



SKID ROW  
HOUSING  
**TRUST**

Homes. Support. Success.

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# 2020

## ANNUAL REPORT

We End Homelessness for Someone Every  
Day

And We Have for Over 30 Years

**HOMES • SUPPORT • SUCCESS**

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# DEAR FRIENDS,

No one could have predicted the unprecedented challenges and grief we would all face in 2020. With a global health crisis upending business as usual and a racial reckoning playing out in the streets of Los Angeles and throughout the nation, Skid Row Housing Trust remained committed to moving our neighbors off the streets and keeping them housed. Our frontline staff continued to provide much-needed services to our residents and helped distribute tens of thousands of units of PPE. All the while, we worked diligently to complete the construction of three new residential communities and one new medical center.

## As highlighted in this report, we focused on:

- Developing **828** new homes
- Managing **\$737M** in real estate construction, pipeline, and assets under management in LA County
- Delivering **45,498** intensive case management engagements to ensure the long-term wellness of our residents

None of this would have been possible without the help and generosity of partners like you. You enabled the Trust to keep our residents and staff safe while working tirelessly to advance our mission. As we all adjust to an ever-changing COVID-19 landscape, your partnership remains essential to our ability to end homelessness for our chronically unhoused neighbors. On behalf of our Leaders, Board Members, Staff, and our Residents, thank you for your tireless commitment and support.



Lee Raagas  
Chief Executive Officer

## EXECUTIVE TEAM

**Lee Raagas**  
CEO

**Sierra Atilano**  
Chief Real Estate & Investment Officer

**Nadia Litovskaya**  
Chief Financial Officer

**Joanne Cordero**  
Chief of Staff

## BOARD

**Simon Ha**  
Chair  
Steinberg Hart

**Emil Khodorkovsky**  
Forbix Capital Corp.

**Jennifer Christian-Herman, Ph.D.**  
Secretary  
Kaiser Permanente

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Arup

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Burnham Benefits

**Diana Skidmore**  
Crain & Associates

**Patrick Spillane**  
IDS Real Estate Group

**David Waite**  
Cox, Castle & Nicholson LLP

**Rex Jones**  
Wells Fargo

**Lee Raagas**  
(ex-officio)  
President and CEO



**“WHEN YOU HAVE  
HOPE TO HOLD ON TO,  
YOU HAVE A REASON  
TO LIVE.”**

**-Theresa, Trust Resident**

A N O V E R V I E W O F

# OUR STORY & MODEL

Since 1989, the Trust has worked to improve the health and safety of all in Los Angeles by providing permanent supportive housing and services in the County's most impoverished neighborhood, Skid Row. The Trust builds and operates beautifully designed, high quality housing projects that serve as neighborhood anchors and offer 1,842 apartment homes to the people who need them most.

The Trust's vision is not only to provide housing for formerly homeless and vulnerable individuals, but also to create a spirit of community that brings those on the fringes back into the mainstream of life. This means supportive services that restore health and well-being for the whole person on an individual level, and engagement of the larger community in the cause of ending homelessness.

## PERMANENT SUPPORTIVE HOUSING

The Trust was one of the pioneer housing providers in the U.S. that combined a permanent home (as opposed to a temporary shelter) with on-site social services—the model now well known as “permanent supportive housing.” At the Trust, we prioritize resident health and well-being through best practices such as Harm Reduction and Trauma-Informed Care.

## OUR FOUR LINES OF BUSINESS

For over 30 years, the Trust has been LA’s permanent supportive housing agency of record, articulating the model for what works in housing and services for the most vulnerable. Our legacy of success extends from four distinct lines of business:



### REAL ESTATE DEVELOPMENT

STRONG FOUNDATIONS  
FOR COMMUNITY



### ASSET MANAGEMENT

SUSTAINABLE HOMES



### PROPERTY MANAGEMENT

SUPPORT BY THE  
COMMUNITY, FOR THE  
COMMUNITY



### HEALTH & SOCIAL SERVICES

LONG TERM SUPPORT

WE ARE PROUD OF

# OVER 30 YEARS OF IMPACT

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**WHEN EVERYONE IS HOUSED  
EVERYONE DOES BETTER**

Skid Row Housing Trust is built around the individual needs of the resident. Through its approach, the Trust has reduced homelessness and strengthened the community. In 2020, the Trust celebrated 31 years of ending homelessness for the most vulnerable people in Los Angeles County and is looking forward to continued impact. Here are some of the Trust's key achievements over the last 31 years:

**\$998<sup>M</sup>**

Total savings to LA taxpayers.

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**\$737<sup>M</sup>**

Skid Row Housing Trust real estate assets in construction, development, and management in LA.

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**30**

Number of properties developed by Skid Row Housing Trust.

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A SNAPSHOT OF OUR

# 2020 ACHIEVEMENTS

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## MORE PERMANENT HOMES

- The Trust completed the construction of three HHH-funded projects: FLOR 401 Lofts, 649 Lofts and Joshua House Clinic.
- The Trust developed housing for an **additional 225** people experiencing homelessness, bringing them off the streets and into a permanent home and supportive community.
- The Trust provided homes for a total of **2,319 people**.
- The Trust had **852 units** of permanent supportive housing under construction while also initiating the pre-development phase for buildings totaling **1,070 new units**.

## AWARDS & ACHIEVEMENTS

The Trust was awarded the Southern California Association of Non-Profit Housing (SCANPH) Development of the Year Award for its 649 Lofts project.

## ADVOCACY & PARTNERSHIPS

Skid Row Housing Trust chaired the Board and Leadership Committees at the **ULI Conference Summit on Homelessness** and participated in the **Dunlop Lecture** with Harvard University's Center for Housing Studies. Trust leaders participated in several virtual speaking engagements, including the **Net Zero** conference, the **LA Rotary** club and **LAHQ**.

Additionally, the Trust developed partnerships with a significant number of business leaders and corporations including Adventist White Memorial, Atlas IP, Banner Bank, BISNOW, Bombas Socks, California Community Foundation, Cedars Sinai, Gleanings for the Hungry, Housing Finance Strategies, Humanity Heroes, LA Kush, LavaMaeX, Los Angeles Christian Health Centers, Los Angeles Community Action Network (LA CAN), Los Angeles County Supervisor District 2, Milpa Grille, Ralph M. Parsons Foundation, Reimagine LA, Right to Shower, Shelter Partnership, Simon Baron Development, Soles 4 Souls, Spirit Guild, The Standard Hotel, Union Rescue Mission, Ventura Spirits, Wayfarer Foundation (Skid Row Carnival of Love), Weingart YMCA, Wells Fargo, and Women in Housing & Finance.

# COVID-19 RESPONSE

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We would like to highlight the extraordinary efforts of our partners, leaders, and team members to keep our residents and the Skid Row community safe and cared for during the COVID-19 pandemic.

In our housing communities, front-line services staff worked long and anxious hours to keep residents—and themselves—safe and well. As of March 2021, the anniversary of the Los Angeles shutdown in 2020, only 64 out of our 2,502 residents and staff had contracted COVID-19. The Trust's COVID-19 rates of death and disease are significantly reduced compared to LA County rates: The SRHT infection rate is 2.6% vs. 11.4% for the county, and the SRHT death rate is .04% vs. 1.9% for the county. We are grateful and encouraged that permanent supportive housing has done so much to make these tragedies few.

Thanks to assistance and donations from partners including (but not limited to) the LA County Department of Health Services, Wells Fargo, the United Way of Greater Los Angeles, the California Community Foundation, Shelter Partnership, Unilever Corporation, LavaMaeX, Humanity Heroes, Milpa Grille Boyle Heights, and Soles4Souls, and LA Christian Health Centers, we were able to provide much-needed support to our residents and neighbors.

This includes:

- The delivery of **27,419 meals**
- The installation of handwashing stations throughout the Skid Row community
- The assembly and distribution of thousands of PPE items and hygiene kits

We have long held that housing is health, and this has never been so powerfully illustrated as during this time of uncertainty. Not in recent history has it been so clear that our individual health and ability to thrive is inextricably linked to the health of our communities.





**"I GOT UP ON THE BED AND  
STARTED JUMPING LIKE A  
LITTLE KID BECAUSE  
I FINALLY HAD A ROOF  
OVER MY HEAD."**

**-Mercedes**, Trust Resident



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# BLACK LIVES MATTER

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Written by Dr. Joseph Tillman, PhD, LCSW, Tomashu Kenyatta Jones, PhD, and De Andre "Dre" Comers

According to LAHSA, Black people make up 9% of the population of LA County, but more than one-third of its population experiencing homelessness. In Skid Row, Black folks comprise 59% of the homeless population. Of the factors that contribute to this staggering overrepresentation, we believe that chief among them is the structural racism within housing and lending institutions nationwide that has prevented the accumulation of generational wealth and resources, thrusting far too many black lives into a permanent economic underclass.

The Trust provides homes and support to our formerly unhoused neighbors, of which nearly 60% are Black. As we do this critical work, we believe it is also necessary to speak out against institutional and individual acts of violence against Black people, racial discrimination, and implicit bias in housing, employment, criminal justice, and child welfare.

We invite you to join us in becoming a community ally in support of Black lives. One way to do this is to actively diversify your social spheres and engage in challenging and informative conversations that unlock a new level of awareness and understanding. Another way to be an ally is to contribute to organizations that are working to eliminate racial disparities impacting Black people.

Change takes participation, persistence, and time. Working together, we can create a future grounded in equity.

# VIRTUAL COMMUNITY MEETINGS

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Skid Row Housing Trust launched a series of weekly virtual community meetings in April 2020 in response to the rapid developments of the COVID-19 pandemic. Designed initially to keep our staff and supporters informed about our pandemic response and the needs of our residents and staff, the virtual meetings turned into a monthly series featuring a moderated discussion and Q&A session with prominent leaders across different sectors speaking about issues related to housing and homelessness.

All virtual community meetings have been recorded and uploaded to our [YouTube channel](#).

## 2020 GUESTS

### **David Ambroz**

Member, Los Angeles City Planning Commission

### **Amanda Andere**

CEO, Funders Together to End Homelessness

### **Cesar Armendariz**

Community Relations Officer  
Adventist White Memorial Health

### **Daniel Dart**

CEO, DEC Projects

### **Deputy Chief Phillip Fligiel**

Central Bureau Commander, Los Angeles Fire Department

### **John A. Heath**

Co-Founder, National Black Professional Lobbyists Association

### **Jeffrey Jaeger**

Co-Founder & Principal, Standard Companies

### **Kris Kepler**

Chief Programs Officer, LavaMaeX

### **Catherine Kungu**

Program Development Specialist, Division of Financial Assistance, California Department of Housing and Development

### **Bethany Lueers**

Marketing, Unilever

### **Heidi Marston**

Executive Director, Los Angeles Homeless Services Authority

### **Ben Metcalf**

Managing Director, Terner Center for Housing Innovation

### **Jeff Olivet**

Founder, JO Consulting

### **Raymond Peters**

Former Resident, Skid Row Housing Trust

### **Nan Roman**

President & CEO, National Alliance to End Homelessness

### **Miguel Santiago**

California State Assembly Member, AD 53

### **Buddy Teaster**

President, Soles4Souls

### **Adam Waldman**

President and Creative Director, The Refinery Creative

### **Brian Weiner**

Co-Founder, Manifest Recovery Centers

### **Theresa Winkler**

Housing Advocate and Skid Row Housing Trust Resident

### **Mario Valenzuela**

Executive Director, Weingart YMCA

### **Diane Yentel**

President and CEO, National Low Income Housing Coalition

# THE TRUST IS WORKING TO END HOMELESSNESS IN GREATER LOS ANGELES FOR GOOD



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# REAL ESTATE DEVELOPMENT

## STRONG FOUNDATIONS FOR COMMUNITY

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The Skid Row Housing Trust began over 30 years ago with the goal of acquiring and preserving low-income housing in downtown Los Angeles. The Trust then started converting single room occupancy apartments into high-quality homes for the area's lowest income, disabled, and unhoused individuals.

As the organization's response to the crisis of homelessness grew, Skid Row Housing Trust started investing in new construction with fully integrated spaces for health and social services on-site. These new buildings embraced the concept of design equity, creating spaces that are not just successful as permanent supportive housing, but are also beautiful architectural additions to the community, demonstrating low-income housing as a community asset.

The Skid Row Housing Trust continues to partner with visionary architects and engineers to explore creative housing solutions that push the envelope of sustainable housing. The Trust believes that lower cost of construction does not mean a lesser product, but rather a creative approach in design and finance creates success. The Trust chooses partners that align with its goals, to maximize housing production to meet the ever-increasing demand.

# 30

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Number of properties developed by Skid Row Housing Trust.

# 828

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Number of units being built to serve as future homes for the chronically homeless.

# 10

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Number of projects currently in the Trust's development pipeline across Los Angeles.



# SENATOR 2015



The Trust completed lease-up of the Senator 2015 in the summer of 2020 after an extensive rehabilitation of the property in 2019. The Senator now houses 98 individuals who once experienced homelessness. The building is a reminder of how the Trust began its pursuit to end homelessness by purchasing buildings that were once hotels, to house those experiencing homelessness in Skid Row.

The Senator was originally built in 1916 as a single room occupancy hotel, and by 1992 was completely vacant after being burned in the 1992 uprising. The Trust rebuilt this building in 1994 and kept the historic facade to pay homage to the past. Since then, the Trust has learned more about the needs of residents and incorporated those lessons into the redesign for the rehab. The Trust upgraded every unit and all common areas, adding much needed on-site services space located on multiple floors within the building. Energy efficient upgrades were also included, as well as making the building more accessible for residents. Through partnerships and community efforts the Trust has improved the experience for these residents for years to come.

**Opened:** December 2019

**Permanent home for:** 98 individuals experiencing homelessness, chronically homeless, Veterans and those with special needs.

**Architect:** Killefer Flammang Architects (KFA)

**Project Value:** \$23M

**PERMANENT HOUSING  
FOR THE NEXT  
100 YEARS**



REAL ESTATE DEVELOPMENT  
2020 ANNUAL REPORT

# 649 LOFTS



The Trust neared completion of the milestone, Proposition HHH-funded 649 Lofts in DTLA. Situated above Joshua House Health Center, 649 Lofts consists of 55 contemporary studio apartment homes. The studios range from 385-400 square feet and include a private kitchen and an accessible bathroom. The community features outdoor gardens, a spacious community room, laundry facilities, bike storage, and designated services space.

**Opened:** 2021

**Virtual Opening Video:** [Link](#)

**Permanent home for:** 55 people, including Veterans and people with chronic health issues

**Architect:** Abode Communities

**Project Value:** \$28M project

**PERMANENT HOUSING  
FOR THE NEXT  
100 YEARS**



# JOSHUA HOUSE HEALTH CENTER



The Trust continued the development of a 25,000 square foot state-of-the-art clinic that will serve over 7,000 individuals annually. The clinic—Joshua House—will be operated by non-profit LA Christian Health Centers. It features 18 medical exam rooms, six flexible consultation rooms, eight dental chairs, nine mental health rooms, group therapy meeting rooms, 13 social work/care coordination offices, an optometry suite, a multi-purpose area, a meditation room, and a chaplain's office.

**Opened:** 2021

**Impact:** Joshua House will provide medical, dental, optometry, mental health, and social services to the Skid Row Community, serving up to 7,000 people a year.

**Architect:** Abode Communities

**Project Value:** \$26M

**PERMANENT HOUSING  
FOR THE NEXT  
100 YEARS**



REAL ESTATE DEVELOPMENT  
2020 ANNUAL REPORT

# FLOR 401 LOFTS



The Trust completed construction of Flor 401, located where an unused warehouse once stood. The six-story building will provide homes to 99 residents. The building was designed to include community rooms, a kitchen and lounge area, a yoga and wellness studio, therapeutic and rehabilitative outdoor gardens and open courtyards, as well as on-site services. The property embodies the ideals of "Dignity in Design," a central philosophy for the Trust.

**Opened:** 2021

**Virtual Opening Video:** [Link](#)

**Permanent home for:** 99 individuals, including chronically homeless, Veterans and those with special needs.

**Architect:** Koning Eizenberg Architecture

**Project Value:** \$54M

**PERMANENT HOUSING  
FOR THE NEXT  
100 YEARS**



## REAL ESTATE DEVELOPMENT 2020 ANNUAL REPORT

# SP7



Construction continued on the Trust's newest project, SP7, which will provide homes for 99 individuals. Located on two sites, site one will be seven stories, consisting of 81 new construction efficiency studios. This site will include an open courtyard, community gardens, and on-site services.

The second site will consist of 19 rehabilitated units and will include a community room, an outdoor patio, and on-site services. Each of the 19 units will be upgraded with all the latest design features including in-unit laundry.

**Opening:** Winter 2021

**Permanent home for:** 99 individuals including chronically homeless, Veterans and those with special needs.

**Architect:** Killefer Flammang Architects (KFA)

**Project Value:** \$50M

**PERMANENT HOUSING  
FOR THE NEXT  
100 YEARS**



# ASSET MANAGEMENT

## SUSTAINABLE HOMES

When The Skid Row Housing Trust initiated and implemented solutions to house low-income, unhoused individuals, the organization created a solution blueprint that set a baseline for dignified and thoughtful permanent supportive housing. The Trust developed numerous partnerships to build and renovate housing. Unlike market-rate real estate development, however, investment in low-income housing depends on a unique structure of tax credits and investment and lending incentives.

The organization's Asset Management team is responsible for the stewardship of this complex ecosystem of financing. Asset Management takes a 360-degree view of the interests of all the stakeholders, ensuring that investors, lenders, the Trust, and our residents are well cared for and that the Trust can continually reinvest in our properties and people.

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**26**

Number of real estate assets under management in the total portfolio.

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**\$2.6M**

Value of projects in the Trust's development pipeline across Los Angeles.

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**1,976**

Number of units / residences in the total portfolio, ensuring a home for every current and future resident.



# MARGIN FOR MISSION

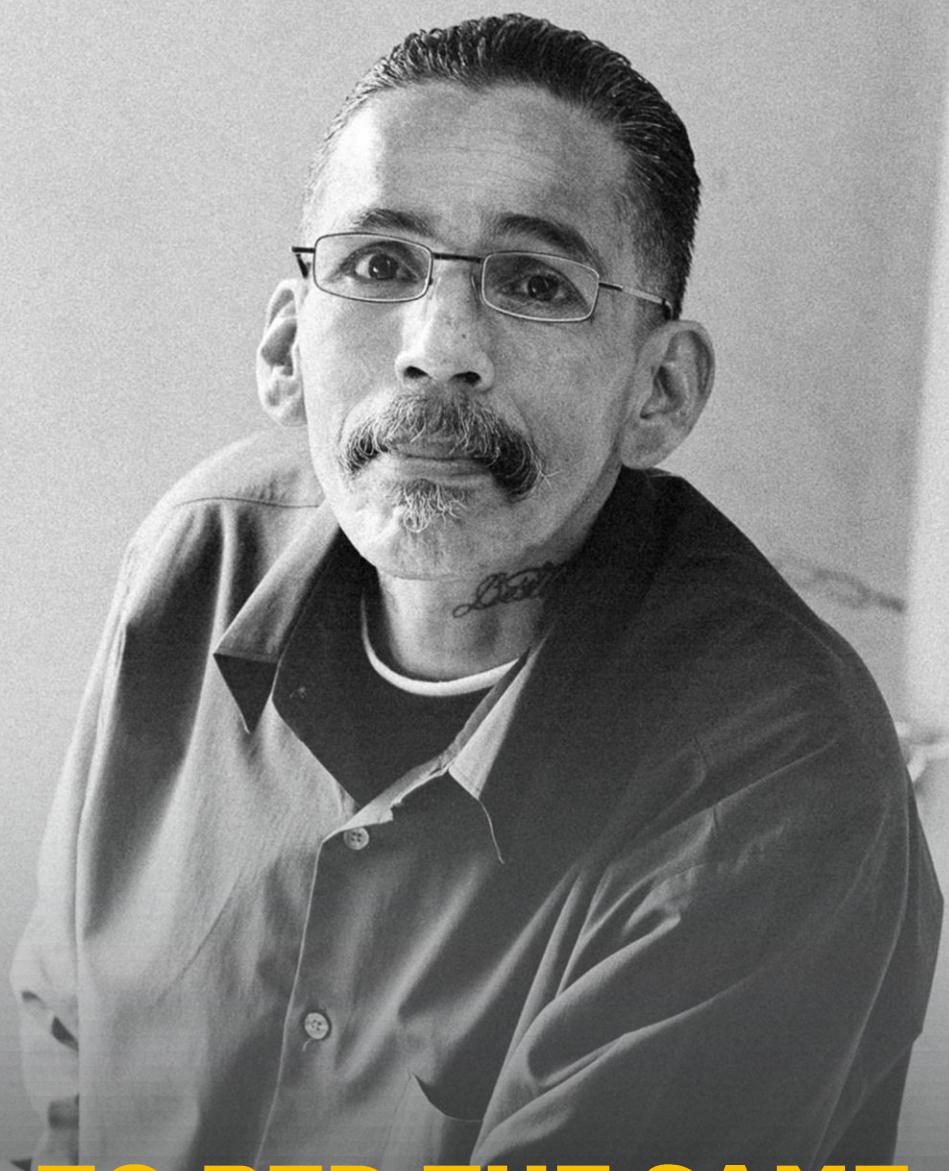
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The Skid Row Housing Trust's commitment to the next 30 years requires a strong understanding of diversifying funding and revenue streams to continue to create solutions for the currently unhoused community as well as the long-term commitment and support of our housed residents. This focus ensures homelessness prevention and housing retention efforts are successful.

The organization is targeting a three-pronged approach for end-to-end solutions that include the following:

- Continue to elevate and lift people out of homelessness and into permanent supportive housing
- Partner with organizations to mitigate the “missing middle”, which are those living on the verge of financial stability, from sliding into homelessness
- Create housing opportunities for low-income borrowers to achieve housing in their communities supporting generational health and wealth

Strategies employed in service of these goals include joint ventures with other organizations committed to solving homelessness in the fastest, most effective manner available. Pursuing health and medical funding sources such as MediCare and Medi-Cal for the current and future needs of an aging population. Pursuing private partnerships and capital to participate in development, advancement and unique solutions of homelessness mitigation. The organization is devoted to its mission and cause and by ensuring revenue margins, that support loops back into ensuring that the success of housing and retaining homes is always in the forefront of its efforts.



**"I GO TO BED THE SAME  
WAY I WAKE UP —  
HAPPY. ALL I WANT TO  
DO  
IS GIVE BACK."**

**-Andrew, Trust Resident**



# PROPERTY MANAGEMENT

## SUPPORT BY THE COMMUNITY FOR THE COMMUNITY

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When The Skid Row Housing Trust began renovating properties in downtown LA, the organization could not find property management that offered sensitive care, with an understanding of the intrinsic trauma of experiencing homelessness. High turnover and challenges serving individuals with mental illness motivated the Trust to create our own property management company. Twenty-five years ago, Skid Row Housing Trust started a subsidiary property management company, hiring both experienced managers and residents to work side by side. This approach has proven transformative. The Trust's property managers have an average tenure of nine years, more than double the industry average. They are responsible for all 28 Skid Row Housing Trust buildings and the 1,947 residents who live in them.

Property managers engage with community members in a way that makes them feel seen and appreciated. They not only handle maintenance, janitorial services, and day-to-day bookkeeping, they also pay special attention to residents' struggles and coordinate with case managers to help keep residents housed. Their commitment to excellence in property management creates a welcoming, safe, and supportive community and fosters a sense of ownership and pride among residents.

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**27**

Percentage of property management employees with lived experience.

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**26**

Number of years that The Skid Row Housing Trust has provided property management services to residents.

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**208**

Number of new residents moved into permanent supportive housing.



# WORKFORCE DEVELOPMENT

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Connecting people who have experienced homelessness with resources such as money management, job training, and education programs is an important part of permanent supportive housing. Jobs also have the power to increase social and community connections for vulnerable populations, such as those with mental illness, substance use disorder, and the combination of challenges that frequently come hand-in-hand with being unhoused.

The Skid Row Housing Trust has launched and managed informal workforce development that included interns, volunteers, full- and part-time staff, and contract employees since 1989. The employment of residents as property managers through SRHT Property Management Company required in-house training that built upon a resident's current ability, skillset, and needs. The Property Management Company's 27% lived experience staff rate is a testament to the effectiveness of the Trust's delivery of workforce development. In 2020, the Trust participated in scoping activities led by Corporation for Supportive Housing to explore Individual Placement and Support as our next step in supporting the people we serve to get and keep the jobs of their choice.





# HEALTH & SOCIAL SERVICES

## LONG-TERM SUPPORT

The security offered by a permanent home is the first step towards safety, stability, and wellness. When a person experiencing homelessness becomes housed, we dramatically reduce their reliance on emergency services, and provide the opportunity for low-barrier access to health care, substance abuse treatment, mental health treatment, and holistic opportunities for self-sufficiency.

Health and Social Services partners with thought leaders from leading academic institutions and service agencies to continuously improve initiatives around food security, personal health and wellness, social connectivity, and workforce development. This approach enables the most vulnerable populations to establish enduring change. Our model is evidence based, cost saving, and addresses the most vulnerable unhoused adults and seniors.

The organization's size, breadth of experience, position as an anchor institution in LA, and emphasis on what works to get and keep our most vulnerable community members housed has made The Skid Row Housing Trust a leader in defining effective solutions to homelessness. The Trust's services include:

### WRAPAROUND CASE MANAGEMENT

Wraparound case management services to provide residents mental and physical health, workforce development, income and benefits support, and ongoing wellness programming.

### GROUP SUPPORT

Groups promote a sense of community, providing guidance, space, and time so that residents can engage with each other and express themselves in creative and artistic ways.

### PEER ADVOCATES

Peers enhance the resident experience and improve service efficacy through support from someone with lived experience of homelessness.

**45,498**

Case management engagements in 2020.

**85%**

Percentage of residents that remain housed for more than one year.

**5.5**

Average number of years a resident lives in our communities.



# EXPERIENCE & ENGAGEMENT

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## A FOCUS ON THE RESIDENT EXPERIENCE

The Skid Row Housing Trust's Resident Experience and Engagement (ENE) team's vision is to assist residents in their journey and ensure a positive experience from their move-in day until their chosen exit day. "ENE" initiatives include Peer-to-Peer Support, Welcome Home Kit Delivery, Resident Satisfaction Surveys, Resident Newsletters, and Resident Engagement Committees.

### PEER ADVOCACY

Peer Advocates enhance the resident experience and improve service efficacy through support from someone with lived experience of homelessness. Peer Advocates greet residents on their move-in day with a welcome home kit containing dish soap, towels, pots, pans, dishes, cups, utensils – everything needed to start a new chapter in life! They continue to support residents along their journey through groups and scheduled activities.

### INCREASING RESIDENT ENGAGEMENT

The Trust offers residents the opportunity to engage in various wellness groups. Trust staff and community partners facilitate these groups and activities to encourage and inspire residents to be their best selves, enrich their lives, and motivate them to achieve their goals. Though The Skid Row Housing Trust was forced to place many in-person programs on hold due to the COVID-19 pandemic, 2020 virtual opportunities included: Yoga, Mindfulness Meditation, Recovery, Mental Health, and Resident Committee Meetings.

# SELECTED FINANCIAL DATA

2018 - 2020

USD	AUDITED	AUDITED	AUDITED
	2018	2019	2020
<b>Revenue</b>			
Government Contracts and Grants	\$2,453,664.00	\$3,915,928.00	\$7,709,827.00
Private and In-kind Contributions	\$1,550,891.00	\$1,200,179.00	\$ 1,942,579.00
Rental Revenue	\$15,275,976.00	\$15,631,470.00	\$16,024,299.00
Other Revenue	\$2,394,658.00	\$3,849,518.00	\$2,527,553.00
<b>Total Revenue</b>	<b>\$21,675,189.00</b>	<b>\$24,597,095.00</b>	<b>\$28,204,258.00</b>
<b>Expenses</b>			
Program Services	\$34,074,980.00	\$32,720,577.00	\$36,554,921.00
Supporting Services	\$5,100,011.00	\$5,798,842.00	\$5,345,223.00
<b>Total Expenses</b>	<b>\$39,174,991.00</b>	<b>\$38,519,419.00</b>	<b>\$41,900,144.00</b>

# 2020 KEY OUTCOMES

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**828**

Number of new homes being built in the Real Estate Development project pipeline.

**10**

Trust real estate assets in construction, development pipeline and management in LA.

**27<sup>k</sup>**

Percentage of property management employees with lived experience facilitating an empathetic support system for Trust housing communities.

**45.5<sup>k</sup>**

Number of focused and intensive case management services to ensure resident wellness.\*

**31**

Years of experience with continued long-term partnerships in the agency, lending, investing, policy, political and community engagement spaces.

THE SKID ROW HOUSING TRUST'S

# VISION 2026

## ORGANIZATIONAL GOALS

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### RECOVERY

HELP MORE INDIVIDUALS EXPERIENCING HOMELESSNESS.

### PREVENTION

EXPAND THE TRUST'S PARTNERSHIPS INTO AFFORDABLE HOUSING TO PREVENT HOMELESSNESS BEFORE IT STARTS.

---

Double the number of housing units and provide guidance and support for others who will be constructing permanent supportive housing.

---

Expand The Trust's portfolio to include affordable housing.

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Grow the Trust's Property Management team to meet the increased needs of the organization and to serve builders entering the permanent supportive housing space for the first time.

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Expand the Trust's Health and Social Services to meet this increased occupancy while also strengthening our relationships with research partners to continually improve our services.

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Expand the Trust's mission, brand, and impact through our Advancement efforts.

THE STATE OF

# THE HOUSING & HOMELESSNESS CRISIS TODAY

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EVEN WITH THE TRUST'S 31-YEAR LEGACY OF SUCCESS,  
THERE IS MUCH MORE WORK TO DO.

**1.3<sup>M</sup>**

Number of affordable rental homes needed in California to meet current demand.

**34%**

The increase in California's poverty rate when housing costs are considered.

**79%**

Percentage of extremely low-income households that are paying more than half of their income on housing costs.

**59%**

Number of new unhoused individuals who cite economic hardship as the main reason.

**4<sup>x</sup>**

Structural racism causes Black people to be 4x more likely to experience homelessness.



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# JOIN US AND TAKE A STAND IN THE FIGHT TO END HOMELESSNESS



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# SUPPORT THE TRUST'S SUCCESS

## GIVE

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### **Donations of any size are welcome and help the trust end homelessness**

Individual giving is vitally important to The Skid Row Housing Trust's continued work. Not only does individual giving demonstrate the community's support, but it also provides unrestricted revenue that the Trust can use to flexibly respond to the needs of its residents.

Whether through a one-time or recurring gift, a corporate matching program, or long-term planned gift, The Skid Row Housing Trust is eager to work with individuals who want to invest in evidence-based solutions to homelessness. The Trust accepts gifts of appreciated securities and real property.

## PARTNER

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### **Leverage your skills and your connections to help the trust expand its reach.**

Corporate philanthropy involves the act of donating to a charity or a foundation whose mission is to fight a cause and deliver social impact. The donations can consist of monetary help as well as in-kind contributions.

For additional information, please contact Jet Doye, Vice President of Advancement, at [jet.doye@skidrow.org](mailto:jet.doye@skidrow.org)

Depending on the current environment of the COVID-19 pandemic, the Trust would love to host your company's next meaningful volunteer event.

## ADVOCATE

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### **Lend your voice to support the trust's efforts.**

- Push for supportive housing in your local community
- Encourage your friends and neighbors to get engaged
- Attend your local community meetings to show support for the Trust's work

# 2020 SKID ROW HOUSING TRUST FINANCIAL SUPPORTERS

The trust values each and every supporter as a critical part of our organization and mission.

## \$300,000 +

HACLA  
LA County Department of Health Services  
Substance Abuse and Mental Health Service Administration

## \$100,000 - \$299,999

Cedars-Sinai Medical Center  
LAHSA

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

California Community Foundation  
Local Initiatives Support Corporation (LISC)  
National Equity Fund  
Wells Fargo Foundation

## \$25,000 - \$49,999

Bank of America Charitable Foundation  
CIT Bank  
City National Bank  
Corporation for Supportive Housing  
FHL Bank San Francisco  
J.P. Morgan Chase Bank  
MUFG Union Bank Foundation  
Pacific Premier Bank Inc.  
Robert R. Sprague Foundation  
United Way of Greater Los Angeles

## \$15,000 - \$24,999

Capital One  
Fifth Generation, Inc. (Tito's Handmade Vodka)  
McMaster-Carr Supply Company

## \$10,000 - \$14,999

Adam Waldman  
Anthem Foundation  
Banner Bank  
Lavamaex  
State Compensation Insurance Fund  
The Standard Hotel DTLA  
Tides Foundation

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

American Business Bank  
Cathay Bank Foundation  
City of Los Angeles  
Jet Doye & Jeffrey Lotterman  
Karen & Michael Sharp  
Lew Horne  
Mike Alvidrez  
Morley Builders  
Pacific Empire Builders, Inc.  
Polly Wales Fine Jewelry, Inc.

## \$2,500 - \$4,999

AMJ Construction Management, Inc.  
Arthur J. Gallagher & Co.  
Assaf Rinde  
Diane Ballen  
Jamie Roddy  
Jennifer Christian-Herman  
Lisa Edwards  
Pacific City Bank  
Paul Buckley  
Paul Gregerson  
Theodore Von Der Ahe Jr. Trust  
Yardi Systems, Inc.

## \$1,000 - \$2,499

AIA HCD Knowledge Community  
Alpert & Alpert Foundation  
Anne Richert  
Anthony Arnold  
Antonio LeMons & Mark Homyk  
Barbara Bundy  
Beneficial State Bank  
Dr. Ben Henwood Ph.D.  
Bob Fulton  
Constance Sullivan  
Damon Hein  
Daniel Dart  
Daniel Ahkiam  
Daniel Richert  
Denise Gavron  
Edward Romanov  
Ella Hushagen  
Enterprise Community Partners, Inc  
Faith Schwartz  
Gubb & Barshay LLP  
The Held Foundation  
Jamie Roddy  
Jane & Ron Olson  
John Drake  
Julie A. Howard  
Julie Seder  
Kathi Vandever  
Lee Raagas  
Manufacturers Bank  
Jenya & Max Kolomeyer  
Michael Maltzan Architecture  
Mindset Capital  
Nicole Blue  
Pajwell Foundation  
Patrick Spillane  
Peter McMillan  
Ray Apodaca  
Richard Ramos  
Dr. Roy A. Allen Meals  
Samantha Corwith  
Sierra Atiliano  
Simon Ha  
State Bank of India  
Stephanie M Hayutin  
Tarcy & Rex Jones



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