2019 was a great year for LISC Los Angeles (LISC LA), with lots of growth and many accomplishments, from $30 million in capital deployed in grants and loans influencing the development of hundreds of new residential homes, supporting small businesses and job creation, to improving organizational capacity and investing in play spaces to make communities that much more livable.

As 2020 approaches, I’m excited to have a newly approved strategic plan (2020–2024) that capitalizes on the opportunities presented in the decade ahead. This past year, LISC LA leads as number 2 in the nation of all 35 LISC offices in lending volume. We have expanded our philanthropic partnerships and our national best practice training work - the Housing Development Training Institute (HDTI) - to now include additional trainings such as the Faith-Based Housing Development Training Institute (FB HDTI) and the Asset Management Training Institute (AMTI).

In 2019, we began implementation on two major economic development programs – ASCEND Los Angeles and the South Los Angeles Economic Inclusion Demonstration Project, which will lead to implementation programming in the spring of 2020. We urge you to continue to learn more about and follow these initiatives.

I couldn’t be more proud to lead a team of professionals who are doing so much to tackle homelessness and expand economic opportunity for diverse small businesses and everyday working people in neighborhoods where we are championing health centered strategies by ensuring there is access to healthy food and recreational spaces.

Some of the highlights from 2019 are:
- $30.7M in lending to affordable housing projects
- 412 new affordable housing units financed
- Nearly $2M in economic development and small business lending
- Almost $900K in grants deployed to 19 nonprofit organizations
- 56 participants in the Advanced Housing Development Training Institute; 31 from the LA region
- 16 AmeriCorps members placed at LA region nonprofits
- 11 trainings and convenings to support capacity building in the field
- 23 participants in the Asset Management Training Institute
- 175 participants in the Faith-Based Housing Development Training Institute
- 548 clients served by the LA region Financial Opportunity Center network (FOC)
- Countless friends and supporters who gave strategic advice, resources and time to our work
- 7 Amazing LISC LA staff to get it all done!

2020 promises to be a year of great possibilities and success. We can’t do this alone and can’t wait to see what we can accomplish together.

Thank you,

Tunua Thrash-Ntuk
Our Year in Review
By the Numbers
2019

Lending

$30.7M in affordable housing and lines of credit lending resulting in 412 new affordable housing units

Grants

$867,124 granted to 19 organizations

Trainings

11 hosted trainings and convenings to increase the capacity of the community development field

Americorps

16 members deployed to support the capacity of non-profits in the LA market

Advanced Housing Development Training Institute

56 students across California
31 from the LA region

8 episodes released in 2019 highlighting our work in economic inclusion, transit-oriented development, opportunity zones, and so much more.

Check out the top most played episodes of 2019:

1. Changemakers LA Episode #9: Economic Inclusion In LA County
3. Changemakers LA Episode #12: Opportunity Zones

REPORT

'EVERYONE IN' ECONOMIC INCLUSION INITIATIVE

Phase 1 Summary: Developing Solutions to Advance Economic Inclusion in Long Beach

1 released titled “Everyone In Economic Inclusion Initiative Phase 1 Report”
2019 Highlights
Developing Leaders That Are Ready to Address Homelessness

Asset Management Training Institute Series (AMTI)

Through the generous support of JPMorgan Chase, LISC LA launched the Asset Management Training Institute (AMTI), which provide partners with the resources to further develop the skills and credentials necessary to successfully manage affordable housing and increase impact in our communities.

Click here to learn more about the AMTI program.

LISC 2019 Advanced Housing Development Training Institute

Building the capacity of the community development field and its future means investing in the next generation of practitioners, advocates and leaders. LISC launched the Housing Development and Training Institute (HDTI) program in 1988. For over 30 years, HDTI has been the premier affordable housing training program that supports the professional development of both emerging and seasoned project managers throughout California. Thank you to MUFG Union Bank for their support of our largest HDTI cohort to date.
LISC LA continued its series of trainings for Faith Based Organizations interested in real estate development with a specific focus on affordable housing and mixed use development. This program was launched to help mission driven organizations grow a project from concept to construction and beyond by providing training and technical assistance to help grow organizations’ understanding of the affordable housing development process and the steps to build a successful joint venture partnership.

Through a grant from MUFG Union Bank, LISC LA started Phase 2 of the initiative with technical assistance services to help a cohort of faith-based organizations develop affordable housing or mixed use projects on their available land.

LISC LA offered the LISC AmeriCorps Housing Initiative Program (LA HIP) for the second year to attract and retain new, promising individuals to the field of affordable housing project management. By utilizing the LISC AmeriCorps program, we meet the double bottom line of increasing the number of affordable units and developing the industry’s talent bench. LISC has committed to growing the capacity of the members by providing 3 training intensives with topics ranging from affordable housing 101 to developing proformas.

Thank you to our 2019 AHIP hosts:

- LA Mas
- A Community of Friends
- EAH Housing
- East LA Community Corporation
- PATH Ventures
- LINC Housing
- New Economics for Women
In summer 2019, East LA Community Corporation (ELACC) held a groundbreaking ceremony for El Nuevo Amanecer Apartments in unincorporated East Los Angeles. The new community will consist of 61 units of affordable housing, with 21 units of permanent supportive housing for homeless veterans. The remaining 28 units will house low-income families.

LISC provided ELACC with $425,000 of early-stage pre-development financing, equipping ELACC with the necessary capital to carry out pre-development activities and move toward construction.

All tenants will enjoy the building’s amenities, including 61 residential parking spaces, 10,000 square fee of commercial retail space, four laundry rooms, two community rooms, a recreational courtyard, fitness room, a community garden and terrace, and bicycle parking.

In 2019, we celebrated the groundbreaking for the re-development of the historic Casa De Rosas campus.

Ward Economic Development Corporation (WEDC) is partnering with Integral Group to transform the historic Casa de Rosas into a campus with 37 units for formerly homeless single-parent veterans with a child.

LISC LA provided a $250,000 pre-development loan for the project.
Since winning a Wells Fargo Diverse Community Capital (DCC) grant in 2018, LISC LA has been working with five minority-led community development financial institutions (CDFIs) and mission-based lenders in Los Angeles.

Lendistry is one of these local minority-led lenders. In 2019, LISC closed a loan to Lendistry to increase its ability to lend to diverse small businesses across Los Angeles. This is a first-of-its kind loan for LISC LA and marks a pivotal development in the relationship between two minority-led CDFIs.

LISC LA is proud that this loan will not only enhance the balance sheet of a minority-led CDFI, but also will allow for more capital to be channeled to diverse small business owners.

Preserving Cultural Neighborhood Gems: A Series of Case Studies

LISC LA hosted a half-day convening highlighting a set of preservation strategies being undertaken in some of Los Angeles’ historic cultural communities. Attendees heard from practitioners who are actively pursuing diverse, innovative ways to maintain and build community assets through community ownership models, creative place-keeping, and legacy business preservation tactics. By elevating these case studies, this event ignited discussion across LA communities facing gentrification and displacement.

Panels included:

- If Not Us, Then Who?: Securing Affordability through Community Ownership
- Keeping Mom & Pop on the Block: Tools for Business Preservation
- Claiming Our Space: The Role of Creative Placemaking in Preservation
Through our partnership with Kiva, we empower undeserved entrepreneurs with capital and community support. Kiva is an online crowdfunding platform that allows small businesses to access 0% no fee loans up to $10,000. LISC LA has an accelerator fund that matches borrower campaigns dollar for dollar and a network of community partners to offer the businesses the technical assistance they need to grow. Support for the Kiva Accelerator Fund in 2019 is provided by Pacific Premier Bank and City National Bank.

Thanks to a Kiva loan of $10,000, I was able to purchase a second baking oven and extra cooking equipment to keep pace with my breads’ growing popularity in Long Beach.

~Arturo Enciso, Kiva Borrower & Owner of Gusto Bread
Supporting the Financial Stability of Families

Financial Opportunity Centers (FOCs) are career and financial coaching service centers that help low income people build smart money habits and focus on the financial bottom line. LISC LA has a network of more than 3 FOCs across LA County, embedded in local community organizations that are trusted, known for their history of providing quality services, and convenient to where people live and seek out services.

Our partners, Central City Neighborhood Partners, Coalition for Responsible Community Development, and Mexican American Opportunity Foundation, provide 3 bundled services: employment and career counseling, one-on-one financial coaching and education and low-cost financial products that help build credit, savings and assets. The FOCs are part of our broader efforts to expand economic opportunity for low-income people in LA County.

548 clients served by an FOC
118 clients placed in jobs
83 clients with increased net worth
Thank you to our generous partners:

- Annenberg Foundation
- Bank of America
- Bank of the West
- Banner Bank
- BBVA Compass
- Boston Private Bank & Trust Company
- California Bank & Trust
- California Community Foundation
- Capital One
- CIT Bank
- Citi Bank
- City National Bank
- Comerica Bank
- Citizens Business Bank
- East West Bank
- Edison International
- Farmers & Merchants Bank
- Federal Home Loan
- Bank of San Francisco
- HSBC Bank USA
- Jimar Wilson
- Joe Horiye
- JP Morgan Chase
- Kaiser Foundation
- Long Beach Community Foundation
- Manufacturers Bank
- MUFG Union Bank
- Opus Community Foundation
- Pacific Premier Bank
- Pacific Western Bank
- The Ralph M. Parson’s Foundation
- Torrey Pines Bank
- Southern California Edison
- Sterling Bank and Trust
- U.S. Bank
- Weingart Foundation
- Wells Fargo
- Western Alliance Bank

Staff

Tunua Thrash-Ntuk
Executive Director

Alexandra Dawson
Community Development Officer

Emma Kloppenburg
Program Officer

Miranda Rodriguez
Program Officer

Jessica Wackenhut
Program Officer

Sandra Romero
Program Assistant

Samantha Salmon
Program Assistant

Joe Horiye
Western Region Program Vice President (LISC National Staff)