

Winter 2017

President's Message

It is difficult to believe that 2016 is coming to a close. A tough year with politics, community policing and the continued economic viability of our neighborhoods. We have watched as families struggle to get ahead of the economy and try to bounce back from foreclosures.

Yes, we're still talking about it because many of the clients that we see are still impacted by the deep economic recession from three or four years ago. No, these clients weren't all homeowners. Many of our potential buyers faced credit challenges while our economy wasn't stable and were impacted by lowering wages, student loans and life issues that make it tough for them to buy a home today.

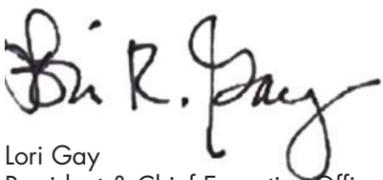


Housing affordability has been the main ingredient that has slowed the capacity of so many families in our region to get ahead. How do we face it? At NHS, we buckled down in 2016 and made every effort to broaden our programming to reach more people with scarce resources. We piloted our Home Matters Workshops and reached hundreds of families and individuals who just wanted more information to figure out how to get ahead...managing their money, buying or keeping a home, fixing their home or improving their credit.

We also saw great momentum and interest with all of our outreach to have more neighbors engaged in revitalizing their communities through our Neighborhood Pride Days, BLOC organizing and WIN (We're in the Neighborhood) programs. The best work was done by hundreds of volunteers and neighbors teaming up to push for not only community improvement, but working together to discuss and engage around issues of policing and how we all treat each other. Can we all get along? Do we want to? How do we figure out the major things we all care about?

As we look ahead to 2017, we challenge ourselves to go 'deep', not just 'wide' in our approach, commitment and engagement to do more sustainable work. We must continue to advocate for policy agendas which expand housing affordability, sustainable development and neighborhood infrastructure being rebuilt. Our communities and neighbors need our work to be both strategic and long lasting. Thank you to each of you who have supported NHS this year. We look forward to your continued support and for new 'family members' to join with us by providing increased donations of time and resources which will strengthen our neighborhoods well into the future.

With Hope,



Lori Gay
President & Chief Executive Officer

Center for Sustainable Communities

In December 2016, NHS will open its new Center for Sustainable Communities in Compton, CA. Rebuilt on the site of a blighted grocery store, the 28,000 sq ft Center will provide critical community health, workforce, financial education, housing, and green living programs and services for the region.



Location: 1051 W. Rosecrans Ave.
Compton, CA 90222

The Center will host:

- Community Conservation Center
- Community Technology Center
- Financial Empowerment Center
- Fitness Workshops
- Health Clinic
- Healthy Living Café
- Job Training for Youth & Adults
- Organic Garden
- Public Safety & Enforcement Drop-in Site
- Senior & Afterschool Programs
- Small Business Center & Incubator

With nearly a dozen new programs taking shape through the Center, NHS and its partners will be doubling the number of programs it currently provides to the community. These new programs will allow NHS and its partners to create greater affordable lending access, healthy living resources, economic development, and increased housing opportunity for families and residents in regions of the County that suffer from both economic divestment and skyrocketing home prices. Tying employment, housing, business, and health is critical to building true sustainability, and the Center will serve as a catalyst for revitalizing neighborhoods while delivering programs and services that create systemic, transformative change throughout South Los Angeles County.

NHS will also be focused on helping to meet the community's affordable housing needs by developing 185 affordable housing units at our Alondra Villas, and HOPE Community sites in Compton, as well as provide financial education, healthy living, Active Transit, and urban gardening programming to families through the Center. For more information about the Center for Sustainable Communities and ways to get involved, visit our website: www.nhslacounty.org/programs-and-services/revitalization.



Neighborhood Corner

NHS work isn't just about fixing individual houses or helping someone avoid foreclosure. It's about being the catalyst to get neighborhoods working together. One street in Pacoima showed that recently. After an NHS Neighborhood Pride Day in Pacoima, Mercer Street residents started talking to each other. Bertha Vasquez was wondering why the City hadn't fixed a street lamp that was broken and abandoned for over two years, leaving part of the street dark at night. After talking with neighbors up and down the street on Pride Day, Mercer Street neighbors started calling the City about the lamp every day for months. Finally, the City responded and fixed the street lamp. Three months after the Pride Day, the City fixed the pole and the street is well-lit at night, providing additional safety to the block.



Event Highlights from the Year

KJLH Proven Achievers
Lori Gay (Center) & fellow honorees of KJLH Radio Proven Achievers Award.



WIN Meeting
Residents and Stakeholders attended the NHS WIN Meeting (We're In the Neighborhood), to learn how to support NHS and strategies for neighborhood advocacy.

After the Bubble Event
Dr. Raphael Bostic (Keynote Speaker), Lori Gay & Supervisor Mark Ridley-Thomas at the "After the Bubble" Event. Realtors, bankers and community leaders came together to discuss the current housing climate, and what's happened postforeclosure.



NHS in Washington D.C.
Neighborhood Housing Services staff, Mike Chamness, Arnetta Mack & Lori Gay on a Legislative Advocacy trip to Washington D.C. (pictured with Congressman Alan Lowenthal D-CA 47th District).



NPD Pacoima
Councilman Felipe Fuentes speaks to volunteers and residents at NHS Neighborhood Pride Day in Pacoima.



Home Matters
A packed house at NHS' Quarterly "Home Matters" event where attendees learned how to Buy, Fix, Keep or Sell their home.



Days of Dialogue
NHS Co-hosted a "Days of Dialogue: The Future of Policing" in collaboration with the Center for Non-Violence in Los Angeles.



Taste of Soul
Thousands of attendees at the Taste of Soul visited the NHS Housing Pavilion and received great prizes and information.



NPD South LA
A resident who was selected to have her home painted was interviewed by a news station to share her experience with NHS at South L.A. Neighborhood Pride Day.



Home & Safety Tips for Families

Helpful Tips

Wondering how to manage your budget, save on electric bills, or keep your home healthy and safe? Check out these tips from NHS:

SAVE MONEY BY SEALING WINDOWS

IN YOUR HOME: Drafty windows can cause 30-40% of heating and cooling losses in your home. Put weather stripping on your windows to seal up leaks and save money on heating and cooling.

CUT DOWN ON DUST: When dust circulates in your home, it can lead to breathing problems, especially for children. Wipe down the blades on your fans regularly to reduce the dust that's circulating in your home.

KNOW WHAT YOU ARE SPENDING: A monthly budget is key to accomplishing your financial goals. Start by making a list of all of your expenses. Begin with your monthly bills and expenses, then list the expenses you have a few times a year, such as car maintenance or birthday gifts, then finally list the "extras" from the last month (shopping, going out to eat). Subtract these expenses from your income to see how much you are saving, and look at your expenses to figure out where you can save more if you are falling short of your goals.

START PREPPING FOR AN EMERGENCY TODAY! When an emergency such as an earthquake hits, you need to have a plan already in place. Your cellphone might not work, so decide ahead of time on an emergency meeting place with your family. Choose three places: one in your neighborhood, one in your city, and one out-of-town, depending on the situation.

Coming Soon... Alondra Villas

29 Brand New Townhomes
900 S. Dwight Ave., Compton, CA 90220

- Spacious 3 & 4 Bedrooms
- Floor Plans from 1,600 – 2,000 sq. ft
- Bike racks
- Community & Family Gardens
- Courtyard Area
- Family Club Room
- Free Wi-Fi
- Park with Children's Playground
- Small Fitness Center
- Storage Spaces



Up to \$90,000 down payment assistance available to eligible clients. For more information, call (888) 895-2NHS (647), or E-mail: Counseling@nhslacounty.org BRE #01215951



Client Stories

NHS has never been about helping one kind of person. What makes our neighborhoods (and our neighbors) great are our differences. Whether it is different cultures, races, ages, or life experiences, different people learn from each other and are enriched by their community's diversity. And our work reflects that, building and sustaining neighborhoods where everyone has a place, new and longtime residents alike.

South LA, for example, is seeing a surge of new people moving in. But NHS client Ida Mae has been there for over 50 years. After the Watts riots of 1965, Ida worked in a neighborhood health clinic, helping to bring health services to a community that needed it. She worked there for 29 years, sticking with her neighborhood and working to make it a better place. "There's been no other choice but to keep my home," she recalls. "I've watched as my kids and grandkids have had to move from place to place and how hard that is. I'm making sure that I can keep this house and pass it on down to the next generation." But after many years in the house, there was a need to fix up. "I was feeling anxiety and stress about the property falling apart, and not being able to afford to fix it," Ida Mae said. She had already had a heart attack—the stress of possibly losing her home and having to leave her neighborhood was giving her heart palpitations, and she was afraid she'd have another heart attack. After searching the internet, Ida Mae found out about NHS and the affordable home rehab services that are available. She worked with the lending team at NHS to get a loan she could afford so she could fix up the house and keep it. Now Ida Mae can worry about one less thing and can stay in her neighborhood, even as it changes and new people arrive.



Another example is Yadira and Salvador. Yadira works as a medical assistant and Salvador works as a machinist at a tool manufacturer. They've been renting in Sun Valley for years, and watching people buy homes all around them as their rent continued to rise, year after year. They may not be wealthy, but work hard and wondered, "why can't we have the stability of owning our home?" After volunteering at a Neighborhood Pride Day in Sun Valley, Yadira and Salvador decided to try to buy a home with NHS. The couple enrolled in the FasTrak homebuyer class, and qualified for a loan from NHS to purchase a home near their old neighborhood in Panorama City. Now they have an affordable, stable home and can start building their financial future.

Donor List – 2015 to 2016

- | | |
|--|-------------------------------------|
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| Alex Visotzky | Lucia Perez |
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| Amalgamated Bank | Luis Sahagun |
| American Business Bank | Luther Burbank Savings |
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Calendar of Events – 2017

Home Matters – March 18, May 20, August 19, November 18, 2017

Neighborhood Pride Day – March, June, October 2017

Center for Sustainable Communities Grand Opening – March 2017

Monthly Classes:

MORTGAGE ASSISTANCE CLINIC

10:00am - 12:00pm ▶ 1st Saturdays

FASTRAK HOMEBUYER EDUCATION CLASS

9:00am - 6:00pm ▶ 2nd & 4th Saturdays

HOPE HOMEBUYER WORKSHOP

(Check website for exact locations)

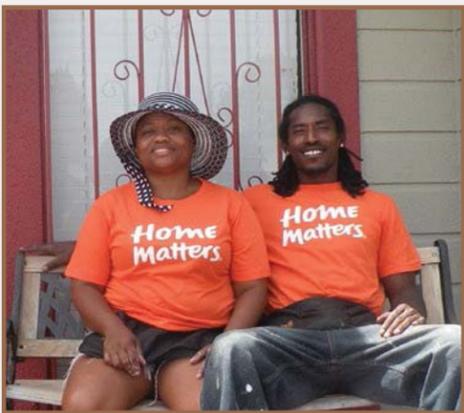
10:00am - 11:30am ▶ 3rd Saturdays

Call us to register for a class 888-895-2NHS or visit www.nhslacounty.org
 *class/event schedule subject to change

Los Angeles County NeighborWorks® Homeownership Center
 3926 Wilshire Blvd., Ste 200, Los Angeles, CA 90010

Center for Sustainable Communities
 1051 W. Rosecrans Avenue, Compton, CA 90222

Se habla Español



Our Mission

Neighborhood Housing Services of Los Angeles County (NHS) serves as a catalyst for local residents, business and government representatives to work together to build stronger neighborhoods, improve the quality of life for families of modest means and to revitalize communities into neighborhoods of choice. NHS strengthens communities through the development and maintenance of quality affordable housing, creation and preservation of affordable homeownership opportunities, support of local leaders, providing financial education and increasing the financial independence of families and people in need.



History

Since 1984, NHS has developed and rehabilitated more than 21,000 housing and commercial units, placed 4.4 million families on the road to homeownership, created 225 block clubs, employed over 228 neighborhood youth, and invested more than \$4.7 billion back into some of Los Angeles County's toughest neighborhoods.

Ways to Support NHS

Your support will help NHS offer a comprehensive range of services to low-to-moderate income families, designed to promote asset building, protect homeowners from foreclosures, and preserve and stabilize neighborhoods. As more and more families face unemployment or financial insecurity, your help is

needed more than ever. Please consider filling out a donation envelope included in this newsletter.

All donations are tax-deductible 501(c)(3)

Thank you in advance for your consideration and generosity. For more information or to discuss your gift, please contact: development@nhslacounty.org or give us a call at: 213-381-2862.

There are other ways to support NHS:

- If your workplace supports the United Way, please consider designating NHS as the recipient for your gift.
- Federal employees can give to NHS through their workplace payroll by designating NHS through the Combined Federal Campaign.
- Register as a user on GoodSearch.com and specify NHS as your cause! Every time you use GoodSearch to conduct an internet search or shop online, GoodSearch will donate a portion to NHS.
- Sign up for Ralphs Community Contribution Program and add NHS as your charity, the ID # is 93399. Shop, swipe your card and earn cash for NHS.



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