2007-2008 school year. — *California Department of Education.*

# Programs for School-Aged Youth in our Community

## VCHC Study Lounge

### At Mark Twain Middle School

2009 was a transition year for VCHC's after school programs. In 2008 the City discontinued the L.A. Bridges after school program City-wide, including the one operated by VCHC at Mark Twain Middle School. Given the great need for academic improvement at this school, VCHC committed to continuing our presence there, implementing the VCHC Study Lounge. Study Lounge was provided 5 days per week during the academic year 2008/2009 and was open to all Mark Twain Middle School Students.

### In the Community

Beginning in Fall 2009, VCHC expanded its successful Study Lounge model to low income children, ages 6-17, who lived in our affordable apartment buildings and the surrounding neighborhoods. The program went from operating a one-day per week recreational program, serving only younger children, to a comprehensive 5-day per week academic-based after-school program at two of our buildings, Tabor Courts in Venice and Washington Place in Mar Vista. The program provides homework assistance, enrichment activities, field trips, summer camp and a weekly science club.

VCHC Study Lounge at Mark Twain and in the community serves core participants who regularly attend academic program activities, as well as others who attend one or more recreational activities.

### 8th Grade Academic Preparation Program (8GAP)

Beginning in the Spring semester of 2009, VCHC's Study Lounge began operating the 8GAP program, which specifically targeted Mark Twain Middle School students who were at the highest risk for failure to move on to high school. Those students who were earning less than a C average in language arts or math were provided with intensive, individualized tutoring and homework assistance to help them improve their grades and graduate from Middle School.

## Venice High Teen Court

Now in its fifth year, Venice High Teen Court provides an alternative to the juvenile court system for young people accused of first-time minor offenses, such as vandalism, shoplifting, and disorderly conduct, while providing participants with an inside view of the legal system. Under the supervision of a judge, panels of youth jurors question the accused minor and his or her parent.

***Providing  
Resources at an  
Early age Helps  
People Become  
Self Reliant***

Then the jury deliberates to determine the guilt or innocence of the minor and a sentence if the minor is found guilty. Sentencing usually involves community service, letters of apology, jury duty at teen court and/or restitution. Youth who comply with their sentencing will not have a formal criminal record. Venice Community Housing Corporation partners with the Los Angeles County Superior Court, the Los Angeles County Probation Department and Venice High School to provide the Venice High Teen Court.

## 2009 Accomplishments of our Programs for School Aged Youth

- 107 students were core participants of Study Lounge at Mark Twain Middle School and Study Lounge in the community in 2009. 31 students were core participants of 8GAP at Mark Twain Middle School.
- 85% of core participants of VCHC Study Lounge at Mark Twain Middle School improved their work habits.
- 75% of VCHC Study Lounge students at Mark Twain Middle School improved their behavior.
- 55% of 8GAP students improved their work habits as well as their grade point averages.
- 238 students attended one or more Study Lounge Field Trips or recreational activities.
- 15 youth attended Science Club.
- 371 youth participated in Teen Court as jurors and audience members. 14 first time youth offenders were adjudicated by their peers through the Teen Court program.



### Did you Know?

Regular participation in high-quality afterschool programs is linked to significant gains in standardized test scores and work habits as well as reductions in behavior problems among disadvantaged students. — *Study of Promising Afterschool Programs by Deborah Lowe Vandell, UC Irvine, Elizabeth R. Reisner, Policy Studies Associates, Inc., and Kim M. Pierce, UC Irvine. Oct. 2007.*

# Preserving Housing Stock

## HandyWorker Program

VCHC provides free, minor home repairs for low income elderly and disabled homeowners. These repairs ensure the health and safety of area residents in their homes. In addition to preserving older housing stock on the Westside of Los Angeles, the HandyWorker program provides the opportunity for our skilled workers to provide on-the-job training for advanced Venice YouthBuild participants who have completed their construction curriculum.

## 2009 Accomplishments of our HandyWorker Program

- *HandyWorker provided home repairs for 94 people in 70 households.*
- *45 of the households served included a disabled person.*
- *38 of the households served had incomes less than 35% of the area median income.*

# Child Care

## Infant Toddler Development Center

VCHC created Venice's first infant toddler children care center serving low income children 3 months to 3 years of age, free of charge. VCHC provided the space for the center onsite at our program and administrative campus, and longtime VCHC partner St. Joseph Center administered the program. This child care allowed parents to pursue employment, education opportunities and parenting classes, while enjoying access to all of St. Joseph Center programs and services.

## 2009 Accomplishments of the Infant Toddler Development Center

- *The Infant Toddler Development center provided childcare free of charge for 34 children in 2009.*



# Our profound gratitude to our supporters in 2009

## \$250,000+

Ahmanson Foundation

## \$150,000 - \$249,000

Weingart Foundation

## \$20,000 - \$30,000

Housing Options for People to Excel (HOPE)

United Way of Greater Los Angeles

Kenneth T. & Eileen L. Norris Foundation

Bank of America

## \$10,000 - \$19,999

Richard F. & Eleanor W. Dwyer Fund

Union Bank of California

Robert Greenwald & Heidi Frey

## \$5,000 - \$9,999

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Cathy Dreyfuss & Davoud Ismaili

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# Financial Highlights

## Statement of Activities

### Changes in Unrestricted Net Assets:

Revenues and Support:	
Contributions	\$ 396,203
Government Contracts	\$ 1,267,171
Program Service	\$ 70,580
Rental Income	\$ 1,287,946
Management Fees	\$ 49,867
Interest Income	\$ 11,640
Net Assets Released from Restriction	\$ 248,316

Total Unrestricted Revenue and Other Support	<u>\$ 3,331,723</u>
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### Expenses

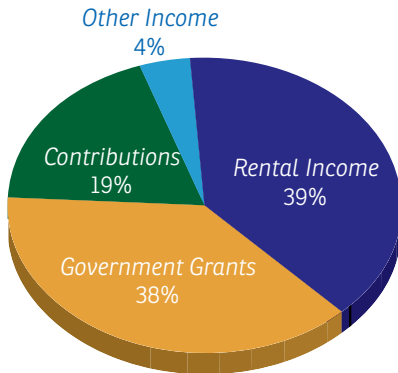
Program Services	\$ 2,618,749
Management and General	\$ 462,745
Community and Donor Relations	\$ 168,459
Total Expenses	<u>\$ 3,249,953</u>

### Increase in Unrestricted Net Assets \$ 81,770

Contributions to Restricted Assets	\$ 262,437
Net assets released from Restrictions	\$ (248,316)
Increase in Restricted Net Assets	<u>\$ 14,121</u>
<b>Total Increase in Net Assets:</b>	<u>\$ 95,891</u>

Inclusion of Net Assets from Affiliated Organization	\$ (105,919)
Net Assets at Beginning of Year	<u>\$ 3,126,760</u>
<b>Net Assets at End of Year</b>	<u>\$ 3,116,732</u>

## Revenue



Other Income includes program services, management fees and interest income.

## Statement of Cash Flows

### Cash Flows from Operating Activities:

Change in Net Assets	95,891
Depreciation and Amortization Expense	206,611

### Decrease (Increase) in Operating Assets

Government Grants Receivable	93,309
Accounts Receivable	18,575
Grants Receivable	34,852
Prepaid Expenses	15,895
Deposits	4,226

### Increase (Decrease) in Operating Liability

Tenant Security Deposits	5,693
Accrued Interest Payable	8,204
Accounts Payable	9,922
Accrued Expenses	32,351
Prepaid Rent	891
Deferred Revenue	(39,142)

Net Cash Flow Provided by Operating Activities	<u>487,278</u>
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### Cash Flows From Investing Activities

Deposits to Property Reserve	(19,682)
Addition to Investments	6,701
Payments for Land	(2,908,710)
Payments for Building and Improvements	(770,573)
Purchases of Equipment and Furniture	(5,500)
Payment for Predevelopment Costs	(147,861)
Net Cash Used in Investing Activities	<u>(3,859,027)</u>

### Cash Flows from Financing Activities

Organization	
Proceeds from Notes Payable	3,557,368
Repayment of Notes Payable	(154,771)
Net Cash Provided by Financing Activities	<u>3,402,597</u>

Net Increase in Cash	30,848
Increase in Cash upon Consolidation of Affiliated Organization	32,101
Cash Beginning	752,907
Cash Ending	815,856

### Supplemental Schedule of Noncash Investing and Financing Activities:

Additional Costs of Rental Property	26,446
Cash Paid for Interest	224,577

# Statement of Financial Position

## Assets

Cash	\$	815,856
Rental Property Reserves	\$	463,613
Investments	\$	238,282
Government Contracts Receivable	\$	147,160
Grants Receivable	\$	27,898
Accounts Receivable	\$	31,649
Prepaid Expenses	\$	12,299
Property, at cost		
Land	\$	5,851,210
Building and Improvements	\$	6,396,966
Equipment and Furniture	\$	249,071
Predevelopment Costs	\$	163,013
Less: Accumulated Depreciation	\$	(2,314,895)
Net Property	\$	10,345,365
Capitalized Costs	\$	104,282
Deposits	\$	9,877
<b>Total Assets</b>	\$	<b>12,196,281</b>

## Liabilities and Net Assets

Accounts Payable	\$	79,408
Accrued Vacation	\$	51,355
Accrued Payroll	\$	24,963
Prepaid Rent	\$	5,165
Accrued Interest Payable	\$	155,299
Mortgage Notes Payable	\$	8,678,213
Tenant Security Deposits	\$	85,146
<b>Total Liabilities</b>	\$	<b>9,079,549</b>

## Net Assets

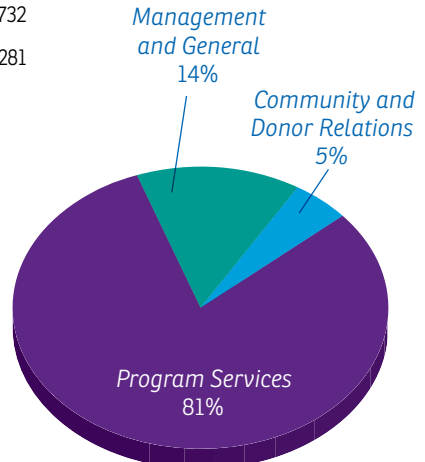
Unrestricted	\$	2,548,029
Temporarily Restricted	\$	568,703

**Total Net Assets** \$ 3,116,732

**Total Liabilities and Net Assets** \$ 12,196,281

**VCHC leverages our success by building volunteer relationships and strategic partnerships to make every dollar go further.**

## Expenses



VCHC is audited annually. Audited Financial Statements are available by request.



**VENICE COMMUNITY HOUSING CORPORATION**  
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