



# 2016 S.L. Gimbel Foundation Fund Grant Application

Internal Use Only:  
Grant: 20160483

GRANTEE I.D. 21112  
AWARD: \$20,000

## Organization / Agency Information

<b>Organization/Agency Name:</b> L.A. Family Housing Corporation		
<b>Physical Address:</b> 7843 Lankershim Blvd.		<b>City/State/Zip:</b> North Hollywood, CA, 91605
<b>Mailing Address:</b> 7843 Lankershim Blvd.		<b>City/State/Zip:</b> North Hollywood, CA, 91605
<b>CEO or Director:</b> Stephanie Klasky-Gamer		<b>Title:</b> President & CEO
<b>Phone:</b> 818-255-2700	<b>Fax:</b> 818-255-2770	<b>Email:</b> <a href="mailto:Stephanie@lafh.org">Stephanie@lafh.org</a>
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## Program / Grant Information

**Interest Area:**  Animal Protection  Education  Environment  Health  Human Dignity

<b>Program/Project Name:</b> Housing Location and Stability for LAFH			<b>Amount of Grant Requested:</b> \$20,000
<b>Program Participants</b>			
<b>Total Organization Budget:</b> \$17,056,908	<b>Per 990, Percentage of Program Service Expenses (Column B / Column A x 100):</b> 89.6%	<b>Per 990, Percentage of Management &amp; General Expenses Only (Column C / Column A x 100):</b> 4.4%	<b>Per 990, Percentage of Management &amp; General Expenses and Fundraising (Column C+D / Column A x 100):</b> 10.3%
<b>Purpose of Grant Request (one sentence):</b> If fortunate enough to be funded, support from the Gimbel foundation will be applied toward the cost of locating permanent housing for homeless families and children, and to the cost of supportive services provided to ensure their continued stability and prosperity.			
<b>Gimbel Grants Received: List Year(s) and Award Amount(s)</b> In 2014, the Gimbel Foundation awarded a \$20,000 grant to LA Family Housing's Housing Stability Program.			

## Signatures

<b>Board President / Chair: (Print name and Title)</b> Gary Meisel, Board Chair	<b>Signature:</b> 	<b>Date:</b> 4/11/16
<b>Executive Director/President: (Print name and Title)</b> Stephanie Klasky-Gamer, President & CEO	<b>Signature:</b> 	<b>Date:</b> 4/11/16

## 2016 S.L. Gimbel Foundation Fund APPLICATION

### Narrative

#### **I. Organization Background; Target Population**

***Mission, History and Purpose:*** The mission of LA Family Housing (LAFH) is to help families and individuals transition out of homelessness and poverty—permanently—through a continuum of housing enriched with supportive services. Our vision is to be a regional leader providing solutions to end homelessness in people’s lives. When we opened our doors in 1983, LAFH had the space to offer 40 families a maximum stay of 30 days each, and over the course of 33 years we have strategically expanded. Currently, LAFH owns and operates 23 properties that provide a full continuum of housing, including bridge housing (also known as emergency or transitional housing), permanently affordable, and permanent supportive housing. We also offer a comprehensive range of supportive services, including primary and mental health care, dedicated children’s programming, and more. LAFH is one of the largest homeless services agencies in the Los Angeles area, serving more than 5,200 individuals annually.

**Approximately 90 percent of the households we place into permanent housing retain it—far beyond the national average of 60-65 percent.** Essentially, once a family or household comes to us, they have started on the path to greater self-sufficiency, financial stability, and improved well-being. A contributing factor to our high retention rate is our commitment to “housing first” practices, through which staff helps program participants locate permanent housing as quickly as possible following a needs assessment, with no prerequisites to housing. This practice allows clients to immediately begin building the stability needed to pursue employment, mental and physical illness treatment, substance abuse counseling, and other supportive services. The National Alliance to End Homelessness has designated “housing first” as a primary strategy for ending homelessness, and it has been implemented by service providers nation-wide based on its demonstrated success.

***Key Programs and Activities:*** LA Family Housing provides housing and supportive services to homeless and low-income families in the San Fernando Valley and in East Los Angeles. In 2014, LAFH served more than 5,200 adults and children through four main service areas: Street Outreach, Engagement, and Intervention, through which staff develops relationships with individuals and families living on the streets, in order to begin the housing process; Housing Services, which include housing location, procurement, and placement, into bridge, permanent supportive, and permanently affordable housing; Supportive Services, which include primary and mental health care, benefits and income assistance, employment services and linkages to continuing education, substance addiction treatment, school placement and tutoring, and more; and Real Estate Development, through which LAFH creates a continuum of housing specifically to serve low-income individuals and families. Once a client is housed, they access management and housing stabilization services to help with the transition into maintaining their housing. Intensive case management, eviction prevention counseling, educational enrichment activities, financial literacy courses, life skills workshops, and legal aid are some of the tailored services LAFH offers to assist clients in overcoming the barriers to stable housing.

***Accomplishments:*** During the last three years, LA Family Housing has earned a leading position in Los Angeles County’s continuum of care service providers. The agency spearheads the coordinated entry system for homeless families and individuals throughout the San Fernando Valley, which means that we are the first responders to those in need of assistance, and coordinate our own services with other local service providers to provide families and individuals with the specialized care they deserve.

This coordinated system provides the agency an unprecedented opportunity to not only expand our outreach and services to homeless households throughout the San Fernando Valley, but also reshape the way we, along with our service partners, streamline the process of helping individuals toward greater self-sufficiency. From living on the streets to securing benefits, obtaining continuing education and job training, acquiring financial literacy skills, and obtaining permanent housing, program participants have everything they need to stabilize their lives. In 2014 alone, LAFH served 1,011 families— a nearly 300 percent increase since 2010. Whereas we previously worked with an average of 12 families monthly, we now work with a monthly average of 50 families.

Secondly, a partnership with the Department of Health Services (DHS) has expanded LAFH's permanent supportive housing program. Since its inception, LAFH has responded nimbly to the needs of our clients, and recognizing an increased population of high-need individuals in our region, we partnered with DHS to establish a more efficient way of housing and supporting these clients. We are happy to share that this program has been a success, as demonstrated by high housing retention rates and lower instances of hospital visits.

Finally, LAFH is proud of the outcomes we have helped to create for our clients. In 2014, our programs helped lift out of homelessness and poverty more than 2,600 households, of which 422 households were placed into new permanent housing and an additional 359 households retained their housing from previous placement. With an average client housing retention rate that far exceeds the national average, we are essentially ending the homelessness of hundreds of people per year. As mentioned above, a full range of supportive services help our clients consistently reach their goals.

***Community Served:*** LA Family Housing provides services to homeless and low-income families and individuals living in L.A. County's service planning area 2, which encompasses the 1,000 square miles of the San Fernando Valley, including Burbank and Glendale, plus Santa Clarita.

## **II. Project Information**

***Statement of Need.*** Homelessness in L.A. County continues to rise. The Los Angeles Homeless Services Authority reported a 12 percent increase between 2013 and 2015, and today 5,216 homeless men, women and children live on the streets in LAFH's service area. One in five is part of a family. These high rates of homelessness are reflected in the growing number of clients seeking services at LAFH, where our goal is to lift people out of poverty and create lasting stability.

New evidence shows that the methods of "rapid re-housing" and "housing first" are highly effective, leading to higher housing retention than the older way of providing a temporary home while individuals undergo treatment for physical or mental illness, substance dependence, or other co-occurring disorders. For this reason, LAFH staff now moves program participants as fast as possible to their own permanent housing unit in scattered, community-based housing across the region. One challenge of scattered site housing is that it has increased costs for transportation and new program development; however, this is a temporary increase, ultimately costing less for LAFH—and for the taxpayer. Once formerly homeless families are on the path to improved overall health and well-being, LAFH staff employs a "whatever-it-takes" approach in helping them maintain their stability. Thus, clients become less likely to use services such as emergency rooms, the criminal justice system, where high costs are passed on to the taxpayer.

***Project Goal and Methodology.*** The main priority of LAFH's programs is to provide the resources and tools necessary for each family and child to succeed. The first step is for staff to perform a process called "Intake and Assessment," where staff learns a family's history, economic status, available resources, and more. If they have no other place to stay, a family is provided emergency housing at one of our properties or a partner agency. Case Managers will immediately begin working with the family to locate long-term housing, and staff will help with obtaining housing vouchers through the city, along with move-in documentation, and assistance.

Once placed into long-term housing, each family has the opportunity to take advantage of the supportive services offered both in-home and on-site at LAFH administrative offices. On-site services include: housing counseling and placement, case management, mental health and primary care, substance addiction services, financial literacy and budgeting classes, resume training and job services, children's enrichment activities, one-on-one tutoring, health and nutrition classes for adults and children, ESL classes, and more. In-home visits can include a combination of these services, but most often are case management visits, in which a family is encouraged to connect to their new community. LAFH programs are unique in that the agency is quickly responsive to client needs, and adjusts its activities to reflect proven best practices that will lead our clients to successful outcomes.

**Objectives.** Objectives for this program, to be achieved in one year's time, include:

**Objective I:** Place approximately 250 families into permanent housing.

**Activities:** Weekly case management meetings help staff develop Individual Housing Plans (IHPs) with clients, wherein they set goals for housing and stability; additional program staff help clients locate and secure permanent housing and assist with move-in.

**Objective II:** 90 percent of families placed into permanent housing will retain it.

**Activities:** The Housing Stabilization team conducts periodic home visits based on family needs, and calls the family at 60, 90, 120 days and one year after placement to ensure continued support is available. Staff also encourages the family to reach out at any point should assistance be needed.

**Objective III:** 100 percent of families will be connected to onsite services at LAFH, such as physical and mental health services, employment training and assistance, afterschool tutoring, and monthly Family Days.

**Activities:** LAFH staff is focused on lifting the barriers for a family to access services, such as lack of transportation and limited knowledge of community resources, so that clients are best positioned for success. In addition to providing individualized care, our staff plans, arranges and executes monthly Family Days for our families to connect and share resources. Family Day events, such as a daytrip to the beach, are enriching events for children and parents to strengthen family bonds and build community networks with their peers.

**Project Timeline.** The Housing Stability Program at LAFH is an ongoing program to increase the self-sufficiency of clients. The project is fully implemented and has no end date.

**Target Population.** A full 100 percent of our clients are living well below the average median income (AMI), with most falling below 30-50 percent of the AMI. This means that a working family of four is subsisting on \$1,667 per month, which – with the help of dedicated LAFH staff -- increases an average of 9 percent by the time they are placed into permanent housing. Families relying on benefits subsist on even less. The agency's intake approach is unique; no matter the size of a family, severity of needs of any individual, length of homelessness, disability, or configuration of the family structure, no one is turned away from services. We serve men, women, youth, and children of all ages; one-third of the total participants are 17 or under, and most are adults under the age of 65. Thirty-three percent identify as Hispanic, 24 percent are African-American, 17 percent are Caucasian, 3 percent are Asian, 6 percent are multiracial, and 17 percent do not identify with a race/ethnicity.

**Other Similar Organizations, LAFH Partnerships and Volunteers.** As LA Family Housing is the lead of its regional coordination efforts for serving homeless individuals and families, it is the agency's responsibility to convene local experts and ensure that compassionate, effective, efficient services are delivered to those who need it in our area. Similar agencies such as Bridge to Home in Santa Clarita and Ascencia in Glendale are also our partners, focused on these neighboring geographical areas. Volunteers are an integral part of the organization and the support they provide allows residents to receive additional care during their stay. LAFH participants benefit from 1,000+ volunteers annually, who provide tutoring services, health and nutrition classes, family movie nights, food services and exercise programs.

## **Project Outcomes and Evaluation**

**Key Anticipated Outcomes.** Approximately 800 families will be served over the course of one year. Across all programs, 250 families will obtain permanent housing, with at least 225 of them retaining it after one year. Housing Stabilization services will help ensure that each family is growing in their independence and overall well-being.

**Project Evaluation and Tracking Measures.** The agency's Quality Assurance (QA) team will ensure that outcomes are accurately tracked and analyzed throughout the grant period. A Chief Operations Officer oversees the department, with a Quality Assurance Manager measuring and analyzing programmatic outcomes. Together with Program staff, the QA team reviews agency goals to 1) ensure that clients are provided with the ideal type and level of service; 2) promptly identify any issues and implement corrective action; 3) ensure compliance with contract reporting requirements; and 4) review and address client feedback. It is of utmost importance that LAFH continuously implements industry best practices and reviews performance. As LAFH analyzes new client data and agency trends, senior management will ensure that agency performance is as effective as possible and use this data to shape the agency's offerings.

**Grant Request Details.** The requested \$20,000 grant would be applied toward the costs of stabilizing LAFH clients in permanent housing, providing services such as in-home case management, transportation, and programs for children and families.

### **III. Project Future**

**Sustainability.** LA Family Housing has a diverse funding portfolio with both private and public support. The agency continues to increase partnerships in the community, seeking opportunities to ensure the program can operate well into the future. Though governments contract cover most of the costs associated with this project, additional funding is needed to fulfill the budget.

### **IV. Governance, Executive Leadership and Key Personnel/Staff Qualifications**

**Board of Directors.** The LA Family Housing Board of Directors consists of 18 active members, each with specific skills and expertise that contribute to the whole (finance, real estate, formerly homeless, etc.) Bi-monthly meetings provide an opportunity for the Board to discuss finance and risk management, potential donors and relationships, real estate and program updates, and vision planning for the organization. Committees of the Board include Executive; Risk Management and Audit; Finance and Administration; Impact and Public Relations; Board Governance; Campus Planning; and the Real Estate Development committees. In making agency decisions, any standing director can bring a resolution to the Board; any act or decision made by a majority of the directors, duly held at which a quorum is present, is regarded as an act of the Board.

**Key Staff Qualifications.** Key Staff for the housing stability services include Case Managers who develop IHPs for each household; Housing Stabilizers who provide in-home visits and connect families to local services; an Employment Coordinator, who helps design employment plans and assists with resume creation and job search; a Housing Manager, who helps each family secure permanent housing and fosters landlord relationships; a Social Services Manager, who assist clients in procuring appropriate benefits; the Director of Community Engagement, who increases involvement with the local area corporations and volunteers; a Volunteer Coordinator who recruits volunteers and interns; and a Quality Assurance Manager, who tracks and manages program outcomes.

Overseeing family programs is Vice President of Programs, Kris Freed, who has been a social service provider for 17+ years. Kris actively participated in the development, implementation and roll-out of the coordinated entry system for families in Los Angeles, known as the Homeless Families Solutions System (HFSS), and sits on the Coordinating Council of the Los Angeles Homeless Services Authority. Her dedication to the work, extensive knowledge and expertise with families experiencing homelessness, and her vision to empower others each contributes to the confidence LAFH has in her leadership of family services.

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### V. Project Budget and Narrative

A) Budget Table: Provide a detailed line-item budget for your entire project by completing the table below.

**A breakdown of specific line item requests and attendant costs should include:**

- 1) Line item requests for materials, supplies, equipment and others:
  - a. Identify and list the type of materials, supplies, equipment, etc.
  - b. Specify the unit cost, number of units, and total cost**
  - c. Use a formula/equation as applicable. (i.e. 40 books @ \$100 each = \$4000)
- 2) Line item requests for staff compensation, benefits: **Do not use FTE percentages.**
  - a. Identify the position; for each position request, **specify the hourly rate and the number of hours** (i.e. \$20/hr x 20 hours/week x 20 weeks = \$8,000)
  - b. For benefits, provide the formula and calculation (i.e. \$8,000 x 25% = \$2,000)

Line Item Request	Line Item Explanation	Support From Your Agency	Support From Other Funders	Requested Amount From TCF	Line Item Total of Project
<b>Personnel Expenses</b>					
Intake/Outreach Coordinators (5FTE)	(40 hours/week x \$17/hour x 52 weeks) x 5 = \$179,340		\$179,340		\$179,340
Housing Locators (5FTE)	(40 hours/week x \$17/hour x 52 weeks) x 5 = \$180,050		\$180,050		\$180,050
Housing Case Managers (4FTE)	(40 hours/week x \$20/hour x 52 weeks) x 4 = \$164,000		\$164,000		\$164,000
Director of Housing Services	40 hours/week x \$31/hour x 52 weeks = \$65,000		\$65,000		\$65,000
Social Service Case Workers (4FTE)	(40 hours/week x \$22/hour x 52 weeks) x 4 = \$180,000		\$172,000	\$8,000	\$180,000
Social Services Manager	40 hours/week x \$29/hour x 52 weeks = \$60,000		\$60,000		\$60,000
Employment Coordinator	20 hours/week x \$22/hour x 52 weeks = \$22,500		\$22,500		\$22,500
Associate Director of Family Programs	40 hours/week x \$22/hour x 52 weeks = \$45,000		\$45,000		\$45,000



VP of Programs	30 hours/week x \$54/hour x 52 weeks = \$87,500		\$87,500		\$87,500
Volunteer Coordinator	16 hours/week x \$15/hour x 52 weeks = \$12,200		\$7,200	\$5,000	\$12,200
Director of Community Engagement	8 hours/week x \$34/hour x 52 weeks = \$14,000	\$7,000		\$7,000	\$14,000
Finance Manager	12 hours/week x \$43/hour x 52 weeks = \$26,990	\$6,990	\$20,000		\$26,990
Data Manager	8 hours/week x \$26/hour x 52 = \$11,000		\$11,000		\$11,000
Quality Assurance Manager	10 hours/week x \$23/hour x 52 weeks = \$11,960		\$11,960		\$11,960
Director of Human Resources	6 hours/week x \$39/hour x 52 weeks = \$12,049	\$2,049	\$10,000		\$12,049
Information Technology	8 hours/week x \$35/hour x 52 weeks = \$14,600	\$14,600			\$14,600
Benefits and Taxes	@26%	\$5,200	\$317,470		\$322,670
<b>Total Personnel Expenses</b>					\$1,408,895
<b>Direct Client Service Expenses</b>					
Move-in and Rental Assistance			\$2,050,764		\$2,050,764
Direct Resident Assistance		\$15,000	\$47,000		\$62,000
Resident Programs and Events		\$51,500			\$51,500
Client Transportation			\$38,300		\$38,300
<b>Total Direct Client Service Expenses</b>					\$2,202,564
<b>Operating Expenses</b>					
Facilities and Maintenance			\$115,000		\$115,000
Utilities (Gas, Electric, etc.)			\$35,430		\$35,430
Phone and Internet		\$5,000	\$9,920		\$14,920
Housing Program Materials			\$10,000		\$10,000
Office and Meeting Supplies			\$2,500		\$2,500
Print and Copy			\$11,750		\$11,750
Mailing and Postage			\$500		\$500

Training and Enrichment Activities			\$10,700		\$10,700
Staff Mileage and Parking			\$3,500		\$3,500
Office Equipment			\$10,500		\$10,500
Insurance and Taxes			\$53,804		\$53,804
<b>Total Operating Expenses</b>					\$268,604
<b>TOTALS:</b>		\$137,339	\$3,907,538	\$20,000	\$3,880,027

**B) Narrative:** The budget narrative is the justification of “how” and/or “why” a line item helps to meet the project deliverables. Provide a description for each line item request as necessary. Explain how the line item relates to the project. If you are requesting funds to pay for staff, list the specific duties of each position. See attached SAMPLE Project Budget and Budget Narrative

**Budge Narrative**

**Personnel:**

1. Intake/Outreach Coordinators: Act as initial contact and conduct needs assessment with families.
2. Housing Locators: Identify housing units for clients, focusing on permanent housing situations. For those clients in our temporary housing units, staff helps find them permanent housing. For clients met during intake or outreach, staff helps to rapidly rehouse them into scattered site, community-based housing units. Primarily locate housing units, contact landlords, and ensure voucher eligibility.
3. Housing Case Managers: Ensure each family receives appropriate housing based on their unique needs assessment, and works with the family through the housing process.
4. Director of Housing Services: Oversee all of the Housing Locator and Case Manager staff; work with landlords in the community to ensure contract compliance and timely rent payment, and facilitate communication and relationships between tenants and landlords.
5. Social Service Case Workers: Provide in-home case management and supportive services to families living in supportive housing.
6. Social Services Manager: Holds Masters in Social Work and oversees the Social Service Case Workers to ensure the physical, mental, behavioral, and emotional health of our clients is upheld.
7. Employment Coordinator: Conduct life skills, financial education, and budgeting workshops for adults. Provide employment training and resume-building with clients, and works with local businesses to find externships or paid positions for clients.
8. Associate Director of Family Programs: Work with Finance Manager to ensure funding is on track for move-in and rental assistance, client transportation and other direct client service expenses. Ensure families receive assistance in a timely manner and landlords receive rent.
9. VP of Programs: Oversee all program operations including but not limited to budget, contract compliance, and management of staff.
10. Volunteer Coordinator: Recruit volunteers and interns to support family programs, and help coordinate ongoing events and activities for families and children.
11. Director of Community Engagement: Build community relationships and cultivate relations with volunteers to ensure community support of events and activities for the families and children on a monthly basis, including Family Days.



12. Finance Manager: Ensure fiscal compliance with contracts and public entities. Complete rent checks for landlords and provide move-in assistance for clients. Assist client with financial processes of attaining housing.
13. Data Manager: Ensure accurate data collection, analysis and reporting in relation to public and private contracts.
14. Quality Assurance Manager: Oversee contracts, ensuring compliance with government regulations, and tracking program outcomes.
15. Director of Human Resources: Oversee the well-being of staff, mediating personnel issues, ensuring payroll, creating professional development opportunities, and more.
16. Information Technology: Oversees all information technology needs, including but not limited to cell phone and hot spot access for staff to deliver in-home case management, infrastructure to support on-site and off-site services, etc.

### **Direct Client Service Expenses**

1. Move-in and Rental Assistance: LAFH seeks to provide all clients with Permanent Housing solutions whether they are reached on the street, in a friend or family member's house or in transitional housing. Through our public contracts we are able to provide move-in and rental assistance to families. As LAFH is focused on permanent solutions, we provide graduated rental assistance, which means we decrease rental assistance each month, gradually reducing the clients' dependence on assistance. In combination with ongoing supportive services, we focused on increasing the client's income and fostering their independence.
2. Direct Resident Assistance: Provides families with basic housing needs such as a bed frame and mattress, linens, towels, toiletries, food cards, etc.
3. Resident Programs and Events: Costs associated with our Family Days programming, which are fun and educational events that support families and build community relationships. Costs include van costs to transport clients to off-site events, supplies, food and drinks, etc.
4. Client Transportation: Public transit fare such as bus tokens and transportation costs for clients and accompanying staff members to travel to doctor's appointments, Department of Public Supportive Services, and other services.

### **Operating Expenses**

1. Facilities and Maintenance; Utilities; Phone and Internet: Operating costs associated with a functioning program staff located both on-site and off-site.
2. Housing Program Materials: Support materials for Housing Locators and Case Managers (e.g., flyers for resident programs, materials for tenants' rights meetings, etc.)
3. Office and Meeting Supplies: Materials and supplies for program staff, including client folders, staplers, etc., and support weekly case conferencing meetings.
4. Print and Copy; Mailing and Postage: Operating costs associated with printing, copying and mailing client related materials.
5. Training and Enrichment Activities: Staff training and professional development in evidence-based practices, such as motivational interviewing, crisis intervention, critical time intervention, and more.
6. Staff Mileage and Parking: Supports staff doing in-home case management or attending off-site professional development activities.
7. Office Equipment: Costs associated with copiers, printers, postage calculators, etc.
8. Insurance and Taxes: Staff insurance, including liability, driving, and background checks, etc.

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**VI. Sources of Funding:** Please list your current sources of funding and amounts.

### *Secured/Awarded*

Name of Funder: Foundation, Corporation, Government	Amount
Los Angeles Homeless Services Authority (Government)	\$2,678,090
California Community Foundation (United Way of Greater Los Angeles)	\$50,000
Discover A Star Foundation (Universal)	\$20,000
Anonymous (Foundation)	\$15,000
California Community Foundation (Pass it Along)	\$10,000
TJX Foundation	\$5,000
KITT Ligat Tzedek	\$5,000
The Charitable Foundation	\$2,500

### *Pending*

Name of Funder: Foundation, Corporation, Government	Amount	Decision Date
The Mark Hughes Foundation	\$30,000	June 2016
The Lawrence Welk Family Foundation	\$15,000	July 2016

**Diversity of Funding Sources:** A financially healthy organization should have a diverse mix of funding sources. Complete those categories that apply to your organization using figures from your most recent fiscal year.

Funding Source	Amount	% of Total Revenue	Funding Source	Amount	% of Total Revenue
Contributions	\$632,871	4%	Rental Revenues	\$3,310,118	19%
Fundraising/Special Events	\$1,131,751	6%	Interest Income	\$160,754	1%
Corp/Foundation Grants	\$5,647,428	31%	Other:	\$0	0
Government Grants	\$6,954,814	39%	Other:	\$0	0

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### VII. Financial Analysis

Agency Name: L.A. Family Housing Corporation

Most Current Fiscal Year (Dates): From January 1, 2014 To: December 31, 2014

This section presents an overview of an applicant organization's financial health and will be reviewed along with the grant proposal. Provide all the information requested on your **entire organization**. Include any notes that may explain any extraordinary circumstances. Information should be taken from your most recent 990 and audit. **Double check your figures!**

#### Form 990, Part IX: Statement of Functional Expenses

**1) Transfer the totals for each of the columns, Line 25- Total functional expenses (page 10)**

(A) Total Expenses	(B) Program service expenses	(C) Management & general expenses	(D) Fundraising expenses
\$10,426,216	\$9,343,757	\$426,795	\$619,664

**2) Calculate the percentages of Columns B, C, and D, over A (per totals above)**

- Program services (B) – A general rule is that at least 75% of total expenses should be used to support programs
- Management & general administration (C) – A general rule is that no more than 15% of total expenses should be used for management & general expenses
- Fundraising (D) – A general rule is that no more than 10% of total expenses should be used for fundraising

(A) Total Expenses	(B) Program service expenses	(C) Management & general expenses	(D) Fundraising expenses
	Columns B / A x 100	Columns C / A x 100	Columns D / A x 100
Must equal 100%	✓ 90%	4%	6%

**3) Calculate the difference between your CURRENT year budget for management & general expenses and your previous management & general expenses per your 990 (Column C)**

Percentage of Organization's Current Total Budget used for Administration	Column C, Management & general expenses per 990 above	Differential
3 %	4 %	1 %

If the differential is above (+) or below (-) 10%, provide an explanation:

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**Quick Ratio:** Measures the level of liquidity and measures only current assets that can be quickly turned to cash. A generally standard Quick Ratio equals 1 or more.

<b>Cash</b>	<b>+ Accounts Receivables</b>	<b>/Current Liabilities</b>	<b>= Quick Ratio</b>
\$1,336,551	\$4,909,304	1,630,913	3.8

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**Excess or Deficit for the Year:**

<b>Excess or (Deficit)</b>	<b>Excess or (Deficit)</b>
<b>Most recent fiscal year end</b>	<b>Prior fiscal year end</b>
\$9,721,735	\$(715,796)

**Notes: Deficit:** LAFH ended the 2013 year with a deficit of \$715,796. The loss is made up of non-cash items of depreciation and accrued residual receipt interest and does not reflect or effect a loss in cash flow.

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<p><b>Karen Brodtkin</b> President, IMG Worldwide William Morris Endeavor 9601 Wilshire Blvd, 3rd Floor Beverly Hills, CA 90210 Business: 310-246-3380 Cell: 310-480-9656 <a href="mailto:Karen.brodtkin@img.com">Karen.brodtkin@img.com</a> Asst: Kathryn - <a href="mailto:Kbrodtkin_asst@wmeentertainment.com">Kbrodtkin_asst@wmeentertainment.com</a></p>	<p><b>Steve M. Brown</b> President Hoffman Brown Company 5000 Van Nuys Blvd, 6th Floor Sherman Oaks, CA 91403 Business: (818) 986-8200 Fax: (818) 986-8510 <a href="mailto:sbrown@hoffmanbrown.com">sbrown@hoffmanbrown.com</a> Asst: Susan - <a href="mailto:scontreras@hoffmanbrown.com">scontreras@hoffmanbrown.com</a></p>	<p><b>Zeeda Daniele</b> Senior Business Manager Fannie Mae 135 North Los Robles Avenue, 4th Floor Pasadena, CA 91101 Business: (626) 396-5100 Fax: (626) 396-4639 <a href="mailto:Zeeda_M_Daniele@fanniema.com">Zeeda_M_Daniele@fanniema.com</a></p>
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<p><b>Matthew B. Irmas</b> Irmas Charitable Foundations 9378 Wilshire Blvd Beverly Hills, CA 90212 Business: (310) 500-3967 Cell: 310-710-6866 <a href="mailto:matthewirmas@gmail.com">matthewirmas@gmail.com</a></p>	<p><b>Deborah Kazenelson Deane</b> Executive Vice President Edelman Public Relations &amp; Communications 5900 Wilshire Blvd. 24th and 25th Floors Los Angeles, CA 90036 Business: (323) 202-1064 Cell: (818) 395-3043 <a href="mailto:deborah.kazenelson@edelman.com">deborah.kazenelson@edelman.com</a> Asst: Shamira <a href="mailto:shamira.sadler@edelman.com">shamira.sadler@edelman.com</a></p>	<p><b>Stephanie Klasky-Gamer</b> President and CEO L.A. Family Housing 7843 Lankershim Blvd. North Hollywood, CA 91605 Business: (818) 255-2700 Fax: (818) 255-2770 <a href="mailto:Stephanie@lafh.org">Stephanie@lafh.org</a> Asst: Sydney Spiegel <a href="mailto:SSpiegel@lafh.org">SSpiegel@lafh.org</a></p>
<p><b>Robyn Lattaker-Johnson</b> RLJ Media Management &amp; Consulting Home Address: 12321 Addison St Valley Village, CA 91607 Phone: (818) 506-5351 <a href="mailto:robyn0791@gmail.com">robyn0791@gmail.com</a></p>	<p><b>Bonnie Litowsky</b> Accounting Home Address: 14430 Magnolia Blvd. #4 Sherman Oaks CA 91423 Tel: (310) 936-9893 <a href="mailto:cconbon@gmail.com">cconbon@gmail.com</a></p>	<p><b>Gary Meisel (Chair)</b> 1760 Stone Canyon Road Los Angeles, California 90077 Cell: (310) 489-9960 <a href="mailto:Gmeisel4@gmail.com">Gmeisel4@gmail.com</a></p>
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**David Doyle**  
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**Wendy Greuel**  
Civic Leader/Politician



**Danny Howard**  
Partner  
Lodgen, Lacher, Golditch, Sardi,  
Saunders & Howard



**Matthew Irmas**  
Irmas Charitable Foundations



**Deborah Kazenelson Deane**  
Executive Vice President  
Edelman PR & Communications



**Robyn Lattaker-Johnson**  
Entertainment Industry Executive  
RLJ Media Management &  
Consulting



**Bonnie Litowsky**  
Accounting Industry



**Gary Meisel**



**Blair Rich**  
Executive VP, Worldwide Marketing  
Warner Bros. Pictures



**Jeremy Sisto**  
Actor



**Ross Winn**  
Partner  
Wold, Rifkin, Shapiro, Schulman, Rabkin



**Michael Ziering**  
CEO  
Diagnostic Products Corp. (retired)

## LA Family Housing: Budget Comparison

	2014 Actual	2016 Budget	Change
Interest Income	\$2,748.56	\$2,158.00	(\$590.56)
Government contacts and grants	\$6,933,941.94	\$9,509,217.00	\$2,575,275.06
Private contributions & special events	\$6,800,049.80	\$5,857,900.00	(\$942,149.80)
Contributed goods and services	\$630,121.07	\$0.00	(\$630,121.07)
Management and development fees	\$0.00	\$0.00	\$0.00
Rental revenue, net	\$3,340,600.69	\$3,718,024.00	\$377,423.31
Other	\$123,135.99	\$1,479.00	(\$121,656.99)
Total Revenues	\$17,830,598.05	\$19,088,778.00	\$1,258,179.95
Bad debt	(\$15,205.20)	(\$2,990.00)	(\$12,215.20)
Client food	(\$353,353.51)	(\$235,052.00)	(\$118,301.51)
Client supplies	(\$1,431,052.65)	(\$2,651,734.00)	\$1,220,681.35
In-kind expenses	(\$630,121.07)	(\$630,000.00)	(\$121.07)
Office equipment and supplies	(\$168,883.26)	(\$142,242.00)	(\$26,641.26)
Other operating expenses	(\$209,907.89)	(\$211,263.00)	\$1,355.11
Personnel expenses	(\$174,680.04)	(\$94,686.00)	(\$79,994.04)
Professional and legal fees	(\$356,062.14)	(\$807,835.00)	\$451,772.86
Property insurance	(\$320,542.98)	(\$338,813.00)	\$18,270.02
Property management	(\$1,189,719.73)	(\$1,475,210.00)	\$285,490.27
Property taxes and other fees	(\$78,549.36)	(\$57,541.00)	(\$21,008.36)
Rent expense	(\$28,830.29)	(\$137,400.00)	\$108,569.71
Repairs and maintenance	(\$1,038,234.90)	(\$875,525.00)	(\$162,709.90)
Salaries, taxes and benefits	(\$6,145,391.56)	(\$8,862,444.00)	\$2,717,052.44
Special events/fundraising	(\$208,559.98)	(\$245,198.00)	\$36,638.02
Utilities	(\$875,448.47)	(\$826,689.00)	(\$48,759.47)
Vehicle expenses	(\$41,110.32)	(\$44,121.00)	\$3,010.68
Loss on equity in partnership interest	(\$556,664.00)	(\$575,000.00)	\$18,336.00
Interest expense	(\$1,286,020.66)	(\$1,300,000.00)	\$13,979.34
Depreciation and amortization	(\$1,676,056.02)	(\$1,700,000.00)	\$23,943.98
Total Expenses	(\$16,784,394.03)	(\$21,213,743.00)	\$4,429,348.97
Net Profit/(Loss)	\$1,046,204.02	(\$2,124,965.00)	\$5,687,528.92



**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21 . . . . .	38,760.	38,760.		
2 Grants and other assistance to domestic individuals. See Part IV, line 22 . . . . .				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16 . . . . .				
4 Benefits paid to or for members . . . . .				
5 Compensation of current officers, directors, trustees, and key employees . . . . .	661,160.	575,209.	13,223.	72,728.
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B) . . . . .				
7 Other salaries and wages . . . . .	2,975,022.	2,589,337.	58,560.	327,125.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions) . . . . .				
9 Other employee benefits . . . . .	488,489.	424,175.	9,789.	54,525.
10 Payroll taxes . . . . .	338,750.	295,294.	6,614.	36,842.
11 Fees for services (non-employees):				
a Management . . . . .				
b Legal . . . . .	97,084.	97,084.	0.	0.
c Accounting . . . . .	157,923.	40,512.	112,903.	4,508.
d Lobbying . . . . .				
e Professional fundraising services. See Part IV, line 17 . . . . .				
f Investment management fees . . . . .				
g Other. (If line 11g amt exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O) . . . . .	27,422.	27,422.	0.	0.
12 Advertising and promotion . . . . .				
13 Office expenses . . . . .	129,730.	65,487.	44,547.	19,696.
14 Information technology . . . . .				
15 Royalties . . . . .				
16 Occupancy . . . . .	426,881.	410,383.	11,618.	4,880.
17 Travel . . . . .				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials . . . . .				
19 Conferences, conventions, and meetings . . . . .				
20 Interest . . . . .	769,669.	746,271.	23,398.	0.
21 Payments to affiliates . . . . .				
22 Depreciation, depletion, and amortization . . . . .	948,479.	935,390.	13,089.	0.
23 Insurance . . . . .	213,327.	205,341.	7,052.	934.
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.) . . . . .				
a CLIENT SERVICES	1,262,833.	1,262,811.	0.	22.
b PROPERTY MANAGEMENT FEES	139,876.	139,876.	0.	0.
c IN-KIND EXPENSES	440,247.	405,531.	31,216.	3,500.
d REPAIRS AND MAINT	702,372.	701,213.	993.	166.
e All other expenses . . . . .	608,192.	383,661.	129,793.	94,738.
25 Total functional expenses. Add lines 1 through 24e. . . . .	10,426,216.	9,343,757.	462,795.	619,664.
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720). . . . .				

**LA Family Housing**  
**S.L. Gimbel Final Evaluation Report Questions**  
**October 2015**

Questions 1-15 are required and must be completed

1. Organization name: LA Family Housing
2. Grant Number: 20140735
3. Grant Period: November 1, 2014 to October 31, 2015
4. Location of Services (City and State): North Hollywood, CA
5. Name and Title of person completing evaluation: Elizabeth Lazar, Director of Strategic Development
6. Phone Number: 818-255-2704
7. Email address: [elazar@lafh.org](mailto:elazar@lafh.org)

8. Total number of clients served through this grant funding. 955

9. Describe the project's key outcomes and results based on the goals and objectives.

Objective I: Provide direct supportive services to 150 families annually.

During the past year, LA Family Housing (LAFH) provided services to more than 955 families. Case Managers provided client services both onsite and through in-home case management. Onsite services included: housing counseling and placement, case management, mental health and primary care, substance addiction services, financial literacy and budgeting classes, resume training and job services, children's enrichment activities, one-on-one tutoring, health and nutrition classes for adults and children, ESL classes and more. In-home visits included any combination of these services, but most often are case management visits and linkages to community resources.

Objective II: Secure permanent housing for 50 of the 150 families enrolled in the program.

During the past year, LAFH secured permanent housing for 192 families out of the 955 number of families served in the program. A number of families are in transition to permanent housing, working closely with our Housing Locators and Case Managers to find a new home in the community. Housing Locators in coordination with Case Managers and other housing specialist staff from partner agencies focused on identifying and sharing landlord and housing resources throughout the region. Housing Locators connected to new landlords and property management companies as well as provided ongoing support to existing landlord partners through follow-up phone calls, landlord/tenant mediations, and frequent home visits and phone calls to tenants.

Objective III: Stabilize 85% of the 50 families placed in permanent housing.

During the past year, 92 percent of the households we place into permanent housing retain it—far beyond the national average of 60-65 percent. Our dedicated case managers build upon the strength our clients have already build to further self-sufficiency, financial stability and improved well-being.

10. Please describe any challenges/obstacles the organization encountered (if any) in attaining stated goals & objectives.

One of the major challenges LAFH faces is limited housing resources. There are very few housing units available in the San Fernando Valley region, as well as Los Angeles County to place families who have tenant-based public housing resources and/or rental assistance. Despite our collaborative efforts with partner organizations and development of new housing strategies, many of our families are experiencing extreme difficulty in finding landlords with vacancies. Moreover, housing providers, outside of those historically serving special populations, have limited awareness and/or practice understanding of how to lease up, and there is limited incentive to do so.

11. How did the organization overcome and/or address the challenges and obstacles?

LAFH is dedicated to developing new strategies that identify and address the challenges associated with limited housing resources. We have a team of Housing Locators focused on identifying new housing resources in the region, and across the County, actively pursuing landlords on a daily basis. In March 2015, LAFH hosted a Landlord Summit to educate and engage landlords and the housing community on the resources afforded to the families we serve, such as financial assistance with housing subsidies and move-in assistance and supportive services with intensive case management and follow-up support. Our Housing Locators also focus on maintaining positive relationships with existing landlords to increase the likelihood of renting to another client. Housing Locators work closely with our families to ensure they have proper move-in documentation, rental assistance and furniture in preparation of moving into an open unit.

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

As a result of the efforts supported by this grant, the organization was able to create Housing Locator and Housing Stability teams across the agency to serve both our families and single adult populations. Housing Locators primarily focused on permanently housing homeless individuals and families while the Housing Stability team provided in-home case management to those permanently housed in the community. Our Housing Locators played a significant role in developing new strategies to access and retain housing units and engage and educate landlords across the County. The Housing Stability team provided intensive case management to help families transition into their new neighborhood and form bonds with the community.

13. Briefly describe the impact this grant has had on the organization and community served. LAFH seeks to be a leader and an innovator in the housing and homeless services field. As an organization dedicated to delivering best practices and appropriate interventions for each household we serve, this grant allowed us to future our impact in the community to lift families and individuals out of poverty and build lasting stability.
  
14. Please provide a narrative on how the funds were used to fulfill grant objectives. Support documents (receipts, expense reports or marketing materials) can be emailed to [grant-info@thecommunityfoundation.net](mailto:grant-info@thecommunityfoundation.net) or faxed to 951-684-1911 or mailed to The Community Foundation, 3700 Sixth St., Suite 200, Riverside, CA 92501. A general ledger outlining the use of funds is provided in the supplemental materials. Funds were used to support the work of our Director of Community Engagement and Services Enrichment Manager who both provide direct services to our families, including youth educational enrichment activities such as after school tutoring and school reintegration; adult life skills workshops such as parenting classes, employment soft skills training and financial literacy education; child care; family days; computer instruction and more.
  
15. Please relate a success story.  
Please see the supplemental materials on “YOU GAVE ME COURAGE. I AM TAKING CONTROL OF MY LIFE.”

Questions 16-24 are optional questions and relate to demographic information on clients served. This helps us provide a broader picture of your organization and populations being served. The questions were addressed completed on survey monkey.



OGDEN UT 84201-0029

In reply refer to: 4077550277  
May 13, 2015 LTR 4168C 0  
95-3920560 000000 00  
00037146  
BODC: TE

L A FAMILY HOUSING CORPORATION  
7843 LANKERSHIM BLVD  
N HOLLYWOOD CA 91605-2523



008901

Employer Identification Number: 95-3920560  
Person to Contact: Ms Benjamin  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Apr. 22, 2015, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in August 1989.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.



Strengthening Inland Southern California through Philanthropy



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August 9, 2016

S. L. Gimbel Foundation Fund

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President and CEO

Ms. Stephanie Klasky-Gamer  
President & CEO  
L.A. Family Housing Corporation  
7843 Lankershim Boulevard  
North Hollywood, CA 91605

Dear Ms. Klasky-Gamer:

Congratulations! A grant has been approved for L.A. Family Housing Corporation in the amount of \$20,000 from the S.L. Gimbel Foundation. **The performance period for this grant is August 1, 2016 to July 31, 2017.** Additional funding beyond the performance period is not guaranteed. It is highly recommended that alternative funding sources be sought accordingly. The grant is to support the following as specified in your proposal:

*To support Housing Location and Stability for LAFH Program Participants who are homeless and in the process of securing permanent housing.*

This grant is subject to the terms outlined in the enclosed Grant Agreement. After you have reviewed the terms and conditions of the Grant Agreement, **please sign and date the agreement and return with original signature to The Community Foundation by Friday, August 26, 2016.** Be sure to copy the signed agreement for your records. Funds will be released upon receipt of the signed Grant Agreement.

A condition of this grant is that you agree to submit the Grant Evaluation Form which includes a narrative report and fiscal report. **The Grant Evaluation is due by August 15, 2017** and a copy will be available online.

We wish you great success and look forward to working with you during the grant performance period. If you have any questions, please call me at 951-241-7777, ext. 114, or email me at [ccudiamat@thecommunityfoundation.net](mailto:ccudiamat@thecommunityfoundation.net).

Sincerely,

Celia Cudiamat  
Executive Vice President of Programs

21112 L.A. Family Housing Corporation 20160483 GIMB-2



Confirmed in Compliance  
with National Standards for  
U.S. Community Foundations



Strengthening Inland Southern California through Philanthropy

3700 Sixth Street, Suite 200  
Riverside, CA 92501  
P: 951-241-7777 F: 951-684-1911  
[www.thecommunityfoundation.net](http://www.thecommunityfoundation.net)

## 2016 S.L. Gimbel Foundation Fund Grant Agreement

**Organization:** L.A. Family Housing Corporation  
**Grant Amount:** \$20,000 **Grant Number:** 20160483  
**Grant Period:** August 1, 2016 to July 31, 2017  
**Purpose:** To support Housing Location and Stability for LAFH Program Participants who are homeless and in the process of securing permanent housing.

### 1. Use of Grant Funds

Grant funds must be expended within the grant period, for the purpose and objectives described in your grant proposal. Grant funds may not be expended for any other purpose without prior written approval by The Community Foundation. If there are significant difficulties in making use of the funds as specified in your proposal, or if the grant funds cannot be spent within the grant period, notify us in writing promptly.

Formal requests for extensions or variances must be submitted to the Foundation's Board of Directors for approval a minimum of 60 days before the end of the grant period.

Requests for variances or extensions are reviewed on a case-by-case basis and approved by the Board of Directors. If a request is denied, unused funds must be immediately refunded to the Foundation.

### 2. Payment of Grant Funds

The grant funds will be paid in full by the Foundation upon receipt of the signed Grant Agreement. Challenge grant funds will be paid in full upon receipt of the signed Grant Agreement and upon receipt of documentation providing evidence that condition(s) of the challenge grant has/have been met.

### 3. Certification and Maintenance of Exempt Organization Status

This grant is specifically conditioned upon Grantee's status as an eligible grantee of The Community Foundation. The Foundation has obtained a copy of the Grantee's IRS determination letter. Grantee confirms that it has not had any change in its tax-exempt status, and shall notify the Foundation immediately of any such change.

### 4. Final Report and Records

The Grantee will submit the Grant Evaluation report per the deadline set forth in the award letter. This report includes a narrative on outcomes based on goals and objectives set forth in the grant proposal and an expenditure report documenting use of grant funds. If equipment was purchased, copies of receipts need to be included.

### 5. Grantee's Financial Responsibilities

Grantee will keep records of receipts and expenditures of grant funds and other supporting documentation related to the grant at least four (4) years after completion of the grant and will make such records of receipts, expenditures and supporting documentation available to the Foundation upon request.



**6. Publicity**

The Community Foundation recommends publicity for the grant and acknowledging The Community Foundation in internal correspondence, brochures as appropriate; newsletters, annual reports and email blasts or e-newsletters.

The credit line of "Made possible in part by a grant from the "S.L. Gimbel Foundation Advised Fund at The Community Foundation – Inland Southern California" is suggested. When your donors are listed in printed materials, include the S.L. Gimbel Foundation Advised Fund at The Community Foundation in the appropriate contribution size category. When publishing our name, please note the "The" at the beginning of our name is a legal part of our name. It should always be used and capitalized. Attaching our logo is also appreciated. Our logo can be downloaded from our website at [www.thecommunityfoundation.net](http://www.thecommunityfoundation.net).

Email our Marketing & Communications Officer, Charee Gillins, at [cgillins@thecommunityfoundation.net](mailto:cgillins@thecommunityfoundation.net) with any publicity questions as well as any copies of any printed or publicity materials that highlight the grant.

**7. Indemnification**

In the event that a claim of any kind is asserted against the Grantee or the Foundation related to or arising from the project funded by the Grant and a proceeding is brought against the Foundation by reason of such claim, the Grantee, upon written notice from the Foundation, shall, at the Grantee's expense, resist or defend such action or proceeding, at no cost to the Foundation, by counsel approved by the Foundation in writing.

Grantee hereby agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless the Foundation, its offices, directors, employees, and agents, from and against any and all claims, liabilities, losses, and expenses (including reasonable attorneys' fees) directly, indirectly, wholly, or partially arising from or in connection with any act or omission by Grantee, its employees, or agents in applying for or accepting the Grant, in expending or applying the Grant funds or in carrying out any project or program supported by the Grant, except to the extent that such claims, liabilities, losses, and expenses arise from or in connection with any bad faith act or omission by the Foundation, its officers, directors, employees, or agent.


**8. Termination**

The Community Foundation may terminate this agreement, withhold payments, or both at any time, if, in the Community Foundation's judgment: a) The Community Foundation is not satisfied with the quality of the Grantee's progress toward achieving the project goals and objectives; b) the Grantee dissolves or fails to operate; c) the Grantee fails to comply with the terms and conditions of this agreement.

**9. Limitation of Support**

This Agreement contains the entire agreement between the parties with respect to the Grant and supersedes any previous oral or written understandings or agreements.

I have read and agree to the terms and conditions of the Grant Agreement.

  
Signature  
Stephanie Klasky - Gamer  
Printed Name

8/17/16  
Date  
President and CEO  
Title



Organization: 21112 L.A. Family Housing Corporation  
Grant Number: 20160483  
The Community Foundation



Strengthening Inland Southern California through Philanthropy



BOARD OF DIRECTORS September 6, 2016

Philip Savage IV  
Chair of the Board

Ms. Stephanie Klasky-Gamer  
President & CEO

Sean Varner  
Vice Chair of the Board

L.A. Family Housing Corporation  
7843 Lankershim Boulevard  
North Hollywood, CA 91605

Pat Spafford, CPA  
Chief Financial Officer

Sergio Bohon  
Secretary of the Board

Dear Ms. Klasky-Gamer:

Dr. Paulette Brown-Hinds

Rabbi Hillel Cohn

James Cuevas  
Immediate Past Board Chair

Paul Granillo

Stanley Grube

Kirk Harns

Dr. Fred Jandt

Andrew Jaramillo

Dr. Albert Karnig

D. Matthew Pim

Teresa Rhyne

Kathleen Sawa

Dr. Henry Shannon

Tamara Sipos

Beverly Stephenson

Randall Tagami

Diane Valenzuela

Dr. Jonathan Lorenzo Yorba  
President and CEO

The Community Foundation is pleased to enclose a grant check for \$20,000 from the S. L. Gimbel Foundation, a component fund at The Community Foundation. By cashing the grant check, you are agreeing to the conditions stated under the *Terms of Grant* which you have signed and returned.

**The completed Grant Evaluation form is due by August 15, 2017** and will be available online on The Community Foundations website under Grants/Forms. Please note that any grant variances or extensions must be requested in writing and in advance. Any remaining grant funds must be returned to The Community Foundation at the end of the grant period.

We greatly appreciate any help you can give us in publicizing the grant. Please use the following credit in any grant announcements or materials funded by the grant: **"The (name of project/program) is supported by a grant from The S. L. Gimbel Foundation."** You may send copies of articles printed in local papers, stories in your agency newsletter, annual report, press releases, and other publications for our files.

Please feel free to contact me at 951-241-7777, ext. 114, if you have any questions.

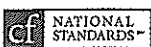
Sincerely,

Celia Cudiamat  
Executive Vice President of Programs

20160483

41236

GIMB2



Confirmed in Compliance  
with National Standards for  
U.S. Community Foundations

**The Community Foundation**  
 Strengthening Inland Southern California through Philanthropy  
 3700 SIXTH STREET, SUITE 200  
 RIVERSIDE, CA 92501  
 951-241-7777 / FAX 951-684-1911

**CITIZENS BUSINESS BANK**  
 A Financial Services Company  
 3695 Main Street, Riverside, CA 92501  
 90-3414/1222

Check Fraud Protection for Business

41236

PAY \* Twenty Thousand and no/100 \*

TO THE ORDER OF

DATE

AMOUNT

08/24/2016

\$\*\*\*\*20,000.00

L. A. Family Housing Corporation  
 7843 Lankershim Blvd.  
 North Hollywood, CA 91605



*Jonathan Lorenzo Yabe*  
 AUTHORIZED SIGNATURE

Security features. Details on back.

⑈041236⑈ ⑆122234149⑆ 244124437⑈

The Community Foundation

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21112	L. A. Family Housing Corporation	08/24/2016	041236
20160483	08/08/2016 Housing Location and Stability for LAFH Program		20,000.00
GIMB	S.L. Gimbel Foundation Advised Fund		20,000.00

CHECK TOTAL: \$\*\*\*\*20,000.00

The Community Foundation

41236

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CHECK TOTAL: \$\*\*\*\*20,000.00