



2025 Annual Report



ALA MISSION

Advancing housing and health equity in
Los Angeles County by providing:

- *Affordable housing*
- *Housing tenancy and healthcare navigation*
- *Case management*
- *Vital resources for low-income seniors and high-acuity individuals*

Letter from the CEO and President

In 2025, ALA expanded its reach and impact at the intersection of housing and health equity across Los Angeles County.

Our Enhanced Care Management program reached a major milestone, now serving individuals ages 5 to 89 and intervening earlier to prevent unmanaged health conditions and long-term homelessness.

We continued to support aging in place with dignity through our Shared Housing program, while remaining committed to affordable housing and strengthening Permanent Supportive Housing to stabilize people at their moments of highest acuity.

Those we serve are racially, ethnically, and socioeconomically diverse, all are low-income, and many live with disability. We meet people where they are, because access to stable housing and overall wellbeing are inseparable.

This demanding work is possible because of the dedication of our staff, board, supporters, public agencies, private donors, and philanthropic foundations who believe in ALA's mission and vision.

Thank you for continuing this work with us.

In gratitude,
Antonio Manning
CEO and President, Affordable Living for the Aging

2025 Goals

- **EXPAND** *reach*
- **DEEPEN** *impact*
- **INCREASE** *visibility*



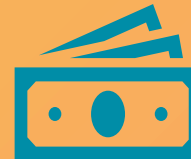
Services

Foster community listening to connect with more Angelenos.



Staff

Focus on cross-training and collaboration.



Financial

Nurture partnerships. Streamline backend process.



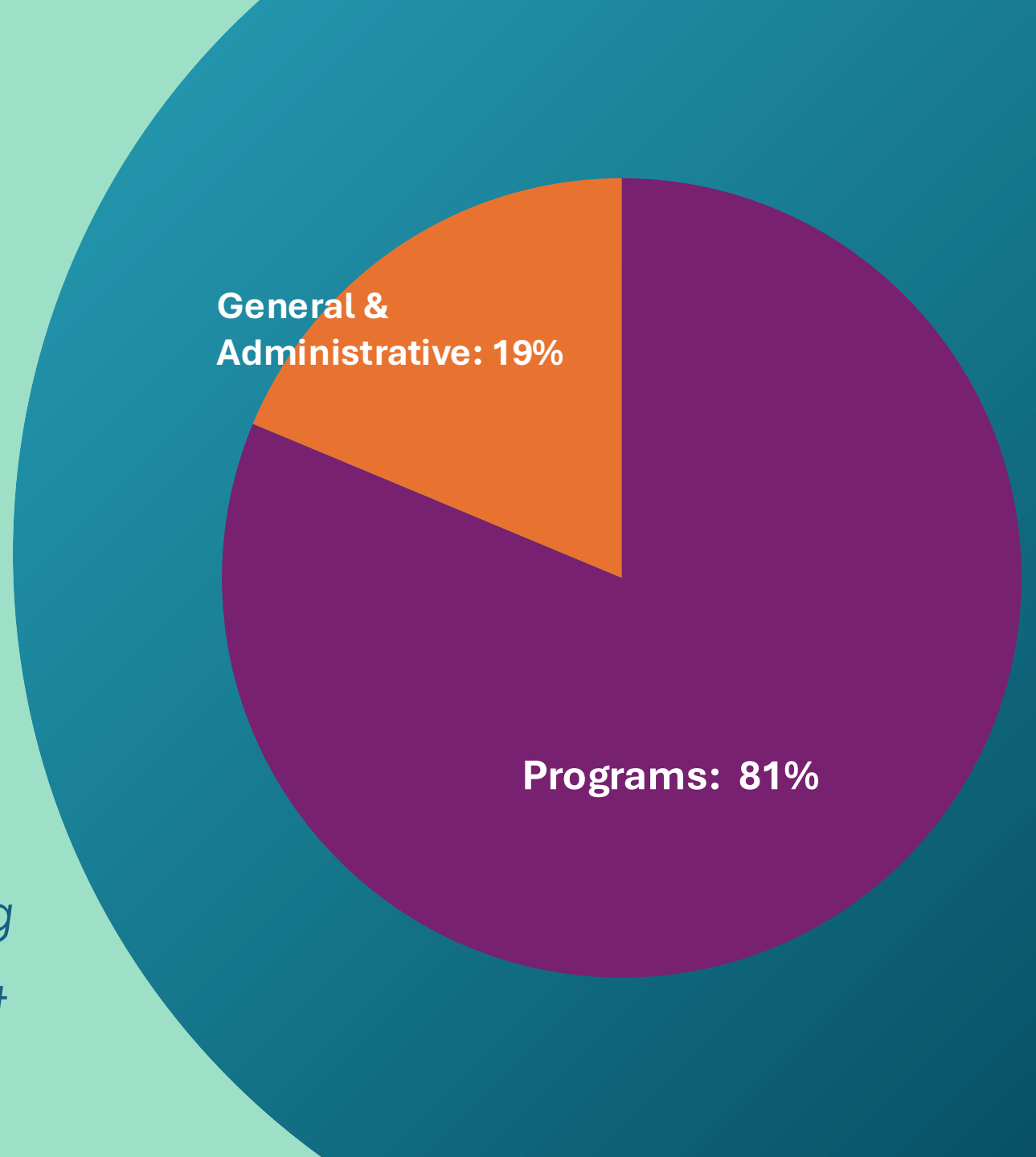
Operations

Evolve technology integration into service delivery and partnerships.

Value *Proposition*

81% of ALA's budget is allocated to Programs:

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



Finance

revenue

2025 Revenue

\$2,047,164

Contributions (Grants)

\$146,937 (7%)

Public Contracts

\$374,077 (18%)

Rental Income

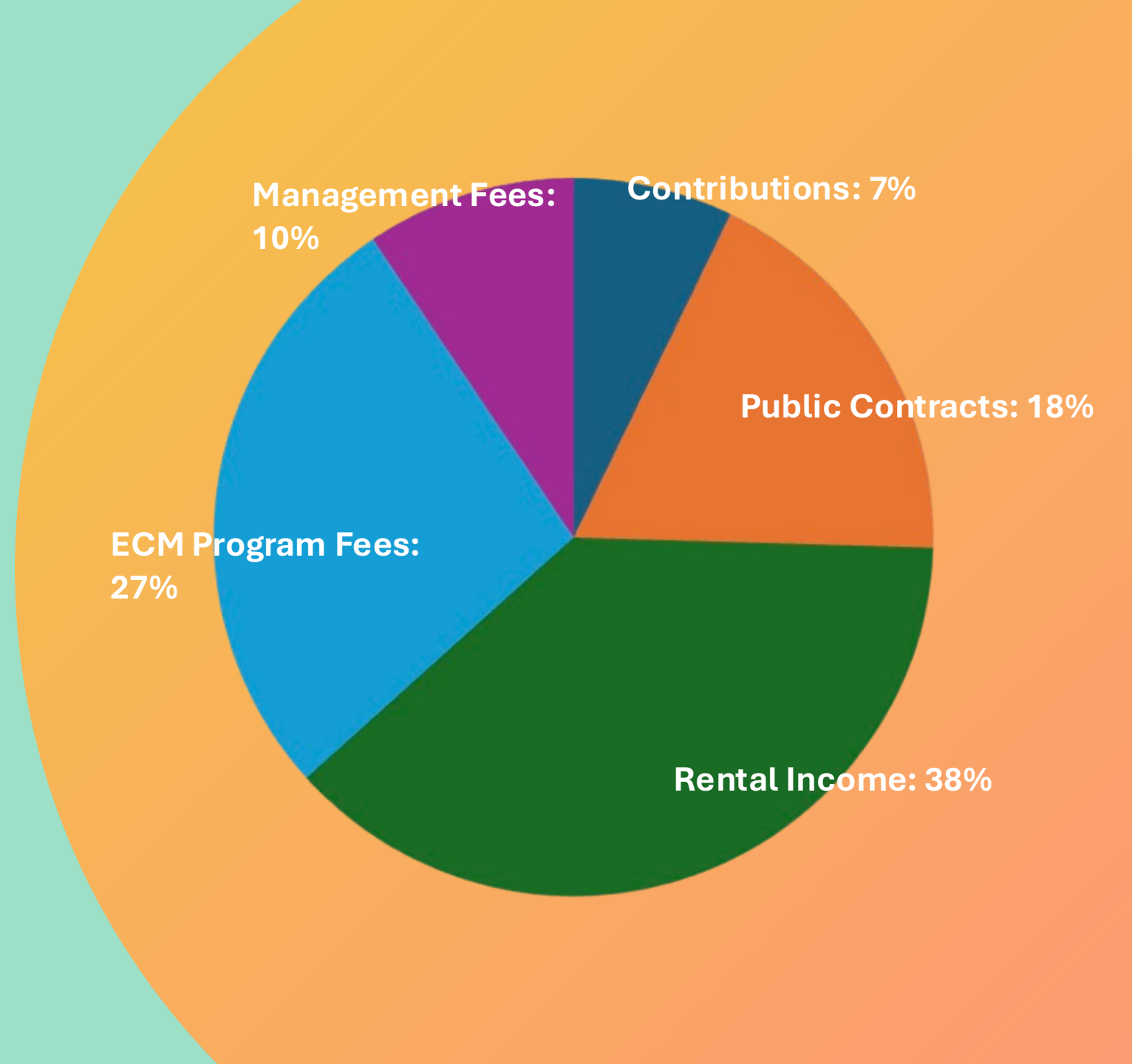
\$775,393 (38%)

ECM Program Fees

\$558,031 (27%)

Management Fees, other

\$192,726 (10%)



Finance *expenditures*

2025 Uses of Funds

\$2,459,432

Program Service Delivery

\$892,475 (36%)

Affordable Housing

Building Operations

\$887,658 (36%)

Affordable Housing

Property Development

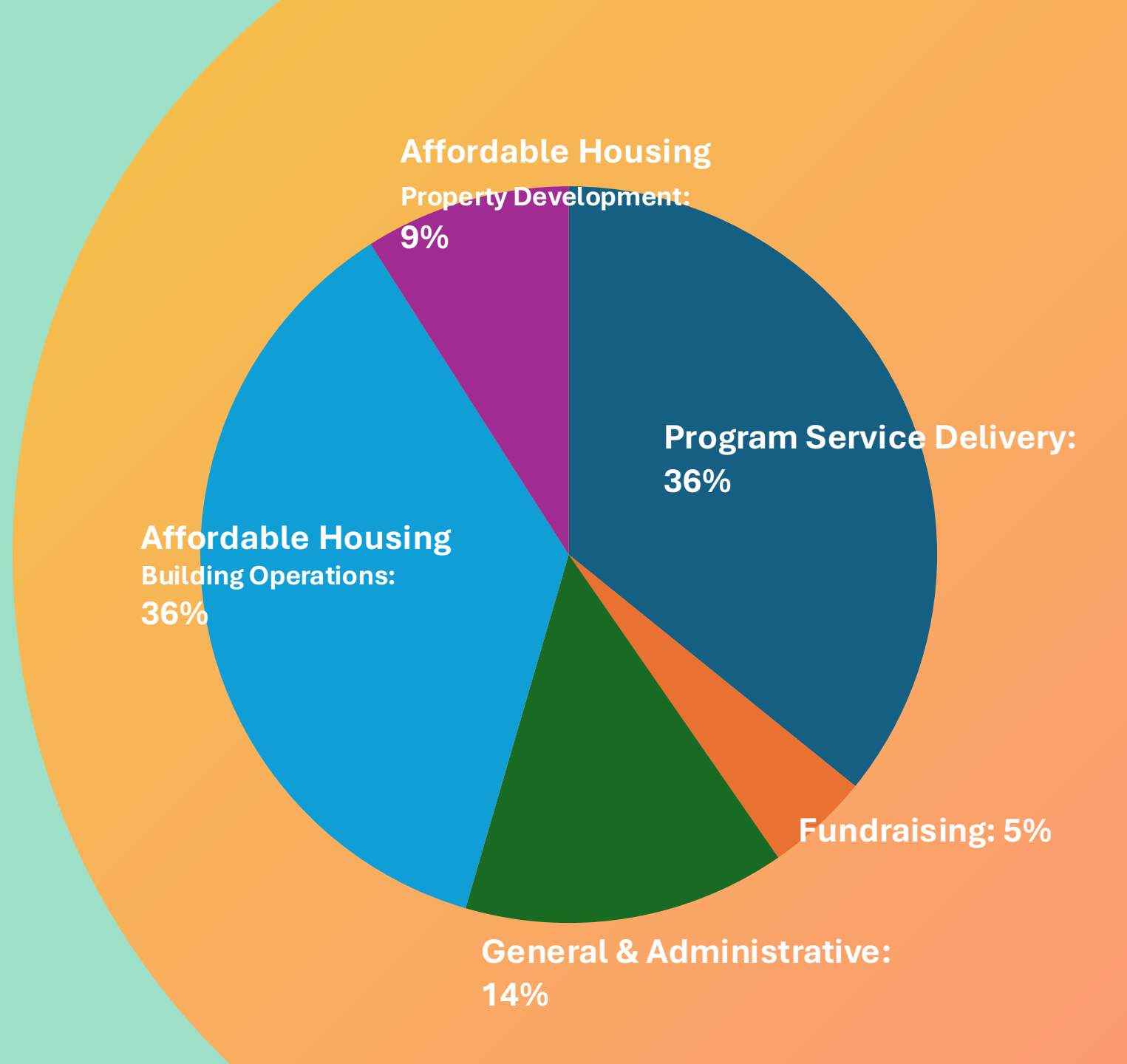
\$221,342 (9%)

General & Administrative

\$346,402 (14%)

Fundraising

\$111,555 (5%)



Our Staff



Board of Directors



Michael Beckson
Beckson Design Associates



Nicole Mcallister Vermeer
Goodwill Southern California



Matt Gammel
Jacobs Engineering



Delilah Lanoix
ButterFli Technologies



Dudley Benoit
Alliant Capitol



Gary Kishner
Herbalife



Keith Drake
Torrey Pines Bank

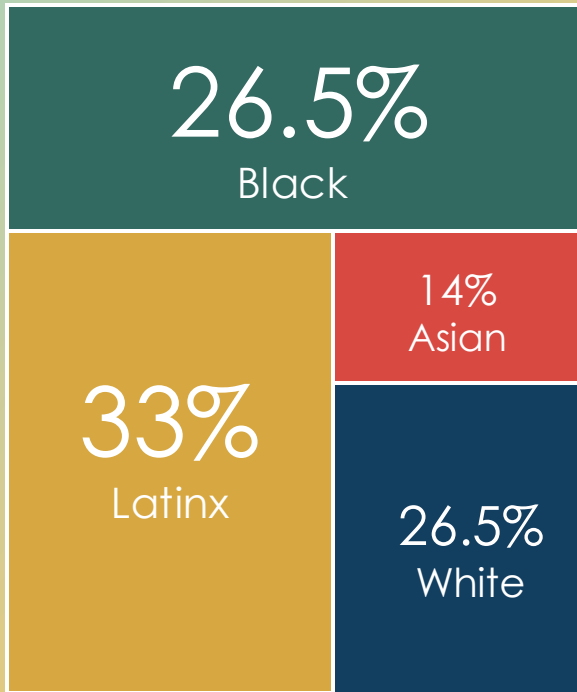
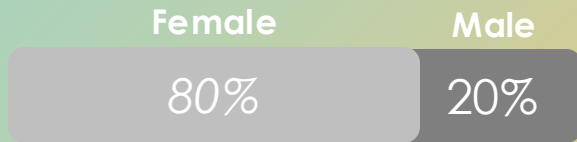


Larry Parks
Forethought Advisors



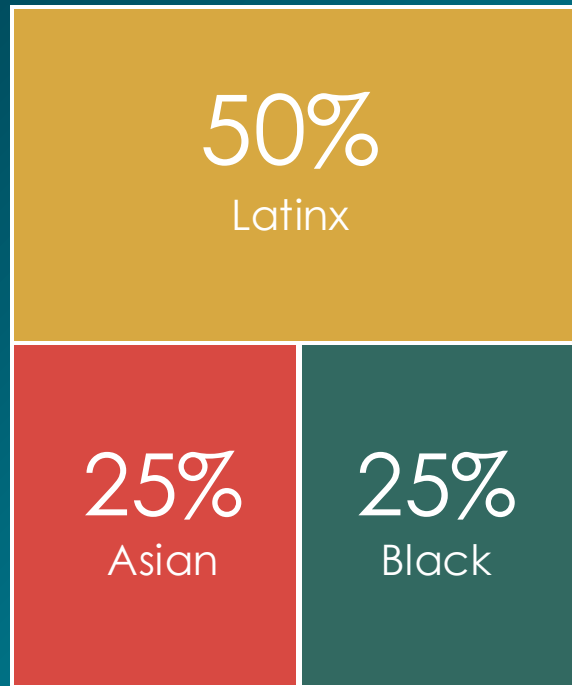
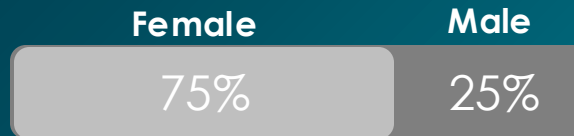
Roberto Barragan
ICON CDC

Workforce *Demographics*



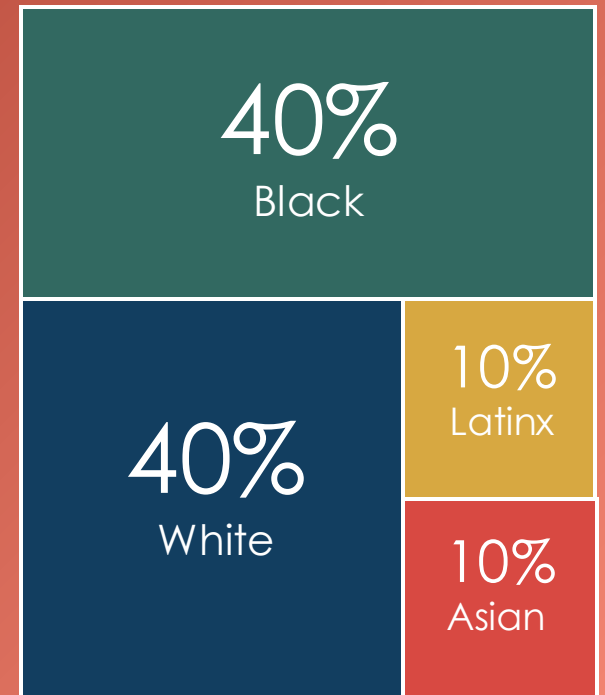
Total: 15

Staff



Total: 4

Management



Total: 10

Board

Operations

at a glance



-
- 9 Foundation & Corporate grants received
 - Certified for CalAIM Community Supports
 - 2 AmeriCorps VISTA fellows helped expand our organizational capacity
 - Continued visibility from Google Ads grant for nonprofits

Shared Housing Program



26 current matches, supporting 51 people
15 matches made in 2025, supporting 29 people



70% service exchange, 30% rent exchange



Launched user portal for program participants



Received grant funding from L.A. Care
and SCAN Health Plan



Cut placement times by half



Outreach partners include LA public libraries,
West Hollywood LGBT Center, and
Glendale Community College

73

Average Age
home provider

63

Average Age
home seeker

24

Youngest
participant

105

Oldest
Participant

2 yrs.

Average
duration

18

Outreach
Events

Shared Housing *Success Story*

"What began as a match has become a genuine family bond, and we see one another as a true blessing.

We are profoundly grateful to the Affordable Living for the Aging Shared Housing Program for bringing us together. This experience has gone far beyond shared housing – it has created a meaningful cultural and language exchange between Salvadoran and African American traditions that enriches our lives every day."



Affordable Housing *Program*

99

Members



Seven buildings supported, safe and affordable, near amenities

73

Avg. Age



Housing designed with seniors in mind

\$1845

Avg. Monthly Income



Residents build meaningful friendships and social connections

\$515

Avg. Monthly Rent



Dedicated ALA staff and building management team



HOUSING
RETENTION

Average tenancy 7.5 years,
Longest tenancy 18 years

Affordable Housing *Success Story*



At 91 years old, ALA resident Teresa has been employed as the property manager of her building for over 11 years.

She stays very active and is a trusted and respected resource for our senior community.

Permanent Supportive Housing



Six buildings supported
Four are ALA-owned

88

Clients served
in 2025



Over 5,500 linkages to services
And benefits

73

Avg. Age



HOUSING
RETENTION

98% retain housing after one year,
95% retain housing after three years

\$1200

Avg. Monthly
Income



Average tenancy is four years for
formerly homeless seniors

\$300

Avg. Monthly
Rent

PSH *Success Story*

Like many chronically unhoused people, Darrell faced substance use and mental health challenges. First, ALA secured stable housing for Darrell, then built trust with him.

With consistent support from onsite mental health providers and a dedicated ALA Case Manager, Darrell has moved off the streets, paid his rent on time, and developed a payment plan for overdue rent and utilities. Darrell is learning the skills to rebuild his life.



Enhanced Care Management

119 New Members
in 2025



ECM certified with LA Care,
Anthem and Kaiser

5 yrs. Youngest
Member



Over 350 individuals served
since program launch in 2022

84 yrs. Oldest
Member



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

\$769 Avg. Monthly
Income



Expanded service delivery to youth
populations

26% SMI/SUD

16% Homeless



Public grant funding from
PATH/Cited initiative

ECM Success Story

***In his own
words...***

*from a formerly
unhoused
ECM Member:*

“With the support of ECM I
have been able to
accomplish many goals for
my physical health, and I
have become more
disciplined.

Being connected to a
housing navigator has
been a game-changer.”

A close-up photograph of two hands shaking in a firm grip. The hands are positioned diagonally across the frame, with the left hand on the left and the right hand on the right. The skin tone is a warm, golden-brown color. The background is a soft, light blue gradient. The text 'Looking Ahead' is overlaid on the image in a dark grey, sans-serif font. 'Looking' is in a bold, uppercase font, while 'Ahead' is in a regular, lowercase font.

Looking

Ahead

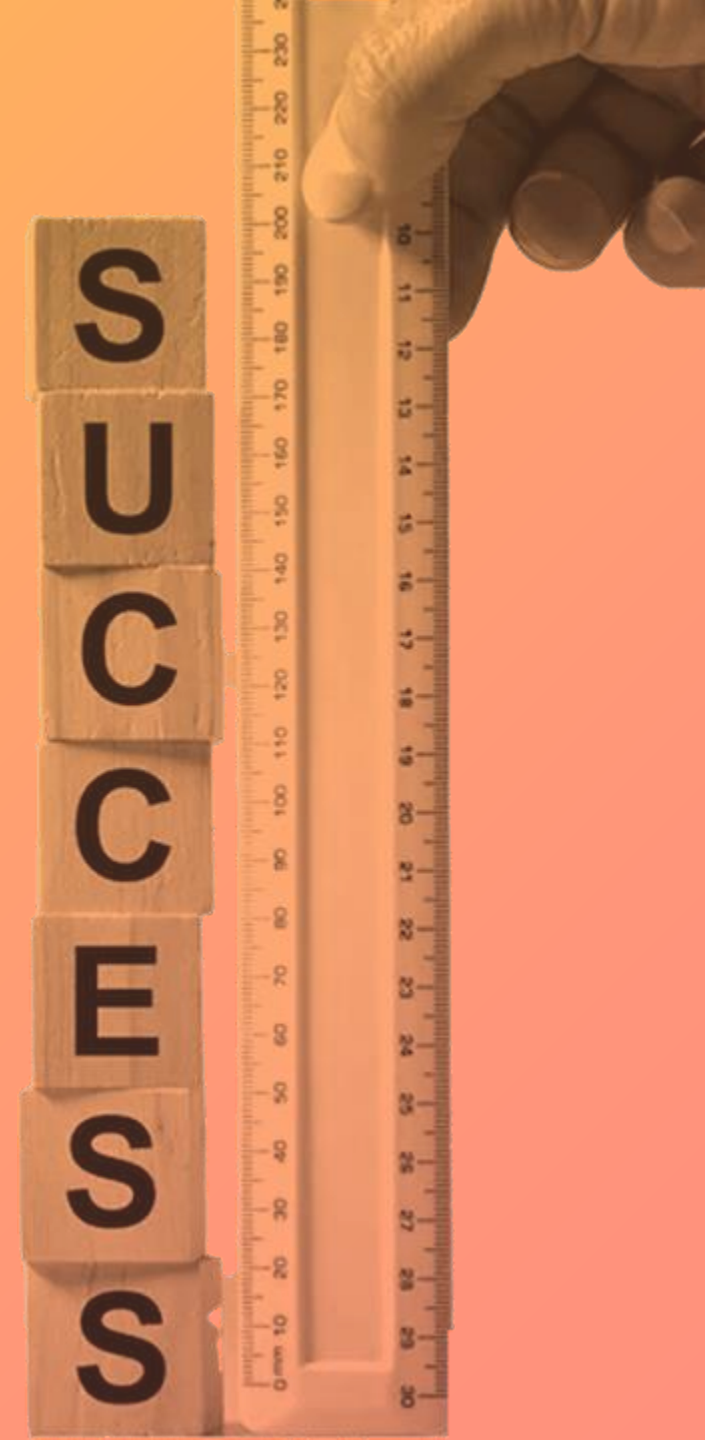
Goals for 2026

Streamline and automate claims process to drive program revenue

Launch Senior Stability Pilot to connect more people to the aging benefits network

Continue program expansion of Enhanced Care Management for high-acuity people of all ages

Look for operational efficiencies to reduce overhead and maximize service delivery





Thank You
