 <p>The Community Foundation Serving Riverside and San Bernardino Counties</p>	<p><b>S.L. Gimbel Foundation Fund</b> <b>Grant Evaluation Form</b></p>
<p><b>Grant Period: 10/1/12-9/30/13</b></p>	

Organization: Jovenes, Inc.

Contact Name: Eric Hubbard

Title: Development Director

Phone Number: (323) 260-8035x108

Grant Period: Oct. 1 2012- Sept. 30, 2013

Award Amount: \$25,000

Grant Number: 2012748

- **Describe the project's key outcomes and results based on your goals and objectives. Provide the number of clients served and other relevant statistics.**

Jovenes was able to meet the goals and objectives of the grant. Jovenes has more than doubled our housing capacity through the creation of Permanent Supportive Housing units for homeless youth, both on our campus (in the Progress Place Apartments) and off site through the *My Home-Mi Casa* initiative.

*Program Goal: To facilitate the process from homelessness to self-sufficiency through housing and by providing supportive services that equips clients with the tools and ability to maintain their living situation as well as obtain and maintain emotional and financial stability.*

*Objective 1: Over the next two years, at least 10 additional properties will be purchased, rehabbed, or secured through partnerships and made available to homeless youth in Boyle Heights. Activities: Utilize the \$3,000,000 pool of capital to purchase and renovate properties in Boyle Heights and East LA. Place at least 30 youth into supportive housing.*

During this grant, Jovenes was able to purchase and developed six properties through the *My Home- Mi Casa* initiative.

1. 3941 Rockwood Ave In City Terrace
2. 1511 E 3<sup>rd</sup> Street in Boyle Heights
3. 330 S. Gless Ave in Boyle Heights,
4. 324 Fresno Ave in Boyle Heights
5. 4261 San Pedro Place in Central Los Angeles
6. 6505 Via del Coronado Street in Montebello



The Rockwood House



*All units developed through the My Home- Mi Casa initiative are fully furnished and rehabbed, providing youth with a safe and stable place they can call home.*



We still have four properties in Boyle Heights for which purchase is pending. We plan to complete the use of the \$3M investment fund for My Home-Mi Casa by Spring 2014. At this time we deployed just over \$2M to purchase and renovate the properties listed above.

In the last year, Jovenes has moved 40 households into Permanent Supportive Housing (PSH). Of these, 35 leaseholders are transition age youth between the ages of 18-25 (31 of which came directly from Jovenes' shelter or transitional housing program). Through our partnership with the House of Ruth, a local shelter for survivors of domestic violence, nine single mothers with children have been able to move into My Home-Mi Casa units. Four of these women are TAY, and the remaining five all have transition-age youth living in their household. Usually the units assigned to House of Ruth are larger to accommodate women and their children. Jovenes and House of Ruth decided that having a diverse mix of ages would benefit the overall environment in the homes.

	Progress Place	<i>My Home-Mi Casa</i>		TOTAL
		Jovenes	House of Ruth	
Total # entered into PSH	18	13	9 (+17 children)	40 (+17 children)

*Objective 2: 80% of youth placed in Permanent Housing retain their service plan with Jovenes and maintain housing stability for 1 year.*

*Activities: Provide in-home counseling and supportive services (including transportation assistance, employment and educational counseling) to youth in Permanent Housing.*

The chart below provides information related to housing retention\*. The rates below include youth that successfully access an alternative permanent housing unit outside of Jovenes' continuum of care when they moved out of our units. We consider these transitions to be successful because youth don't become homeless and remain stably housed. All youth in permanent housing received in-home counseling and supportive services from Jovenes staff.

	Progress Place	My Home Mi Casa		TOTAL
		Jovenes	House of Ruth	
PSH* Retention Rate	83%	84%	66%	77.5% simple avg. (79.5% weighted average)
Total # that retained Jovenes PSH or exited to other PSH	15	11	6	31

\* Tenants moved into units as they become available. There is a minority percentage of youth that have been in the units for less than 6 months as of 7.31.2013. Due to the fact that as of the date of this report they are still retaining Permanent Housing, they have been included in the retention rate.

- **What were the challenges and obstacles you encountered (if any) in attaining your goals & objectives? How did you overcome and/or address the challenges and obstacles? What were the lessons learned?**

The following are the main observations and lessons learned that are important in the evaluation of the first year of operation of the program:

1. Considering that 97.5% of tenants were homeless individuals living in shelter or transitional housing when they signed their lease, we believe the "housing first" model within our continuum of care is providing positive results. Youth accesses permanent housing from both shelter and transitional housing. By developing several housing options, we are able to make a housing placement that most effectively meets our clients' needs.

In the case of the five youth placed in PSH by Jovenes that exited our permanent housing options unsuccessfully (this means that they became homeless after leaving program), two had issues with their roommates, two had issues with substance abuse, and one had major lease violations. To continually improve our programs, we are studying why youth exit our housing. Including the two additional youth that moved out of their units for non-planned reasons (but transitioned to other PSH and remain housed), in 42% of the cases

substance abuse was a major factor that lead to the move out, 42% recorded major issues between roommate and the remaining 14% moved out because of major lease violations. This stresses that additional substance abuse support and conflict management skills are necessary within our services.

Regarding the House of Ruth tenants, 100% (3 cases) of unsuccessful transitions were led by non-compliance with the “abusive partner clause.” To protect children and other tenants, women are not allowed to bring home the violent perpetrator. Data shows that in all cases, partner has continued to be abusive and escalate violent behaviors. In two cases for their protection tenants and their children were taken back into House of Ruth’s’ short term safe haven.

One additional benefit for all participants in our continuum is that Jovenes, Inc. and House of Ruth are able to reintegrate former tenants (in most cases) in their short-term programs. This capability prevents individuals from going back to the streets whenever they are not able to maintain their rental unit.

- **Describe any unintended positive outcomes as a result of the efforts supported by this grant.**

Through the support of the Gimbel Foundation, Jovenes is pioneering an approach that uses 100% private financing to create affordable housing for homeless youth. At a time when public funding is consistently being cut, our methods and partnerships have created a viable model that creates housing opportunities at a fraction of the time and cost of public projects. We are also able to quickly adopt best practices and engage in ongoing efforts to better understand and address youth experiencing homelessness. For example, Jovenes is releasing a policy and systems report entitled “*From the Fringes- Understanding Homeless Transition Age Youth in Inner City Los Angeles*,” which provides research and analysis on the various challenges faced by homeless youth, data describing Jovenes’ population and the impact of our interventions, and policy recommendations that would impact the trajectories of homeless youth. As a result of these efforts, Jovenes is expanding its network and the levels of awareness among funders and other community stakeholders.

- **Describe the overall effect this grant has had on your organization.**

Support from the Gimbel Foundation has allowed Jovenes, Inc. to expand and staff our Permanent Supportive Housing program. This is such an important accomplishment for our organization and the youth we serve because we firmly believe that the only way to end the cycle of youth homelessness is through permanent housing with supportive services. Placing a youth into a permanent housing unit is a critical step, but the personalized services and individualized approach is what enables our youth to stabilize and maintain their housing. As the youth we serve typically experience a lack of family and supportive networks, we seek to reinforce the notion that Jovenes can be a “fresh start,” a place where they can develop meaningful and long-lasting relationships. This approach, when combined with permanent housing opportunities,



provides youth with the structural and personal support they need to end their cycle of homelessness.

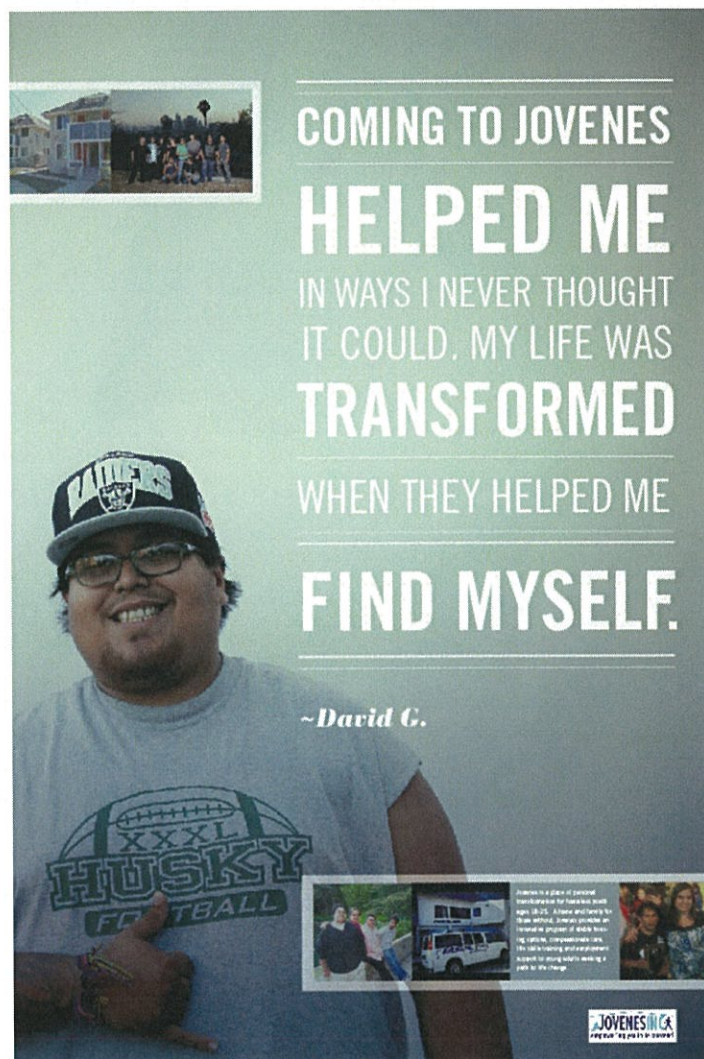
- **Tell us a few success stories that made an impact on your organization and/or community as a result of this grant.**

The following testimony from one of our youth sums up his experience at Jovenes. This client went through all phases of our housing programs, including Permanent Supportive Housing, and has successfully transitioned from homelessness to independence. Additional stories from our youth are available on our website.

"I have been through all three of Jovenes' initial programs: The Emergency Shelter, the Transitional Housing, and their first Permanent Housing project. Everyone working and volunteering at Jovenes were always more than helpful. They always had a smile on their face and were willing to supply me with any and all resources at hand. They would often go above and beyond general expectations. Staff would provide clothes or a clothing voucher for job interview attire if needed. The main building/Drop-In center has a computer lab mainly to assist with online job applications, resume building, and constructing cover letters. Meetings were held to teach interview manners and go through practice interviews.

I was referred to Jovenes Inc. from the previous shelter I was at and was homeless just before that. I started at the Emergency Shelter across the street from their main office. I was living here when I had obtained my first full time job and was unemployed prior to this. With the help of the staff in the Drop-In Center, I fixed up my resume and cover letter. I had only been to one other shelter, so it was slightly overwhelming. Though, I was gracious for the opportunity, the roof over my head, and the food supplied. Lunches were provided to those who wanted one upon leaving in the morning after breakfast. With the help of the staff, I was able to start saving for a deposit for an apartment to maintain permanent housing. I worked very hard to save as much money as possible.

From there, I moved to the Transitional Housing upstairs from the main office after a short time. Here, I was able to work on my cooking skills and learn how to properly



COMING TO JOVENES  
**HELPED ME**  
IN WAYS I NEVER THOUGHT  
IT COULD. MY LIFE WAS  
**TRANSFORMED**  
WHEN THEY HELPED ME  
**FIND MYSELF.**

~David C.

Jovenes is a place of personal transformation for homeless youth. Ages 18-25. A safe and caring place to live, eat, and learn. Jovenes provides an immediate pathway to stable housing, education, employment, and life skills training. And a permanent support for young adults making a path to life change.

JOVENES INC.  
PERMANENT SUPPORTIVE HOUSING

budget. I was able to continue my savings with Jovenes. I learned how to shop at a supermarket, keeping all the main food groups in mind.

I then moved into Progress Place, Jovenes' first permanent housing development. It was great to have a place to call my own. Where I could feel safe, and off of the streets. My roommate and I shared our 2 bedroom, 1 bath apartment with a living room and kitchen. Here, I was able to use and further develop the skills I had learned through Jovenes and through life's lessons. I have since moved on but still keep in contact with staff and continue to receive helpful and motivational emails.

Going through my own transition in and out of Jovenes Inc. has taught me plenty. Among others, some of the things I have learned along the way would include dedication, motivation, trust, and self-discipline. I thank them for all they have done for me, my peers, and the future generations to come through this great program. I truly believe each and every employee and volunteer at Jovenes Inc. wants to see all of us succeed. Given that people will only get out of the program as much as they put into it, Jovenes Inc. was an essential ingredient to my recipe for success. Nothing changes, if nothing changes."

- **Provide a financial report on the use of your grant funds (expenditures).**

Please see attached

- ❖ Please send copies of publicity and other promotional materials.
- ❖ All variances or time extensions must be approved by The Community Foundation's Grant Committee. Please contact us at 951-684-4194, ext. 114 immediately if a variance or extension becomes necessary.

**Please return the completed form to:**

Celia Cudiamat, Executive Vice President of Grants & Programs  
3700 Sixth St., Suite 200, Riverside, CA 92501 or fax to 951-684-1911  
Or email to: [ccudiamat@thecommunityfoundation.net](mailto:ccudiamat@thecommunityfoundation.net)



Financial Report

Gimbel Foundation

	<u>Oct '12 - Sep 13</u>
<b>Ordinary Income/Expense</b>	
<b>Revenue</b>	
<b>4030 • Foundation Grants</b>	25,000.00
<b>Total Revenue</b>	25,000.00
<b>Expense</b>	
<b>6030 • Consultants</b>	9,800.00
<b>6040 • Utilities</b>	1,804.62
<b>6045 • Maintenance &amp; Repairs</b>	2,278.41
<b>6047 • Building improvements</b>	5,000.00
<b>6068 • Computer supply/maintenance</b>	1,000.00
<b>6070 • Telephone and internet charges</b>	916.97
<b>6080 • Auto Expense</b>	1,000.00
<b>6230 • Transfer of Admin Overhead</b>	
<b>Cost</b>	3,200.00
<b>Total Expense</b>	25,000.00
<b>Net Ordinary Income</b>	0.00

**VIII. Application submission check list:**

<b><u>Submit FOUR (4) Copies: 1 ORIGINAL (WITH ORIGINAL SIGNATURES) and 3 copies, collated and stapled together of the following:</u></b>	<b><u>Submit ONE (1) Copy:</u></b>
Completed Grant Application Form (cover sheet, narrative (3 pages maximum), budget and sources of funding, financial analysis page	A copy of your current 501(c)(3) letter from the IRS
A list of your Board members and their affiliations	A copy of your most recent year-end financial statements (audited if available; double-sided)
Your current operating budget and the previous year's actual expenses	A copy of your most recent 990 ( double-sided)
Part IX only of the 990 form, Statement of Functional Expenses (one page)	
For past grantees, a copy of your most recent final report.	