



ANNUAL REPORT 2024

Letter from the President and CEO

What began as a pioneering vision for senior homeowners to age in place has evolved exponentially in response to community need. Since ALA's founding in 1978, thousands of people, from age 23 to 104, have found stable, affordable housing and health support services to create a path to independence and wellbeing.

A holistic approach is what distinguishes ALA; our portfolio has evolved to consider both the needs of individuals, and the needs of the community. The socioeconomic reality in Los Angeles County presents the broader ongoing problem of housing instability for low-income and high-acuity people, and the work would not be possible without the tireless dedication of our staff, supporters, and funders.

ALA's Program Members are racially, ethnically, and socio-economically diverse: 100% are low-income, 75% are minorities and 65% live with a disability. We meet our Members where they are, and our purpose is to stabilize them in safe and supportive housing, provide access to healthcare, and link them to community services and resources.

Looking ahead to 2025, community listening drives our core mission: to reduce disparities and promote housing and health equity by enabling access to permanent housing and healthcare support for high acuity, chronically homeless, and low-income individuals in Los Angeles County.

We thank you for your support and hope you will continue on the journey with us.

In gratitude,

Antonio Manning

President and CEO, Affordable Living for the Aging



2024 GOALS

Advance Housing & Health Equity for Low-Income Residents in Los Angeles County

Services

Deepen ALA's reach into under-served areas of LA County. Foster community listening. Integrate operational technology into service delivery.



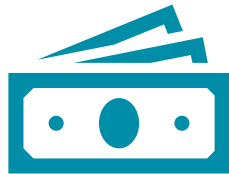
Staff

Enhance teamwork between those in the office and those in the field. Support and continue training all staff with technology platforms.



Financial

Focus on measurable goals to achieve financial and program stability. Hone long-term property development plan. Pursue local grant partnerships to foster community.



Operations

Optimize technology capacity. Expand technology integrations to collect data-driven insights.

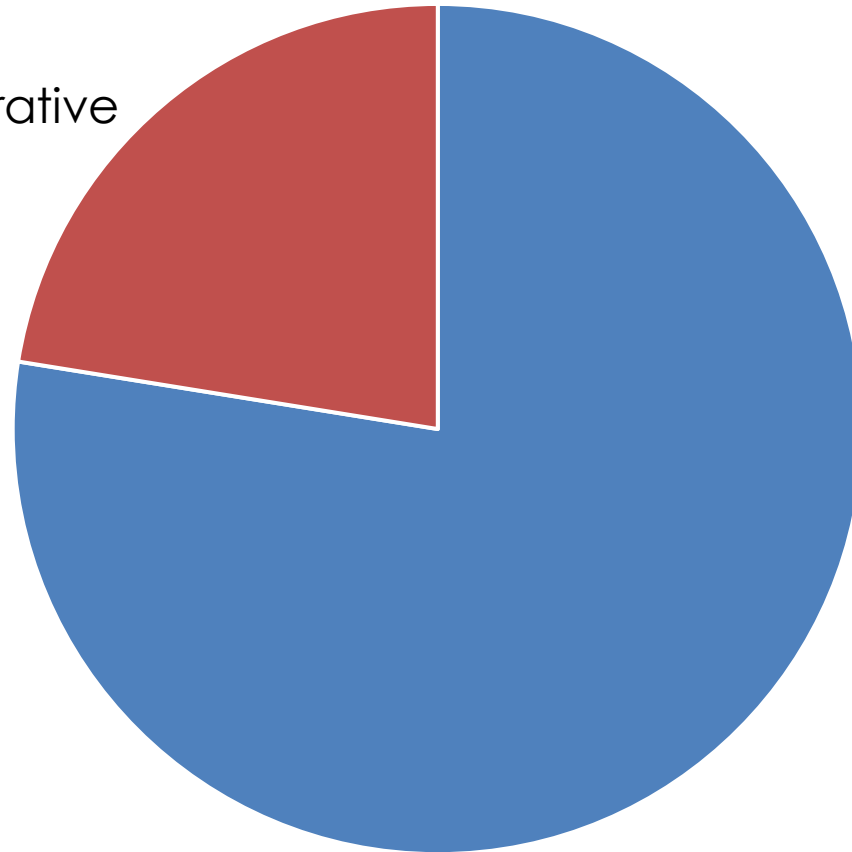


VALUE PROPOSITION

78% of ALA's budget is allocated to Programs:

- *Shared Housing*
- *Affordable Housing*
- *Permanent Supportive Housing*
- *Enhanced Care Management*

General & Administrative
22%



Programs
78%

FINANCE

at a Glance



2024 Revenue

\$2,557,137



Contributions (Grants)

\$767,026 (30%)



Public Contracts

\$366,853 (14%)



Rental Income

\$806,357 (32%)



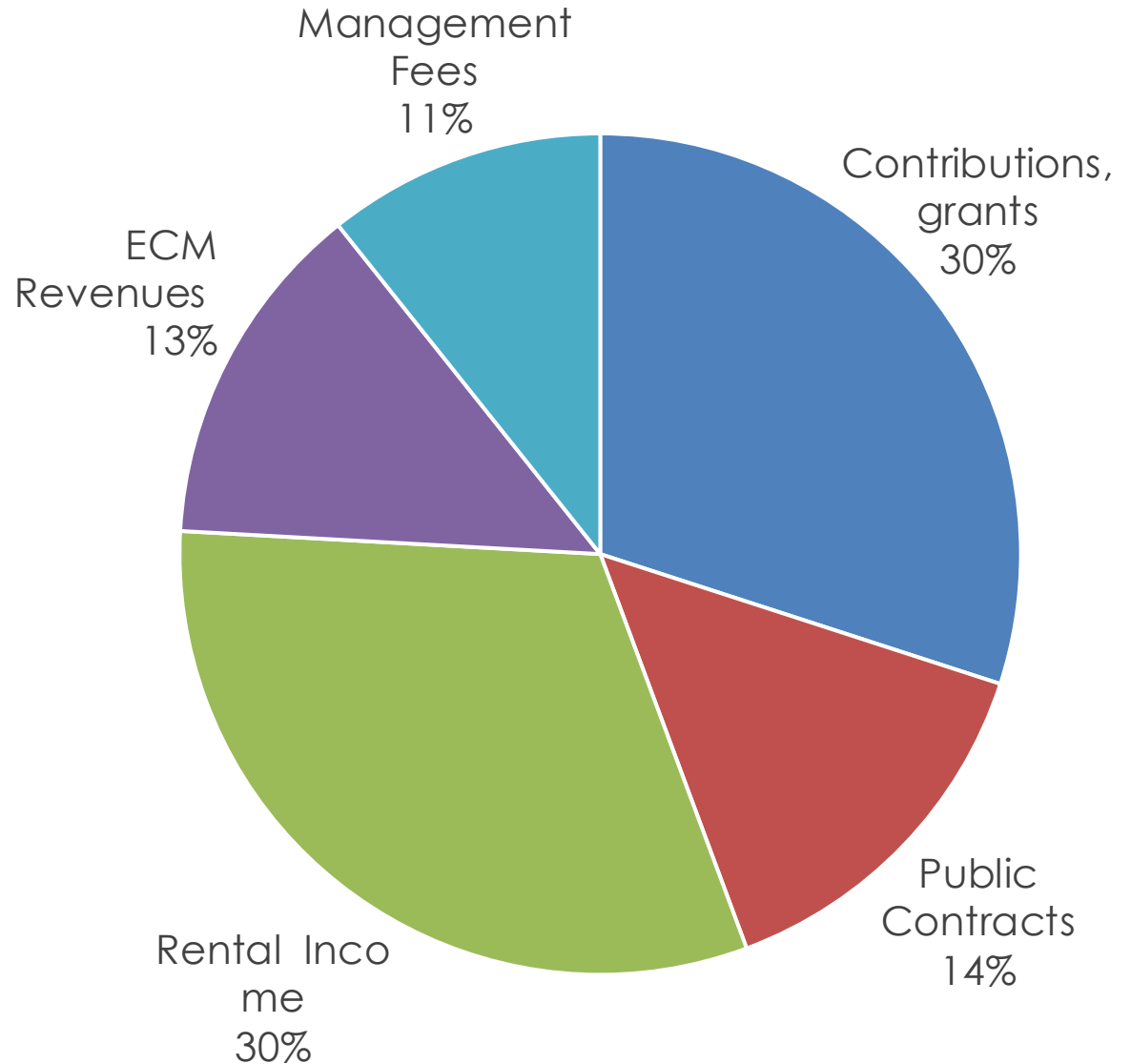
ECM Program Fees

\$343,027 (13%)



Management Fees, other

\$273,874 (11%)



FINANCE

at a Glance



2024 Uses of Funds
\$2,634,734



Program Service Delivery
\$1,150,792 (44%)



Affordable Housing Program Building Operations
\$663,835 (25%)



Affordable Housing Program Property Development
\$228,347 (9%)



General and Administrative
\$437,133 (17%)



Fundraising
\$154,672 (5%)

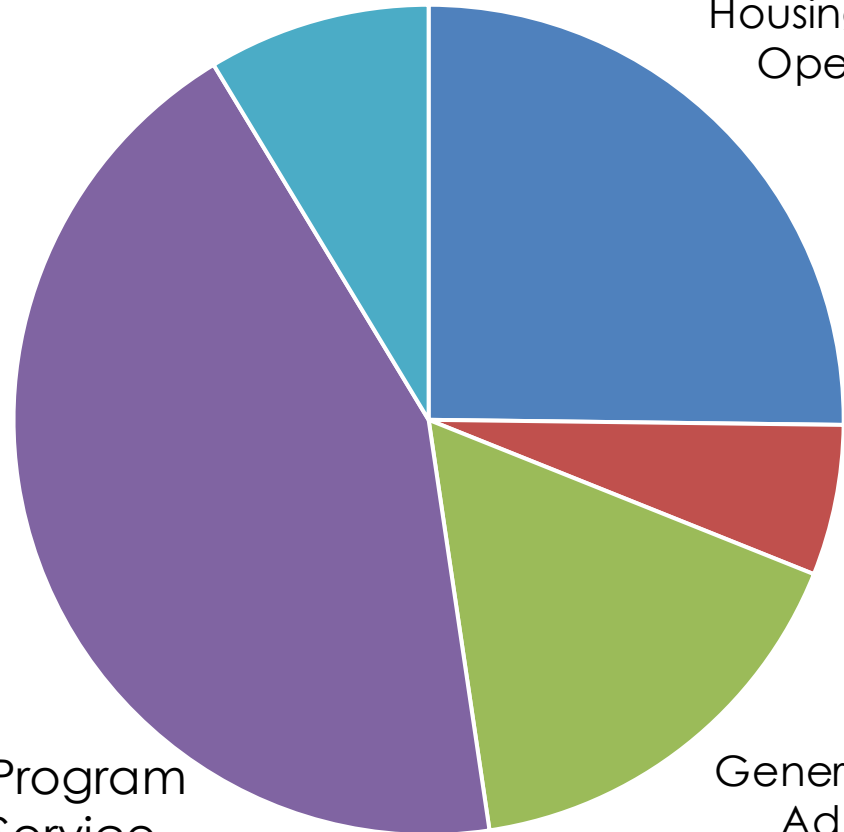
Affordable Housing Development
9%

Affordable Housing Bldg. Operations
25%

Fundraising
5%

Program Service Delivery
44%

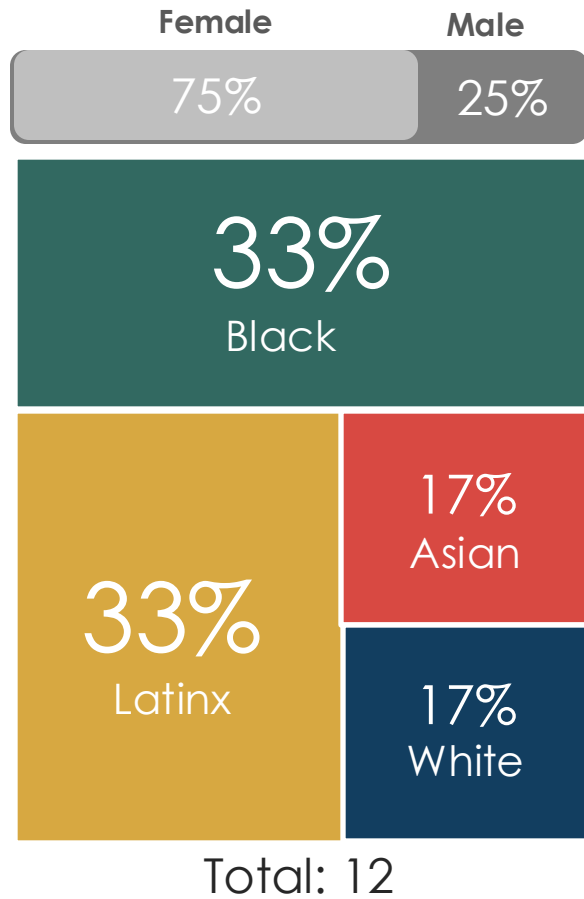
General & Admin
17%



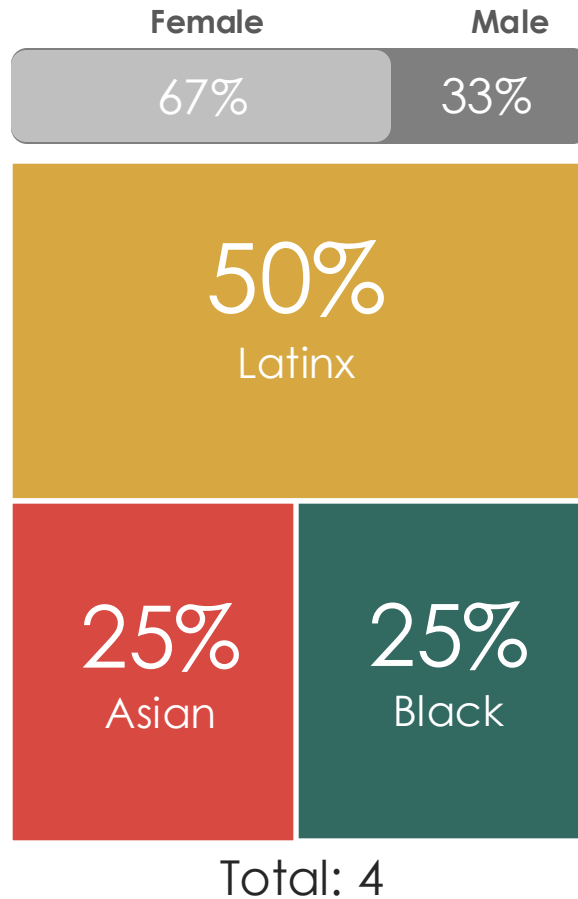


ALA WORKFORCE

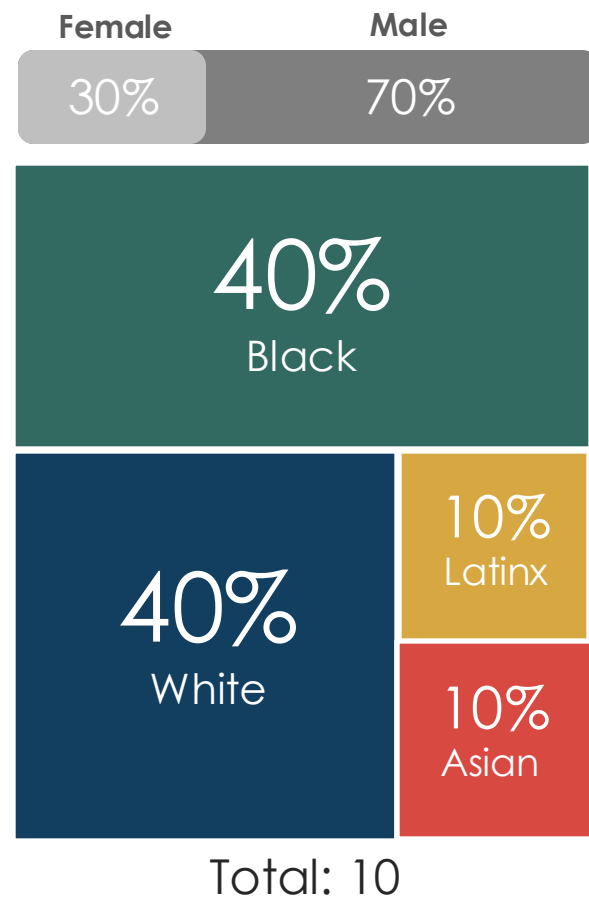
Demographics



STAFF



MANAGEMENT



BOARD

Operations Snapshot

12 Total Staff

4 Management

2 New Staff Hires

4 VISTA Fellows

12 Grants received



Four new AmeriCorps VISTA Fellows

helped expand ALA's capacity in Data Analysis, Program Management & Outreach, Fundraising, and Marketing



Deepened technology & data analysis

In monday.com to strengthen client and care management capacity



Activated Google Ads non-profit grant

to promote ALA's Shared Housing Program

Shared Housing Snapshot

85

Average Age
home provider



18 Current Matches,
supporting 36 people

61

Average Age
home seeker



13 Matches made in 2024,
supporting 26 people

23

Youngest
participant



Launched intergenerational initiative

104

Oldest
Participant



50% Service Exchange,
50% Rent Exchange

2 yrs.

Average
duration



With investment from L.A. Care, our team
developed a custom matching algorithm

12

Outreach
Events



Collaboration with Kaiser Permanente,
LGBT Center, H.E.L.P., Valley Storefront,
and Helping Hands amplified our impact

Shared Housing Snapshot

SH Success Story



For Scott and Shirley, who were matched through ALA's Shared Housing program in 2019, their connection has been life-changing. Shirley already owned her house, and Scott found a place to call home after experiencing the loss of his spouse.

Shirley is now 104 years old and thriving. Together, they've discovered not just a living arrangement, but the joy of friendship and mutual support.

Affordable Housing Snapshot

99 Members



Seven buildings supported, safe and affordable, near amenities

77 Average Age



Housing designed with seniors in mind

\$947 Avg. Monthly Income



Residents build meaningful friendships and social connections

\$583 Avg. Monthly Rent



Dedicated ALA staff and building management team



**HOUSING
RETENTION**

98% 1 YR

79% 2 YRS

74% 3 YRS

Affordable Housing Snapshot

AH Success Story



John has been a Member of ALA's Affordable Housing Program since 2009. At age 92 he still drives, goes to the gym, and sings in a band!

John has a sharp mind and enjoys life. ALA's Affordable Housing Program gives John the stability to age in place, where he has good friends and strong community ties.

Permanent Supportive Housing Snapshot

74 Clients Supported



Six Buildings Supported
(Four are ALA owned)

66 Average Age

19% Homeless



98% Residents Maintained Housing
After One Year

24% High Utilizer

\$858 Avg. Monthly
Income

\$258 Avg. Monthly
Rent



New partnerships include: Sherman
Oaks East Valley Adult Center, Dignity
Health , Core Center, NorthStar Home
Health, Wise and Healthy Aging

200+ Linkages to
resources

Permanent Supportive Housing Snapshot

PSH Success Story



After suffering a stroke, Angela became confined to a wheelchair and could no longer work for a living. She eventually became homeless.

In 2019 Volunteers of America linked Angela to ALA, and she has been in stable Permanent Supportive Housing ever since. ALA's Social Service staff linked Angela to CalFresh benefits and an in-home caregiver who assists with daily tasks and transportation to medical appointments.

Enhanced Care Management Snapshot

109 Members

58 Average Age

30% SMI/SUD

38% High Utilizer

23% Homeless

3% LTC Adults

\$1011 Avg. Monthly
Income



ECM certified with LA Care, Anthem and Kaiser



82% of Members reached at least one goal on their care plan



Developed and implemented Case Management platform and claims system



Awarded funding from PATH/Cited to expand to additional populations including Maternal health/Birth equity, homeless youth, and high-utilizer youth

Enhanced Care Management Snapshot

ECM Success Story



From a formerly unhoused ALA Member:

"Thank you very much for everything you have done, and you are actually someone who is here to help the people and thank you for helping me.

I am good and I feel well. Even though I do have my eyes that aren't well, I have learned to manage. Thank you for the help, my new in-home provider is great and the food she cooks is delicious."

Social & Digital Snapshot



1,772
Followers



464
Followers



190
Followers



2,023
Email list



22% increase in social media followers



8,753 Total Page Views
across all platforms



1,421 Instagram Reel views



646 Content Interactions



Affordable Living for the Aging

1.7K followers · 148 following

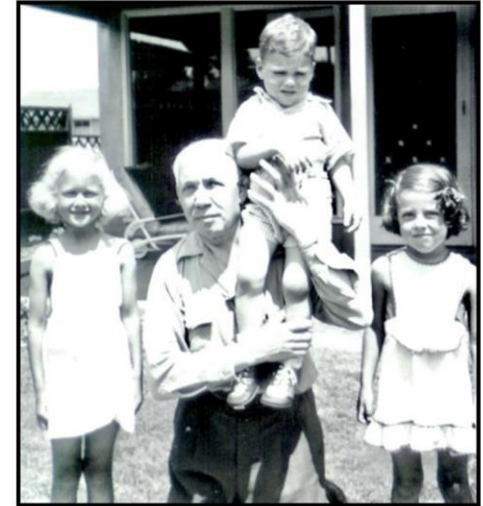


See dashboard

Edit

Advertise

Year End Giving email campaign



*Today is an important day for Affordable Living for the Aging.
Today is Janet L. Witkin Day.*

That's her on the right, with her beloved Grandfather, who was Janet's inspiration when she founded ALA over 45 years ago. Since then, ALA's important work has evolved to serve low-income, homeless, and high-acuity adults through housing, health navigation, case management, and support services.

Janet had a vision and the grit to see it come to life. Today ALA honors that vision; it informs our mission. ALA's work is grounded in the belief that every individual—regardless of age, race, disability, identity, or



...That feeling of security and stability

In this season of gratitude, we're reminded of the security and companionship that everyone deserves.

Committed to making this a reality for those who need it most. For Scott and Shirley, who through our Shared Housing program, their connection has been [life-changing](#). At 104 already owned her home, and Scott found a place to land after experiencing the loss of a loved one, they've discovered not just a living arrangement, but the joy of friendship and mutual support.



This is Camilla

"I feel very fortunate that I have found a home and family at ALA!"

Camilla found ALA's Affordable Housing Program in 2012, after going through a separation from her husband. Now on a limited income, Camilla was unable to manage the high costs of rent in Los Angeles.

ALA's Affordable Housing units enabled her to access housing she could afford.

With the aid of an ALA case worker who helped her navigate options like SSI and financial support, Camilla is now receiving stable benefits each month and can cover her living expenses.

Camilla gives back to her community by gardening onsite and enjoying the communal areas that provide companionship with her neighbors.

Looking Ahead

2025 Goals



Continue development of affordable housing and permanent supportive housing units



Utilize Shared Housing model to house victims of LA wildfires



Secure funding for building maintenance projects & safety upgrades



Continue to expand community listening efforts through resident surveys



Expand ECM Program to additional populations of focus that include Birth Equity/Maternal Health and Homeless Youth

Thank You!



I am thankful for...
my Stability! Thank
you ALA.
- Jerry, Retired Army
Veteran -

#Seasonofgiving