

*Our focus is on housing  
but we're really about  
building community.*



**VENICE COMMUNITY HOUSING CORPORATION**



**Annual Report**  
January 1, 2008 – December 31, 2008

## BOARD OF DIRECTORS

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**Maury Ruano** – *Real Estate Developer, The ADMB Pygmalion Group*

**Georgette Williams** – *Tenant Representative, Venice*

**Anne Zimmerman** – *Architect, AZ Architecture Studio*

## 2008 GOVERNMENT PARTNERS

*City of Los Angeles Community Development Department*

*United States Housing and Urban Development Department*

*Los Angeles County Probation Department*

*City of Los Angeles Housing Department*

*Housing Authority of the City of Los Angeles*

*United States Department of Labor*

*State of California Department of Education*

## Special Thanks to Those who Committed Resources and Expertise on Behalf of VCHC in 2008

Sheila Balkan

Richard Bencivengo

Diane Berman

Al Clark & Locke Lord Bissel  
and Liddell

Ben Dickow

Penny Fitzgerald

Housing Options for People  
to Excel

Bill Lawrence

Robert Neman

Off the Wall Catering

Jack Prichett

Promises Treatment Center

Topanga Women's Circle

Voice of the Canals

William Wagner

*VCHC would like to thank all of the volunteers who helped us raise funds and provide services in 2008*

Dear Friends,

It is a pleasure to share the Venice Community Housing Corporation's 2008 annual report with you. The year 2008 was a year of reflection for us, as we celebrated the organization's 20th anniversary. Back in 1988 we began as an organization run entirely by volunteers—community activists that really didn't know much about the development of affordable housing. But the troubling signs of gentrification and rapidly escalating homelessness in this community, which has long welcomed a population diverse in both class and race, could not be ignored. So our founders worked and learned and brought together the expertise and resources necessary to begin increasing the affordable housing stock in Venice along with other resources our low income neighbors needed to remain here.

Since Venice Community Housing Corporation's inception, our mission to **preserve the economic, racial and social diversity of Venice and the surrounding area, by maximizing affordable housing, community and economic development opportunities and by providing needed social services to low income residents**, has remained substantially unchanged.

Our first building, the Westminster Transitional Living Center, completed in 1993, provided transitional housing for eight formerly homeless women and their children, and also included the provision of social services, such as financial literacy, life skills and job readiness, to help them become stable and find gainful employment before moving out on their own.

VCHC has grown over the years, but we continue to operate using the same model—affordable housing plus support services necessary for our residents and neighbors to overcome challenges and remain productive members of our community. No longer entirely dependent on the efforts of volunteers, our professional staff of 37 makes it possible for us to better respond to the ever changing community needs.

We have not only **developed or preserved 195 units of affordable housing** in Venice and Mar Vista for low income families, we provide **case management and other supportive services** to help low income residents and community members achieve self sufficiency, including **job training and high school education** to more than 200 unemployed and out of school youth at risk for gang involvement; **after school programs** in our buildings and at the Mark Twain Middle School, to help children succeed at school; the development of the first teen court on the Westside of Los Angeles, helping youth who have been accused of minor first offenses to stay out of the juvenile justice system; and, through our **HandyWorker program**, the delivery of safety and habitability related repairs to nearly 1,500 homes owned by low income elderly or disabled people on the Westside, free of charge.

The support of our community is vital to our ability to accomplish so much. Your assistance has helped us to achieve all that we have, and gives us the encouragement we need to continue on for another 20 years, or until everyone has access to the basic necessities of life, including affordable housing, education, and gainful employment. Thank you.

Sincerely,



**Michele Prichard**  
Board Chair



**Steve Clare**  
Executive Director

# AFFORDABLE HOUSING

VCHC's affordable housing program provided 175 units of affordable housing in 13 buildings in Venice and Mar Vista. Ninety (90%) of our housing was affordable to households with incomes less than 50% of the median income.

We also provide transitional housing for formerly homeless women and their children and housing plus services for formerly homeless individuals with disabilities, substance abuse and/or mental health issues.

VCHC continually works to preserve and expand affordable housing in Venice and the surrounding areas.

## VCHC PROPERTIES:

### **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 Westminister 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.*

## **2008 HOUSING HIGHLIGHTS**

- *Provided affordable housing in Venice and Mar Vista for 512 low income men, women and children, including 141 formerly homeless individuals in 13 buildings in Venice and Mar Vista.*
- *Painted and installed a new roof at 920 6th Avenue, with assistance from board members Doris Oliker and Anne Zimmerman.*
- *VCHC was able to help families weather the economic downturn and remain in their housing by finding or providing badly needed resources. Many families experienced loss of income or reduced hours and reduced income.*
- *Continued our efforts to “Green” our properties by installing all low flow toilets, compact fluorescents, low flow shower heads, etc. We also signed contracts to install a solar panel system on 720 Rose and solar thermal systems on 4816 and 5032 Slauson buildings.*

## **DID YOU KNOW...**

*To remain affordably housed, people in Los Angeles live farther away from work. Fifty-four percent (54%) of residents that work outside the home spend 25 minutes or more commuting. – US Census 2005*

# RESIDENT SERVICES

**Westminster Transitional Housing Program (TLC)** provides housing for formerly homeless women and their children for up to 24 months, while providing support services to help them become self-sustaining.

**Shelter Plus Care** provides permanent affordable housing and case management services to homeless single adults with a dual diagnosis of physical or mental disability including HIV/AIDS and/or a history of substance abuse.

**Residents Services** help tenants and low-income residents of the surrounding areas achieve higher levels of self-sufficiency and economic and personal success. Classes and workshops are offered for the tenants of our buildings and the larger Oakwood and Mar Vista communities, including:

- Pre-employment training workshops such as resume writing, job interviewing skills and computer job search training;
- After school homework assistance and art classes for children ages 6 to 16;
- After school personal health and safety classes, in cooperation with the UCLA TEACH program, for children ages 6-16; and
- Applications for the LIHEAP energy discount program.

**Community Works for Kids** offers an after-school program to help youth to express themselves artistically and improve their academic skills while keeping them off the streets during peak crime hours.

The program serves low-income youth ages 6 to 16 living in VCHC's affordable housing or in the surrounding neighborhoods.

The program provides:

- Art Classes, to encourage positive avenues of self-expression and build self-esteem.
- Homework Assistance, to increase academic achievement and interest.
- Field Trips for parents and children to museums, musical performances, and cultural events to increase cultural understanding in youth and parents.
- Health and Safety Classes, in partnership with UCLA TEACH, to encourage health conscious habits among youth.



## RESIDENT SERVICES HIGHLIGHTS IN 2008

- *Provided housing and support services for 31 formerly homeless individuals with disabilities. Because of this support, VCHC maintained a 93% occupancy rate for Shelter plus Care tenants.*
- *One Shelter plus Care resident purchased his own home and has become self sufficient.*
- *Twenty one (21) VCHC residents completed an employment readiness course where they received training in resume preparation and interview skills, and referrals to partner agency Chrysalis.*
- *Assisted 34 new families to enroll in LIHEAP, an energy discount program, providing the families cumulative savings in the amount of \$9,000.*
- *Provided a complete Thanksgiving Dinner to 60 Shelter Plus Care tenants and homeless individuals from the community, and provided 150 turkeys to low income residents of VCHC apartment buildings.*
- *Distributed over \$20,000 in personal hygiene items to VCHC tenants provided through donations from Shelter Partnership.*
- *One hundred and ninety eight (198) children who live in VCHC's affordable housing buildings were provided with toys and gifts for the holidays, through VCHC's toy drive, made possible by clients and staff of Beyond Physical Therapy in Marina del Rey, Voice of the Canals, and the U.S. Marine Corps Toys for Tots, Santa Anita Racetrack, the Topanga Women's Circle, and Promises Treatment Center.*
- *Forty-eight (48) children in low income families attended our after-school program at Tabor Courts Apartments or Washington Place Apartments.*
- *Provided transitional housing for 13 formerly homeless women and 16 children.*

### DID YOU KNOW...

In 2009, nearly 100,000 people in Los Angeles experienced homelessness. – *Los Angeles Homeless Services Authority Count 2009*

Over 60% of homeless persons in Los Angeles live unsheltered. – *Los Angeles Homeless Services Authority Count 2009*

Nearly a quarter of homeless people in Los Angeles, experience mental illness and nearly half experience substance abuse problems. – *Los Angeles Homeless Services Authority Count 2009*

# SECONDARY EDUCATION AND JOB TRAINING

## VENICE YOUTHBUILD

Venice YouthBuild moves at-risk youth into productive and self-sufficient futures through a comprehensive secondary education and job training program.

One in five Los Angeles youth, ages 16-24 is out of school and out of work. One in four students in Los Angeles drops out of high school, and Venice High School is no exception. Venice YouthBuild helps out of school and out of work youth struggling with poverty, gang affiliation, drug abuse, young parenthood, and other barriers to employment transition into successful, self-sufficient adulthoods.

Venice YouthBuild helps at-risk youth transition into productive adulthoods through:

- Individualized High School Instruction at VCHC's John Muir Charter School gives participants another chance to earn their high school diploma.
- Job Skills Classes teach students basic construction skills and safety practices.
- Hands-on-Training allows participants to gain valuable work experience on real construction sites while building affordable housing.
- Leadership Development and Community Service projects help participants take pride in themselves and their communities.
- Career Guidance helps participants into careers and higher education through career counseling, job-readiness training, and job placement.

*Venice YouthBuild is part of a national model, YouthBuild USA.*



## ANOTHER CHANCE

Another Chance is our pre-YouthBuild program which is designed for young people ages 16-24 who have not received their high school diplomas. These youth participate in our onsite Charter School operated by John Muir Charter School, where they can earn credit toward their high school diploma. They also receive case management and, if necessary, job placement assistance. When a new cycle of YouthBuild opens up, interested participants of Another Chance are considered for that program.

## SECONDARY EDUCATION AND JOB TRAINING PROGRAM HIGHLIGHTS IN 2008

- *VCHC helped 12 youth receive their high school diplomas.*
- *Sixteen (16) youth successfully completed the YouthBuild program.*
- *Fourteen (14) YouthBuild participants were placed in employment.*
- *Five (5) YouthBuild graduates were enrolled in college.*
- *YouthBuild participants assisted in the construction of 56 units of affordable housing for low income senior citizens in South/West Los Angeles.*
- *Eight (8) students participated in the Sacramento Government Leadership Day in April 2008. YouthBuild students and staff met with other California YouthBuild students in a day devoted to legislative updates that impact youth development programs statewide. Legislative officials opened their doors and met with the students. For many of the YouthBuild students – it was their first time on an airplane and a visit to the State Capitol.*
- *Based on his essay, Sergio Garcia, 2007 YouthBuild Graduate, was selected to attend the National Alumni Conference in New Orleans, LA in 2008.*
- *YouthBuild students participated in an overnight camping teambuilding experience in August 2008 coordinated by Fulcrum Adventures Inc. They had the opportunity to complete ropes courses. They also participated in hiking in the Santa Monica Mountains and rock climbing.*

### DID YOU KNOW...

One in every four youth drops out of high school in the Los Angeles Unified School District. The percentage is even higher for African Americans – one in every three drops out. – *California Dept. of Education 2007-2008*

Cutting the high school dropout rate in half would prevent 30,000 juvenile crimes and save \$550 million in California every year. – *University of California, Santa Barbara, California Dropout Research Project*

Less than a quarter of high school students in the Los Angeles Unified School District tested proficient in English Language Arts and/or High School Mathematics. – *California Department of Education, California Standardized Testing and Reporting 2009*

# SCHOOL BASED PROGRAMS IN OUR COMMUNITY



## L.A. BRIDGES

L.A. Bridges provides an after school program for at-risk youth, ages 10-14, at Mark Twain Middle School.

The program helps youth struggling with school and disciplinary problems through:

- Mentoring
- Tutoring
- Case Management
- Community Engagement Activities
- Recreational Activities
- Field Trips

L.A. Bridges helps youth do better in school, increase their school attendance, decrease disciplinary problems, and make positive changes in outlook and self-esteem.



## VENICE HIGH TEEN COURT

Venice High Teen Court provides an alternative to the juvenile justice system for young people accused of first-time minor offenses; while providing participants with an inside view of the legal system.

Under the supervision of a Judge, a panel of youth jurors ask questions of the accused minor and his or her parent. Then the jury deliberates to determine the guilt or innocence of the minor and a sentence if the minor is found guilty.

Typical cases include: petty theft, drug/alcohol offenses, vandalism, disorderly conduct, assault, and school disciplinary problems.

Sentencing usually involves:

- Community service
- Letters of apology
- Attending trainings relevant to the crime
- Jury duty
- 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.



## HIGHLIGHTS OF OUR SCHOOL BASED PROGRAMS IN 2008

- Fifteen (15) first time youth offenders were adjudicated by their peers.
- Four hundred and seventy-three (473) youth participated in teen court as jurors or audience members.
- Two hundred and fifteen (215) middle school students attended VCHC's L.A. Bridges program.
- Fifty-five percent (55%) of Bridges participants increased their GPAs in 2008.
- Thirty-six percent (36%) of students decreased their uncooperative behavior during the year.
- Forty-seven percent (47%) of students increased their school attendance in 2008.



### DID YOU KNOW...

Less than a quarter of LAUSD middle school students tested proficient in English Language Arts and less than a quarter test proficient in mathematics.

– California Department of Education, California Standardized Testing and Reporting 2009

*L.A. Bridges helps youth do better in school, increase their school attendance, decrease disciplinary problems, and make positive changes in outlook and self-esteem.*



# 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.



## 2008 Handyworker Program Highlights

- *HandyWorker provided minor home repairs for 102 low income senior or disabled individuals in 88 households in the West Los Angeles area.*
- *Fifty-six (56) of 88 households served had annual incomes less than \$16,500.*

# CHILD CARE

## INFANT TODDLER DEVELOPMENT CENTER

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

## INFANT TODDLER DEVELOPMENT CENTER HIGHLIGHTS IN 2008

- *The Infant Toddler Center provided childcare for 37 children in 2008.*



# OUR PROFOUND GRATITUDE TO SUPPORTERS IN 2008

## \$100,000-\$350,000

Hewlett-Packard Company  
S. Mark Taper Foundation

## \$50,000-\$99,999

Annenberg Foundation  
Housing Options for People  
to Excel, Inc. (HOPE)

## \$20,000-\$29,999

Bank of America  
California Community  
Foundation  
COPE  
Robert Greenwald & Heidi Frey  
United Way of Greater  
Los Angeles  
Union Bank of California

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

JPMorgan Chase & Co  
Cathy Dreyfuss &  
Davoud Ismaili  
Dwight Stuart Youth  
Foundation  
Kenneth T. and  
Eileen L. Norris Foundation  
Richard F. and  
Eleanor W. Dwyer Fund

The Peter Norton Family  
Foundation

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

Anonymous  
Steve Clare & Susan Millmann  
John Raphling & Jane Mohon  
Sidney Stern Memorial Trust  
Toyota Motor Sales, U.S.A.

## \$2,000-\$4,999

Gregory Fitchitt  
Liberty Hill Foundation  
Ron Rouda & Nancy Loncke  
Tony Mischel & Sherry Anapol  
Squid & Squash Foundation  
Shaw and Young LLP

## \$1,000-\$1,999

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Daniel & Diana Attias  
First Federal Bank of California  
Hope Hanafin

Rod Lane & Michele Prichard  
Carmen Navarro  
Roberta Stovitz &  
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Mindy M. Meyer  
Jane Preece  
PV Jobs

Joan Reitzel  
Santa Anita Park  
Alan Seltzer & Amy Neiman  
Carol A. Sobel

Swinerton Management and  
Consulting, Community  
Development Group  
Ted and Rita Williams  
Foundation

Venice Collaborative/  
Frank Murphy  
Whole Foods Market

## \$250-\$499

Susan Nakaoka, MA, MSW  
Richard & Lace Bencivengo  
Erma & Dave Darling  
Kate Kausch & Mike Suhd

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Melvin Mimms  
Jonathan Horne &  
Barbara Greenstein

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Doris Ganga  
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Hotel Erwin  
Canal Club  
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Rader Electrical Contracting  
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Two Europeans Inc.  
Sunny Varner  
Ms. Lisa Zimble  
Ms. Nancy Zoss

# FINANCIAL HIGHLIGHTS

## STATEMENT OF ACTIVITIES

### Changes in Unrestricted Net Assets:

Revenues and Support:	
Contributions	\$ 323,588
Government Contracts	\$ 1,489,129
Program Service	\$ 63,074
Rental Income	\$ 1,157,321
Management Fees	\$ 54,525
Interest Income	\$ 3,937
Net Assets Released from Restriction	\$ 174,591

Total Unrestricted Revenue and Other Support \$ 3,266,165

### Expenses

Program Services	\$ 2,580,302
Management and General	\$ 428,957
Community and Donor Relations	\$ 180,265

Total Expenses \$ 3,189,524

### Increase in Unrestricted net assets \$76,641

Contributions to Restricted Assets	\$ 563,925
Net assets released from restrictions	\$ (174,591)
Increase in Restricted Net Assets	\$ 389,334

Total Increase in Net Assets: \$ 465,975

Net Assets at Beginning of Year \$ 2,660,785

Net Assets at End of Year \$ 3,126,760

## STATEMENT OF CASH FLOWS

### Cash Flows from Operating Activities:

Change in Net Assets	465,975
Depreciation and Amortization Expense	171,639
Property Reserve Deposits	(86,040)
Government Grants Receivable	28,640
Accounts Receivable	(20,024)
Grants Receivable	107,232
Prepaid Expenses	198
Deposits	(11,948)
Tenant Security Deposits	6,656
Accrued Interest Payable	4,884
Accounts Payable	(9,058)
Accrued Expenses	(42,486)
Deferred Revenue	39,142

Net Cash Flow Provided by Operating Activities 654,810

### Cash Flows From Investing Activities

Payment for investments	(150,583)
Building Improvements	(12,906)
Purchases of Equipment and Furniture	(13,324)

Net Cash used in investing activities (176,813)

### Cash Flows from Financing Activities

Proceeds from notes payable	150,000
Repayment of Notes Payable	(144,326)

Net Cash provided by Financing Activities 5,674

Net Increase in Cash 483,671

Cash Beginning 269,236

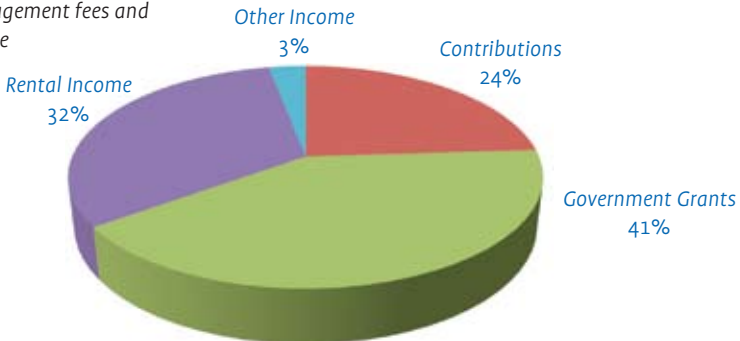
Cash Ending 752,907

### Supplemental Schedule of Noncash Information

Cash Paid for Interest 234,458

## REVENUE

Other Income includes program services, management fees and interest income



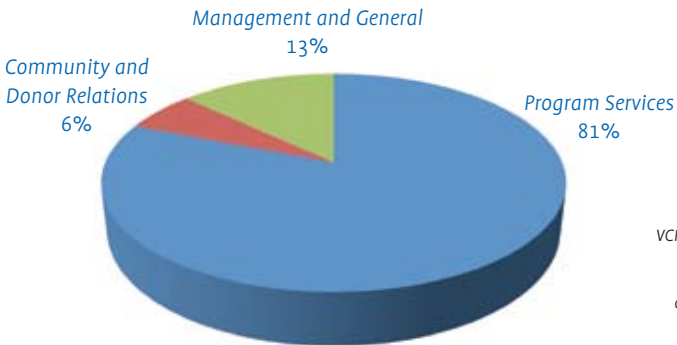
## STATEMENT OF FINANCIAL POSITION

Cash	\$	752,907
Rental Property Reserves	\$	227,963
Investments	\$	150,583
Government Contracts Receivable	\$	240,469
Grants Receivable	\$	62,750
Accounts Receivable	\$	42,109
Prepaid Expenses	\$	27,853
Property, at cost		
Land	\$	2,942,500
Building and Improvements	\$	4,372,717
Equipment and Furniture	\$	290,684
Less: Accumulated Depreciation	\$	(1,529,106)
Net Property	\$	6,076,795
Deferred Financing Costs	\$	59,289
Deposits	\$	14,103
Total Assets	\$	7,654,821

### Liabilities and Net Assets

Accounts Payable	\$	42,376
Accrued Vacation	\$	43,967
Deferred Revenue	\$	39,142
Accrued Interest Payable	\$	122,014
Mortgage Notes Payable	\$	4,207,136
Tenant Security Deposits	\$	73,426
<b>Total Liabilities</b>	\$	4,528,061
Net Assets		
Unrestricted	\$	2,572,178
Temporarily Restricted	\$	554,582
Total Net Assets	\$	3,126,760
<b>Total Liabilities and Net Assets</b>	\$	7,654,821

## EXPENSES



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



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