

Helping to
welcome you



Board of Directors

Patrick Luke, President
Keith Dragoon, Interim CFO
Monica Ball, Secretary

Scott Alter
Randy Babbush
Bryan Barker
Jeff Jaeger
Tyler Martin

In This Issue

- Executive Director Report
- At HOM:
 - Development Portfolio Updates
 - Resident Services Programming
- Beyond HOM:
 - Harvard University's Nonprofit Leadership Executive Certificate
 - "Engage LA" Mayor's Event
 - AIA Design for Dignity
 - City of San Diego's Nonprofit Academy
 - CAHDA Talk

Dear Friends of Housing on Merit,

During quarter three, Housing on Merit and like-minded stakeholders continued to discuss important initiatives to address the affordable housing crisis in Southern California. Our Housing Innovation Coordinator is at the forefront of these conversations that will determine how innovative public-private collaborations will address the shortage of affordable housing throughout Southern California through our initiative, the Housing Innovation Collaborative.

We place great value on attaining and sharing knowledge, and our team takes every opportunity to expand and help shape conversations pertaining to affordable housing, resident service program delivery, and nonprofit leadership. For example, throughout 2018 and 2019, I had the privilege of taking part in the Nonprofit Leadership Program through the John F. Kennedy School of Government at Harvard University. During this program, I worked with like-minded nonprofit leaders to expand our skillsets to ensure our organizations are equipped to flourish and meet challenges inherent in the ever-changing not-for-profit landscape. Additionally, our Planning and Programming Coordinator won an essay contest to attend the Foundations for the Future of Housing Conference in Chicago. She will join emerging leaders to spark new thinking and generate bold ideas for envisioning new pathways to bolster economic success and wellbeing for families and communities.


We look forward to a productive fourth quarter that includes new affordable housing and community partnerships, an expansion into South Carolina, and robust fall resident services programming!

With Gratitude,


Patrick Luke

President

Housing on Merit Board of Directors


Jennifer Litwak, Esq.
Executive Director
Housing on Merit

At HOM

Housing on Merit's Development Portfolio Updates



Natomas Park Apartments, Sacramento, California.

Natomas Park Apartments

Housing on Merit is proud to announce that we have acquired an ownership interest in Natomas Park Apartments in Sacramento, CA. This acquisition expands our affordable housing presence in the Sacramento area to two multifamily communities and one senior community. Natomas Park Apartments consists of 212 garden-style units affordable to working families at or below 50%, 60% or 80% of Area Median Income (AMI).

Housing on Merit's Resident Services Programming

Young residents across our communities enjoyed robust programming during summer break as they prepared to return to school. Housing on Merit provided over 560 hours of resident services programming across our communities during the third quarter. The following are programming highlights from our Learning Centers:

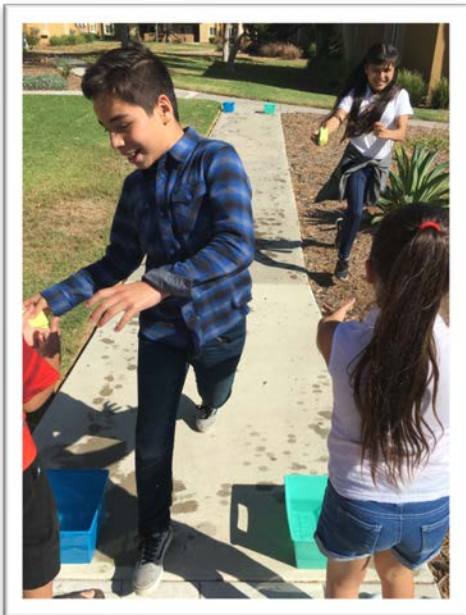
Center for Academic Excellence: *Promotes academic achievement for youth*

Youth summer programming at our Butterfly Grove community in Fresno, California, consisted of new themes each week. During Education Week, librarians from the Fresno Public Library visited the community and informed residents about a variety of resources and activities available at the local library, free of cost. The Fresno Assistance League also paid a visit and as part of their "Operation School Bell" program donated school supplies to young residents. This is the second donation from the Fresno Assistance League this year, and Housing on Merit and Butterfly Grove residents thank them for their generosity and continued support.



The Fresno Public Library speaking about the vast resources available to all.

Center for Health and Wellness: *Addresses restrictions of access to quality health and wellness services*



Residents at Rio Vista compete in outdoor relay races.

This summer, young residents at Rio Vista's Learning Center in San Ysidro, California, enjoyed fun outdoor activities in addition to indoor programming that focused on preventing summer learning loss. Youth played soccer matches and competed in relay races to burn off excess energy and learn the importance of teambuilding. Indoor activities included board games that challenged memory, card games that tested math skills, and everyone's favorite musical chairs!

Thanks to Housing on Merit's ongoing partnership with Kitchens for Good, program participants at our Vista La Rosa Learning Center in San Diego, California, enjoyed healthy and delicious meals at no cost three times per week throughout the summer. These meals helped to ensure that youth, who typically enjoy lunch provided by their schools, did not go hungry during summer break. During mealtime, attendees help to set up a "share table," where everyone gathers to eat and build friendships. Any leftover food is offered to those still hungry, so everyone leaves with a full belly.



Vista La Rosa youth enjoying meals before completing their homework.



Springville Senior's craft group attendees making cards.

The residents at Springville Senior Apartments in Camarillo, California, enjoy weekly craft classes, led by Resident Services Coordinator, Berenice Monroy. Attendees enjoy each other's company and are encouraged to share their craft ideas and expertise with one another. Recently, participants learned to use a die-cutting machine to cut materials into a variety of shapes, and they created beautiful "Thank You" cards to distribute to our many community partners.

Beyond HOM

In this section we highlight Housing on Merit's professional development in nonprofit leadership and its involvement in local and national discussions about innovative solutions to the affordable housing crisis.

HOM's Executive Director Completes Harvard University's Nonprofit Leadership Executive Certificate

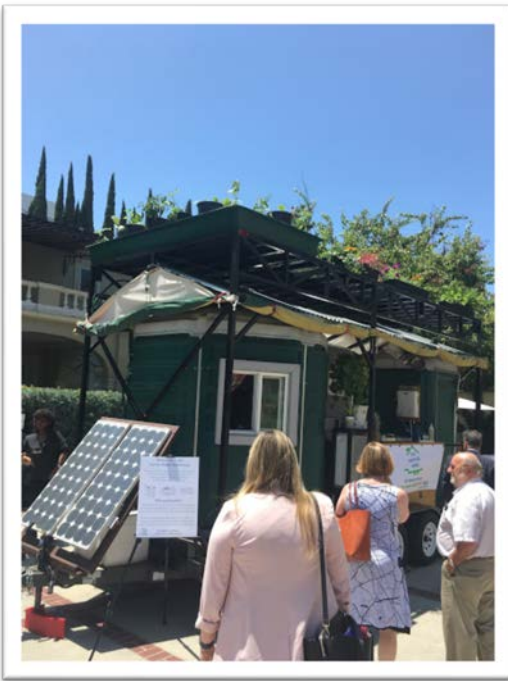
Housing on Merit's Executive Director, Jennifer Litwak, was awarded a certificate of completion for the Nonprofit Leadership Program in June 2019 from the John F. Kennedy School of Government at Harvard University, Executive Education. Coursework included Mobilizing Your Nonprofit Board, Nonprofit Financial Stewardship, and Performance Measurement for Effective Management of Nonprofit Organizations. Each course of the Executive Certificate program is designed with the understanding that effective leadership requires a continuous commitment to learning, building new skills and expanding a global community of leaders. Courses also align with Harvard Kennedy School's Executive Core Qualifications that include the competencies of Leading Change, Leading People, Results Driven, Business Acumen and Building Coalitions.



Harvard University's Nonprofit Leadership Class of 2019.

"Engage LA" Mayor's Event – July 2019

In July, HOM's Housing Innovation Coordinator, Charly Ligety, attended the "Engage LA: Innovations in Supportive Housing" event, hosted by Mayor Eric Garcetti, First Lady Amy Elaine Wakeland, and the Getty House Foundation Board of Directors at the Getty House (the Mayor's residence). The event featured a panel of housing experts, who discussed a number of exciting initiatives from private and public sector partners that enhance and rethink how we deliver housing solutions to persons experiencing homelessness. Following the panel, attendees had the opportunity to visit an exhibition of innovative housing solutions including modular construction, tiny homes, and campus-style intergenerational housing designs. Traditional and non-traditional supportive housing developers featured their work using posters, mini models, and even a full-scale prototype permanent support housing unit parked in the Mayor's backyard. The event highlighted the impact of combining discussion panels, networking tables and exhibits to showcase the latest trends in affordable housing. This event also provided those new to the housing industry a platform to introduce their innovative housing solutions to local stakeholders.



Innovative housing exhibits showcased at "Engage LA" event.

AIA Design for Dignity – July 2019

Housing on Merit’s Housing Innovation Coordinator, Charly Ligety, participated in discussions about housing inclusivity during the 4th Annual LA Design for Dignity Conference, hosted by American Institute of Architects (AIA). More than 230 architects, developers and city officials, convened to hear presentations on affordable housing challenges and proposed solutions. The event closed with a series of breakout discussions centered on recommendations on how to more quickly build quality affordable housing in Los Angeles.



HOM’s Housing Innovation Coordinator, Charly, moderates group discussion during AIA’s 4th Annual LA Design for Dignity Conference.

To build on the passion and energy of the conference, AIA organized a follow-up meeting with many of the attendees one month later, on August 20th. This meeting was hosted by the architecture firm, ZGF, in their downtown Los Angeles office. Over 60 participants formed nine working groups, each tasked with addressing one specific housing issue highlighted on AIA’s Nine Point Action Plan (a document stemming from the roundtable discussions during the July conference). The working groups plan to continue meeting on a regular basis to either tackle an issue or help push forward a creative solution. This is a great example of how a one-day conference can be leveraged to promote ongoing collaboration.

The City of San Diego Nonprofit Academy – August 2019



The City of San Diego’s Nonprofit Academy Opening Session.

Housing on Merit’s Planning & Programming Coordinator, Vivian Preciado, received a certificate of completion for attending the City of San Diego’s Nonprofit Academy, a two-day comprehensive program presented by The Nonprofit Institute at the University of San Diego and sponsored by the City of San Diego. An award-winning educational program, the City of San Diego Nonprofit Academy is designed to educate local nonprofit leaders in ways to maximize their operational efficiency, better compete for grant funding and potentially partner with the City of San Diego in its ongoing programming targeting residents and neighborhoods most in need. Courses particularly relevant to Housing on Merit’s team included Integrated Program Design and Budget, Effective Board Governance, The (B)ART of Nonprofit Leadership, and Storytelling Strategies.

CAHDA Talk – August 2019



Attendees of the CAHDA Talk on August 15th, including HOM's Housing Innovation Coordinator, Charly, in the back row on the far right.

In August, the California Affordable Housing Development Association (CAHDA) hosted a roundtable discussion focused on the skyrocketing costs of affordable housing. The event was held at the offices of Sheppard Mullin and is part of a series of breakfast meetings, during which industry experts discuss a variety of affordable housing topics. The purpose of these meetings is to spark meaningful conversation within the diverse development community about the opportunities and challenges facing the affordable housing industry. Planning deputies from LA City council districts and the Los Angeles Housing + Community Investment Department were in attendance, and they plan to incorporate many of the comments and issues raised during the meeting into their proposed improvements to policies and procedures related to housing.



Office Locations:

Los Angeles:
1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

San Diego:
501 West Broadway, Suite 515
San Diego, CA 92101

Washington D.C.:
730 11th Street NW, Suite 600
Washington, D.C. 20001

Your donations go a long way! Consider supporting our work by making a monetary or in-kind donation. See the various ways to give below.



Ways to Give

Online: housingonmerit.org/donate/

Checks made payable to:
Housing on Merit
1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

Look up our EIN when you shop: 45-2991692
AmazonSmile
Ebay GivingWorks
PayPal Giving Fund

Connect with us on Social Media!
[@HousingOnMerit](#)

