

News from Our Abode

WINTER 2011



ARCHITECTURE

REAL ESTATE DEVELOPMENT

PROPERTY MANAGEMENT

RESIDENT SERVICES

More than Affordable Housing—Beyond Homes A Personal Appeal from President & CEO Robin Hughes

Now more than ever, Abode Communities residents are faced with a myriad of challenges in navigating the complex world of support services. During this festive season of time-honored traditions and giving, I invite you to join our collective commitment to help build the personal and financial assets of Los Angeles' low-income population by supporting Abode Communities' comprehensive resident services program, Beyond Homes.

Beyond Homes offers a menu of supportive services that creates a path toward greater self-sufficiency and provides tools to help families, individuals, senior citizens and those with special needs thrive physically, socially, emotionally and economically. Your donation toward Beyond Homes will provide:



SUPPORT AND EDUCATION FOR CHILDREN AND TEENS

After-school programs, homework assistance, computer access and training, teen clubs, arts education, educational field trips, and community service projects



CAPACITY BUILDING FOR ADULTS

Financial literacy and self-sufficiency, parent education, employment readiness and job assistance, computer training, case management and leadership development



INDEPENDENT LIVING FOR SENIORS

Case management and health care assistance, meal delivery, advocacy and counseling, transportation assistance, and social and recreational activities

Social services like those offered through Beyond Homes have been hit hard by the recent decline in charitable giving. Serving 2,500 low-income adults and children who actively take part in the program, Beyond Homes relies on a wide range of sources for financial support, including support from individuals like you.

More than a designer, developer and manager of affordable housing, Abode Communities is invested in and committed to the future success of each of its residents. A cornerstone of this success has been our ability to create partnerships. By making a gift to Abode Communities, you become a partner in bringing life-changing opportunities directly to the many families who call our communities home.

Wishing you a happy and healthy holiday season.

YOU CAN MAKE A DIFFERENCE
PLEDGE TODAY

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Comments

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ARC

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PM

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Kasey Archey Joins Abode Communities as Vice President, Property Management and Resident Services

Abode Communities staff and Board of Directors would like to extend a warm welcome to Kasey Archey, who assumed the role of Vice President, Property Management and Resident Services in September 2011. She is responsible for the executive oversight of property management and resident services, and is particularly skilled at implementing policy and procedures, as well as fostering a team environment amongst corporate staff, site staff and residents.

Kasey remarks, "I'm very excited about the move to Abode Communities. It's an exciting time for the affordable housing industry, and an exciting time for our organization as we assume more property management clients and increase our capacity and programming within Beyond Homes."

Returning to Abode Communities with over 20 years of property management experience that includes work for firms such as Goldrich & Kest and Levine Management Company, Kasey holds the professional designations of National Affordable Housing Professional Executive (NAHP-e), Fair Housing Coordinator (FHC) and Certified Occupancy Specialist (COS) from the National Affordable Housing Management Association (NAHMA).



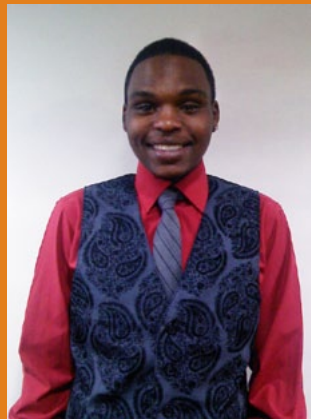
RESIDENT HIGHLIGHT DIAMOND REDMOND GRISHAM COMMUNITY HOUSING



Abode Communities would like to recognize Diamond Redmond of Grisham Community Housing. Over a period of three years and with the help of Abode Communities Resident Services, Diamond went from receiving low grades and getting removed from classes in school to focusing on her long-term goals and ambitions. In 2011, Diamond achieved A's and B's in all of her classes and

discussions have transitioned to where she plans to attend college. Her progress has inspired her to help others make a positive change in their lives. Congratulations to Diamond for a job well done!

RESIDENT HIGHLIGHT CLARENCE JACKSON CASA DOMINGUEZ



Clarence Jackson, an 18 year-old resident of Casa Dominguez actively attended Abode Communities' job preparation workshops to receive assistance in developing his resume in order to obtain employment. After an interview with Cutco Marketing, Clarence was offered the position of Telemarketer and began working full time on December 8, 2011. Way to go Clarence!

RS

Visit us online to learn more about Resident Services!



The Story of Ivy Terrace

52 New Affordable Homes in Van Nuys

Ivy Terrace is a model affordable housing development, incorporating several components of the “Do Real Planning” concept developed by the Los Angeles City Planning Commission. The development features 52 units, providing very low-income residents an opportunity to live in safe, decent housing while providing commendable public benefit and essential resident services.

In the case of Ivy Terrace, Abode Communities served as a catalyst for positive, progressive neighborhood change by engaging neighbors to participate in an extensive community outreach program that addressed and responded to community concerns. Despite NIMBY opposition and appeal, Abode Communities successfully addressed concerns by implementing major architectural design changes that included the relocation of a hammerhead and the increase of rear setbacks to 30 feet. Moreover, Abode Communities committed to enforcing and maintaining a smoke-free housing policy and a one-car preference on all applications and lease agreements. This effort, combined with the protections provided by SB1818- State Density Bonus Law, resulted in the delivery of a development that directly benefitted from community feedback.

Ivy Terrace received a LEED for Homes Platinum certification in August 2011, making it the second affordable housing development in Los Angeles County, and the second designed and developed by Abode Communities to receive this distinction.

To further Abode Communities’ commitment to sustainability, a generous \$25,000 resident engagement grant from Enterprise Community Partners, Inc., funded by Home Depot, kick-started Abode Communities “Green Living Youth Program” at the development. The program engages youth residents in learning how sustainability can provide healthier living environments, and natural resources can be conserved by reducing energy consumption and waste can save money.



Ivy Terrace Youth at LA River Clean-Up. From left: Khalana McDonald, BreJanai Reed, Ana Sicay and Klara Shaway



Welcome and Thanks to the Newest Abode Communities Board Members!

KEN KRUG, CHAIR

Partner, Real Estate Development
Paul Hastings

MARIA BUSTRIA-GLICKMAN

Vice President
U.S. Bank

GAIL LANNOY

Senior Vice President
Bank of America

VALERIE SHAW

Commissioner
City of Los Angeles
Board of Public Works

RONNE THIELEN

President
Housing Resource Connection



Casa Dominguez - Model of Success

U.S. Green Building Council - Los Angeles Chapter honored Casa Dominguez with a Sustainable Innovation Award for Water Efficiency and an honorable mention for Innovation in Design - Education.

The U.S. Department of Housing and Urban Development's (HUD) HOME Program honored Casa Dominguez as part of its 20th Anniversary Door Knocker Awards in the Producing Sustainable Housing category.

<explore>



Giving Spotlight 4th Quarter 2011

Our sincere gratitude to **THE RALPH M. PARSONS FOUNDATION**, who has generously gifted \$75,000 toward Abode Communities' Beyond Homes Resident Services program.

Thank you to **BINNEY, CHASE & VAN HORNE dba ARROYO INSURANCE SERVICES** who recently supported the purchase of new computers at the Grisham Community Housing, Reseda Village and Oxnard Villa developments.

SCHOLARSHIP PROGRAM GIFTS

Anonymous
Caroline & Mark Kuperstock
Willie J. & Georgia C. Armster Foundation



Maria Bustria-Glickman of **U.S. BANK** presents a \$25,000 check to President & CEO Robin Hughes for core support.