



# 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

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



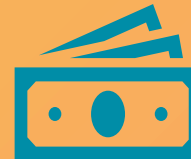
## Services

Foster community listening to connect with more Angelenos.



## Staff

Focus on cross-training and collaboration.



## Financial

Nurture partnerships. Streamline backend process.



## Operations

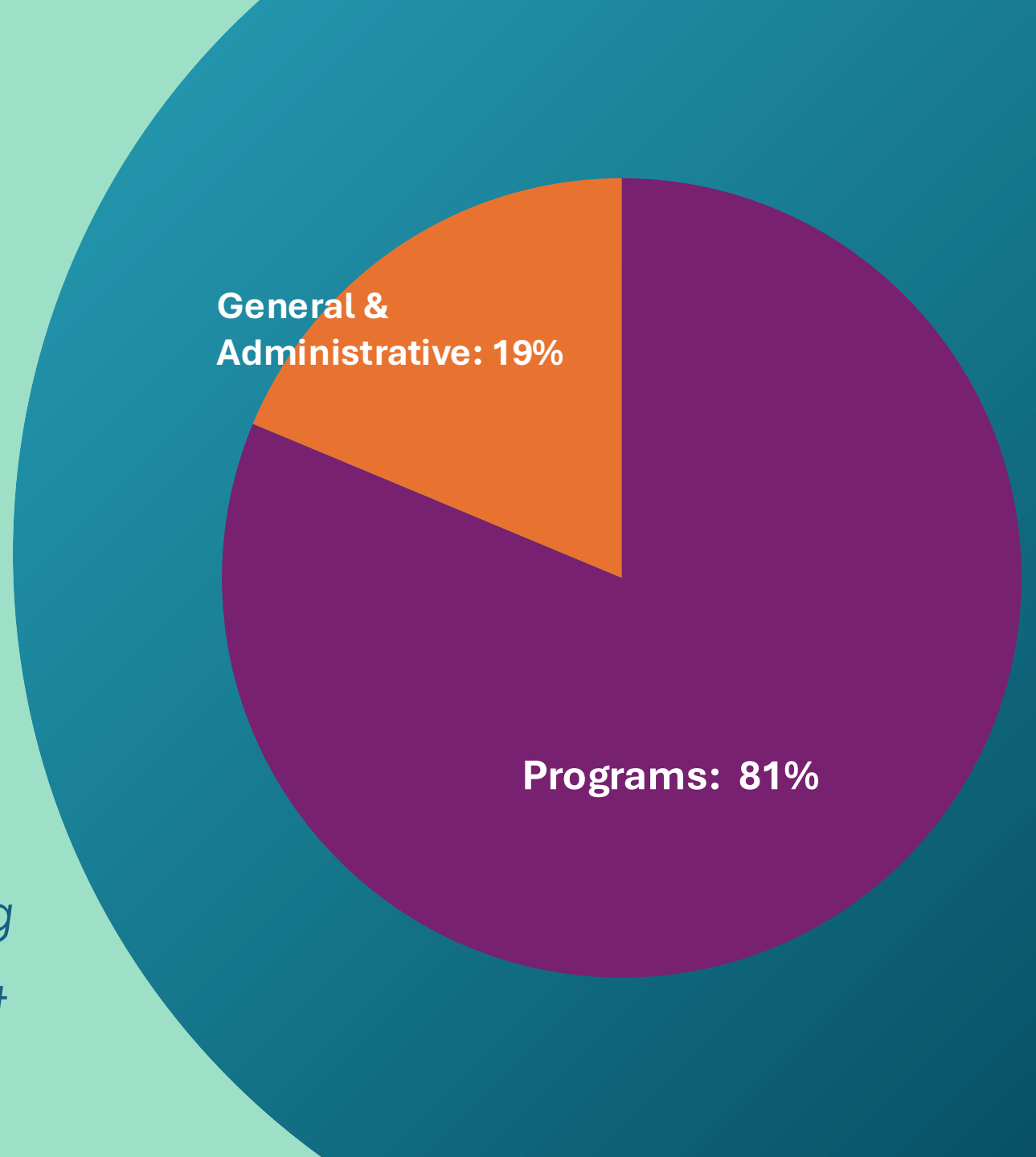
Evolve technology integration into service delivery and partnerships.

# Value *Proposition*

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

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



# Finance

## revenue

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### 2025 Revenue

\$2,425,291

### Contributions (Grants)

\$146,937 (6%)

### Public Contracts

\$374,077 (15%)

### Rental Income

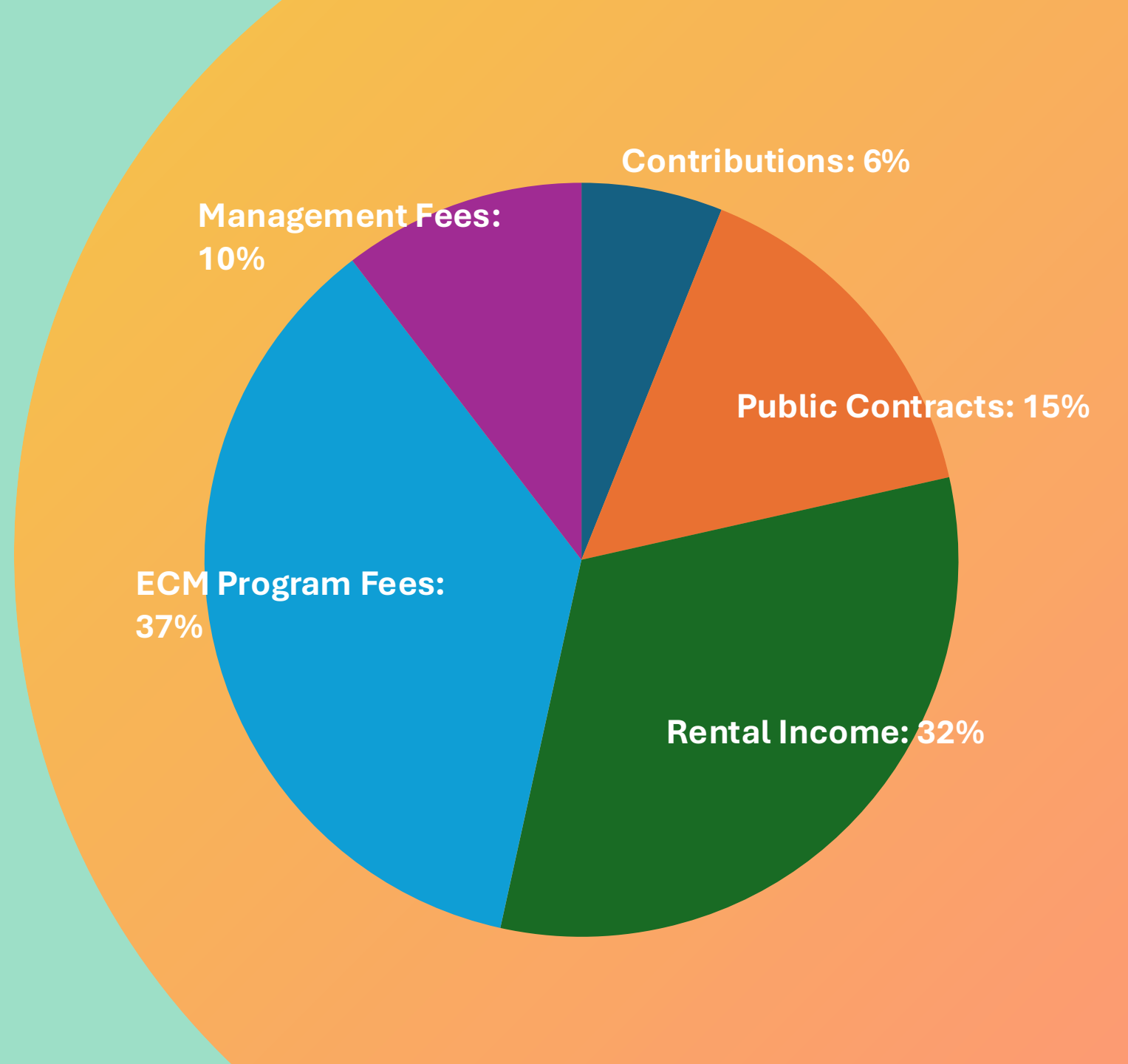
\$775,393 (32%)

### ECM Program Fees

\$876,609 (37%)

### Management Fees, other

\$252,275 (10%)



# Finance *expenditures*

## 2025 Uses of Funds

\$2,448,763

### Program Service Delivery

\$892,475 (36%)

### Affordable Housing

*Building Operations*

\$876,989 (36%)

### Affordable Housing

*Property Development*

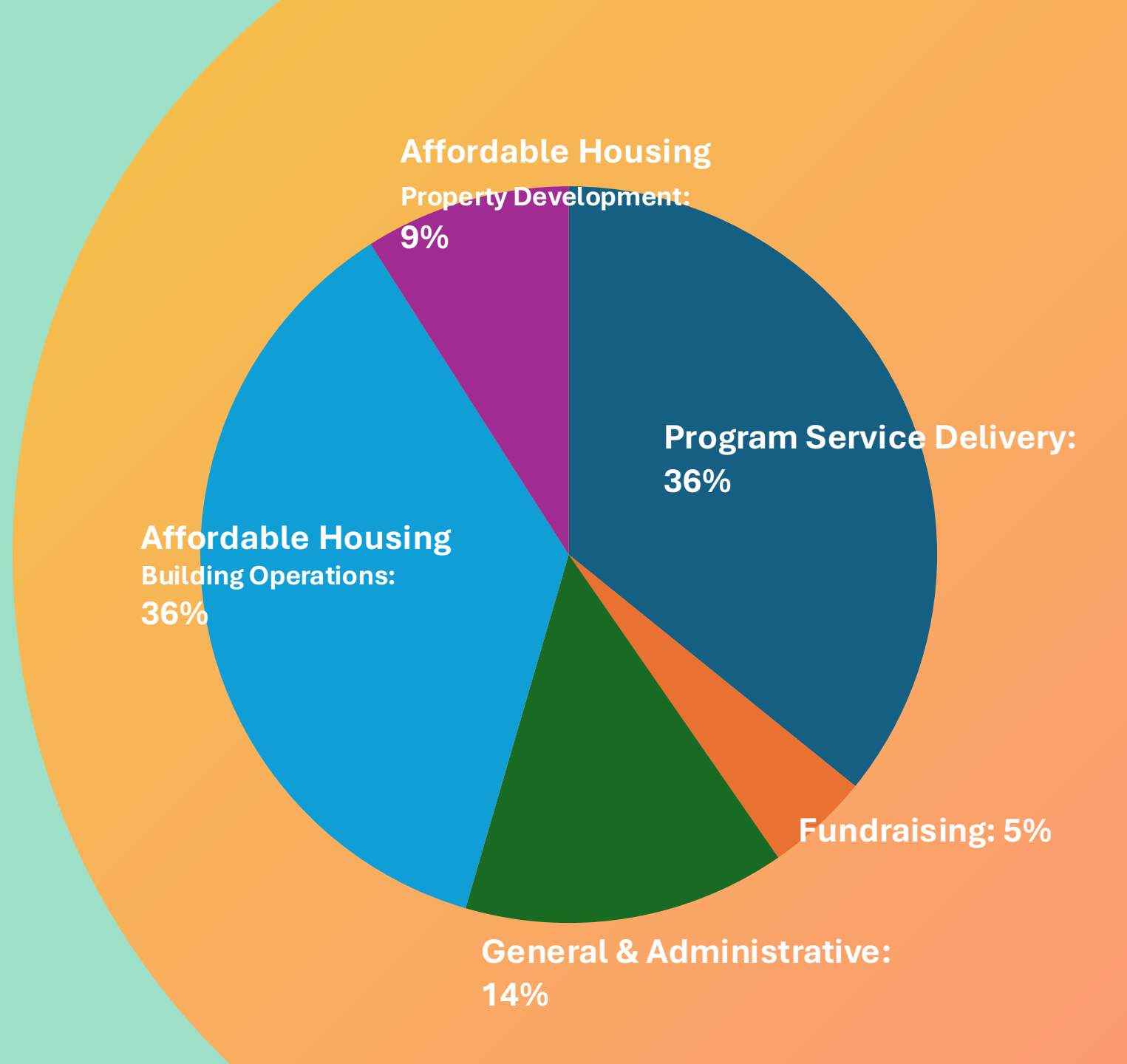
\$221,342 (9%)

### 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



**Annie Chang**  
Nonprofit Financial Fund



**Delilah Lanoix**  
ButterFli Technologies



**Dudley Benoit**  
Alliant Capitol



**Gary Kishner**  
Herbalife



**Keith Drake**  
Torrey Pines Bank

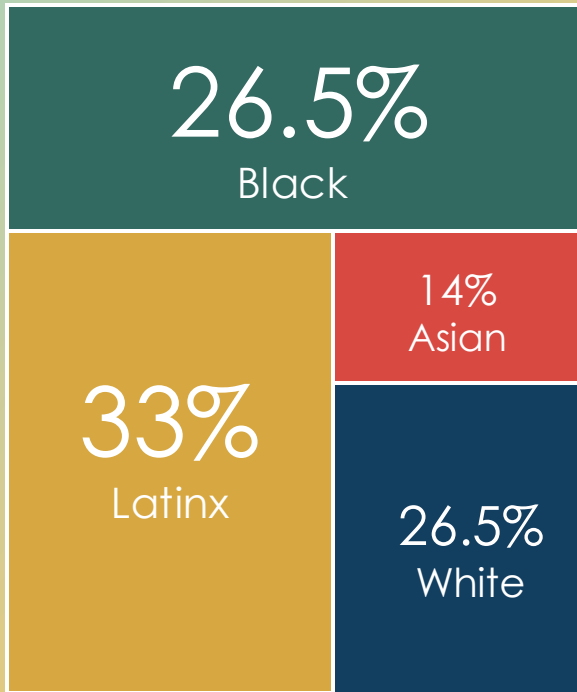
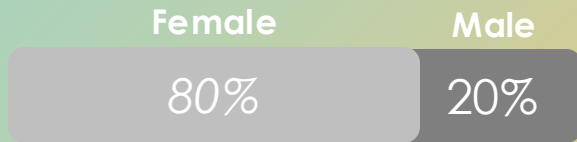


**Larry Parks**  
Forethought Advisors



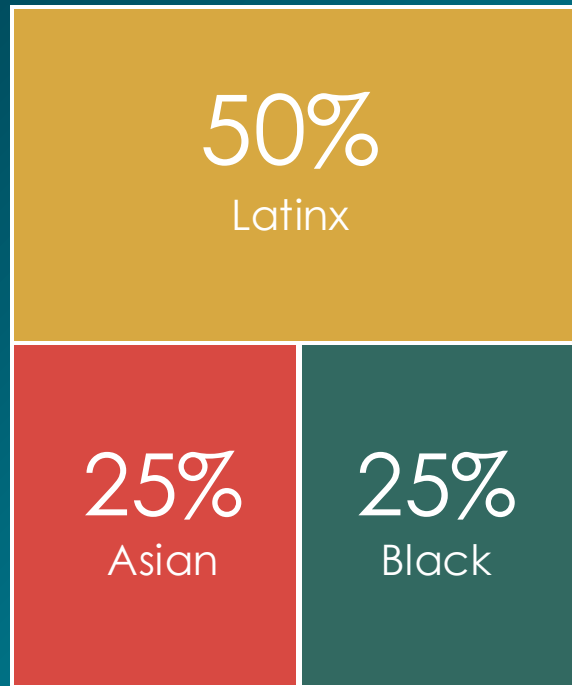
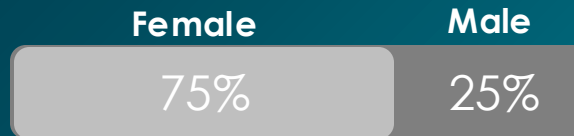
**Roberto Barragan**  
ICON CDC

# Workforce *Demographics*



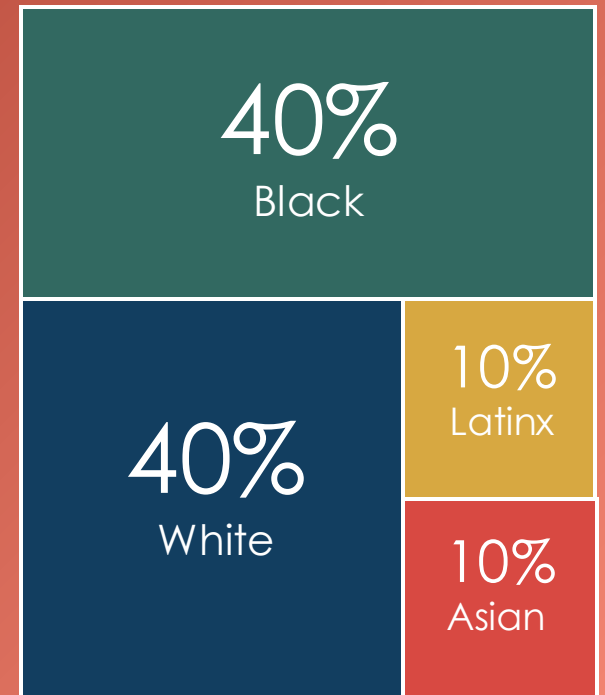
Total: 15

*Staff*



Total: 4

*Management*



Total: 10

*Board*

# Operations

*at a glance*



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- 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 weight, while 'Ahead' is in a regular weight and italicized.

**Looking**

*Ahead*

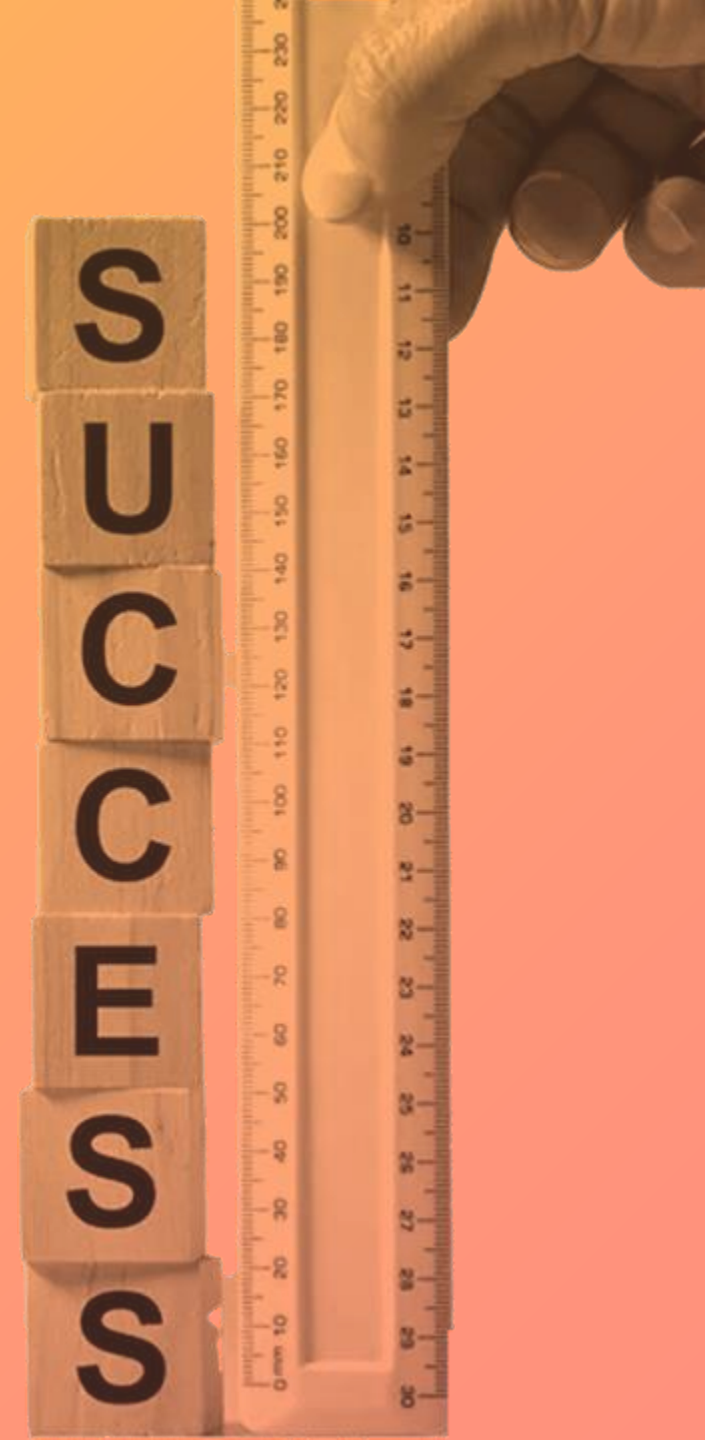
# Goals for 2026

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**

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