

SKID ROW HOUSING TRUST

Los Angeles, California

SEVENTEENTH

Maxwell Awards
of
Excellence

2007

St. George Hotel

The St. George Hotel is considered a model program in the supportive housing community because it moved beyond Los Angeles' traditional response to homelessness—the shelter system. More than 80,000 homeless individuals are in L.A. County, and this project takes an important step in addressing the permanent housing needs of the chronically homeless.



In Los Angeles there is a large gap between the availability of, and the need for, affordable housing. It is estimated that the need exceeds the supply by three to one. Additionally, the need for supportive services is almost six times what the current levels offer.

By utilizing the St. George Hotel in the heart of Skid Row, the Trust ensured reaching the hardest to serve.

The hotel was built in 1906 as an 100-room boarding house, but when the Trust purchased the six-story building it was severely blighted.

The renovations included an intercom/buzzer controlled entry; an emergency call system; reconfigured units to accommodate care providers and medical equipment; and seismic retrofitting. The old double hung windows were dual glazed to reduce energy consumption while retaining the original character.

Twelve different agencies coordinate services using a multi-disciplinary approach beginning with outreach and continuing through housing retention. A comprehensive approach to services is practiced and tailored to meet the particular needs of the tenant. This approach includes managing symptoms, housing, finances, employment, medical care, substance abuse, mental health, and activities of daily living.

The total development cost for the hotel was almost \$10 million. A variety of funding sources, including private lenders, public agencies, and equity proceeds from housing tax credits were used. Additionally, HOME funding was leveraged and money from the City's Homeless Services Authority rounded out the funding package.

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SPONSORING ORGANIZATION

Skid Row Housing Trust was created in 1989 by a group of business leaders and community activists who were concerned with the increasing demolition of single room occupancy hotels in the area. The Trust has since developed or restored 20 hotels, a total of 1,200 units, for use by homeless and formerly homeless tenants. All residential unit tenants have access to a community support center and all are closely located to public transport.

FUNDING FOR ST. GEORGE HOTEL

- Low Income Housing Tax Credits
- HOME funds
- Los Angeles' Homeless Services Authority
- Shelter Plus Care
- Supportive Housing Program
- Affordable Housing Program
- County of Los Angeles
- Substance Abuse and Mental Health Services

CREATIVE APPROACHES TO SERVICE DELIVERY

- The outreach strategy is designed to provide a "no wrong door" to housing
- The on-site integrated service model that includes a modified Assertive Community Treatment team
- A benefits advocate works to address the severe poverty that many residents face by assisting them to apply for entitlements



IN 1988, TO COMMEMORATE FANNIE MAE'S 50TH ANNIVERSARY, the Fannie Mae Foundation announced the Awards of Excellence Program, which seeks to encourage and recognize non-profit organizations working to develop and maintain housing for low-income Americans. The program also is intended to encourage more corporations and foundations to be involved as funding and investment partners. The Awards were renamed in honor of David O. Maxwell, who retired in 1991 after 10 years of service as chairman and chief executive officer of Fannie Mae and chairman, Fannie Mae Foundation.

BOARD LEADERSHIP

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FOR THE 17TH MAXWELL AWARDS PROGRAM, the Foundation, in collaboration with the Partnership to End Long Term Homelessness is awarding up to \$75,000 to each selected nonprofit organization.

THE FANNIE MAE FOUNDATION creates affordable homeownership and housing opportunities through innovative partnerships and initiatives that build healthy, vibrant communities across the United States.

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THE PARTNERSHIP TO END LONG TERM HOMELESSNESS was created to galvanize the philanthropic leadership and dollars needed to end long-term homelessness in America. Serving as an open knowledge network for funders, the Partnership shares strategic thinking, wide-ranging experience, and expertise to prevent and address

