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Happy Thanksgiving



Dear Kelle,

Welcome to 1010 Development Corporation's new e-newsletter! We are pleased to now have a newsletter format that is more appealing and easier to read. We'd appreciate your feedback--send it to info@1010dev.org.

These past 12 months have been a difficult time for many Southern California families. As we begin the holiday season our thoughts and prayers go out to everyone who has been impacted by the downturn in the economy, especially our residents. Yet despite the economic turmoil, we at 1010 Development realize that there is still so much for which to be thankful.

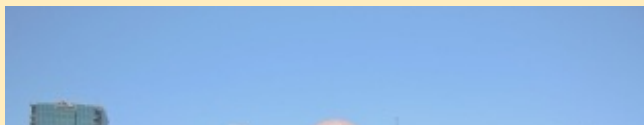
We believe that having a roof over one's head is a basic human right and we give thanks for the opportunity to have housed more than 250 Southern California families who otherwise may not have been able to afford a safe and high-quality place to live. Toward that end, we are grateful to the managers and maintenance people who make sure our buildings are operating efficiently. We remain committed to building additional affordable housing developments so that we can house even more Los Angeles area families and seniors going forward.

Needless to say we are appreciative of our great community partners that provide programs and services to enrich the lives of 1010 residents and local community members.

And even though grant funding is scarce these days and we are operating on a razor-thin margin, we are extremely thankful to California Community Foundation, JPMorgan Chase Foundation, and U.S. Bank, all of which have awarded much needed and much appreciated grants to 1010 this year.

Read on to find out more and learn how you can help--so we can give thanks for YOU too!

A Message from our New CEO, Bob Buente



I've been involved with affordable housing development for more than 15 years, the last seven as an affordable housing developer in Los Angeles and Orange Counties. I am an active member of the Los Angeles chapter of the Urban Land Institute and a USC graduate. From personal experience I am aware of the challenges and opportunities affordable housing developers working in Los Angeles and Southern California face every day.



I have an abiding conviction that a society is only as strong as its most vulnerable elements, which is why affordable housing is so dear to my heart. I consider it a singular privilege and honor to have been chosen to lead 1010 Development Corporation.

Earlier this year 1010 staff and I prepared a three year strategic plan. The plan calls for us in 2009 to:

- Begin development, or acquire and rehabilitate, a minimum of 100 units of service-enriched affordable housing;
- Ensure that every project 1010 develops will have a strong resident services component; and

- Make environmentally sustainable development and property operations a priority. Going forward all new construction will be designed and constructed with the intent of achieving the highest possible LEED certification.

I'm pleased to say that our 2009 goals are within our grasp, in spite of the most challenging real estate environment this region, and our country, have experienced in decades. But as hard as it has been for 1010 to identify and create new affordable housing development opportunities, it is harder still on our community. Many of our residents struggle economically in the best of times. Now in what may be called the worst of economic times since the Great Depression, some of our residents are unable to make timely rent payments and in some instances have moved out of our properties. 1010 is working closely with our professional management companies to quickly identify those residents who may be struggling economically, and provide them with needed rental assistance and counseling.

1010 has a responsibility to its financial partners to operate our properties to the best of our abilities. But we have an equal responsibility to our communities and residents. We will always remember that our mission is to provide service-enhanced housing that low-income families and seniors can afford, even at the expense of maximum financial return.

Thanks for taking the time to read our newsletter and for supporting 1010.



Help us keep our families in their homes

1010 is developing a Rent Assistance Fund to support our residents who are having difficulty paying rent in the current economy. Residents who have lost jobs, had their hours cut, lost their child care, have a large medical bill, or have other extenuating circumstances will be able to apply to the fund once a year to cover their rent for one month. Based on the number of residents who are having trouble, we know this fund is vitally important!

Our goal is to raise \$10,000. Can you help?

Please click on the link below to make a secure online donation. In the box that says "Designate my donation" please type **Rent Assistance Fund** to ensure your donation is directed to this program.

[Donate to 1010's Rent Assistance Fund!](#)

A 1010 Family Gives Thanks

After having lived in a cramped and cold one bedroom apartment in the San Fernando Valley, Javier Guerreira, his wife Ivonne, and their three daughters moved into a 3-bedroom apartment in 1010's newest development, JW Apartments, when it opened in 2008 in the Westlake/Central City West neighborhood.

Mom Ivonne now walks their three daughters (Ariana, 5; Abigail, 7; and Andreina, 8) to school every day just a block away. Ivonne also volunteers at the girls' schools in the nurse's office and with the Safety Valet program setting up a safe traffic zone for parents to drop off their kids each day.

JW was 1010's first "green" development which incorporated environmentally-friendly materials and a number of energy efficiency features thanks to a grant from [Enterprise Green Communities](#). Ivonne noticed the temperature-regulating low-e windows at JW right away.

"The windows that we had before I had to seal them because the cold used to come in so much and [my daughters'] bed was right next to it," says Ivonne. What made it worse for the Guerreiras was a family history of rheumatoid arthritis and the cold air "would make the pain so strong," according to Ivonne. Last winter, the aches and pains virtually disappeared because of the insulating qualities of JW's windows. "We didn't even need to turn the heater on at all and it didn't feel cold at all."

The Guerreira family also participates in the [Toy Loan program](#) operated at JW by our community partner, the [Tenth Street/Bill Cruz Ready for School Center](#). Toy Loan is sponsored by L.A. County Department of Public Social Services and works much like a library, but with toys instead of books. After returning borrowed toys on time and in good condition children can, over time, earn toys to keep. In addition to learning to share and take care of the borrowed toys, the Guerreiras also found some unexpected educational benefits from the toy program.

Because of their good record, the girls were able to keep musical instruments including a mini drum set, a keyboard, and an accordion. But one of Andreina's favorites was Yahtzee. "She loved it because she had trouble with math and it uses concepts of grouping numbers ... and it helped her with her math," says a proud Ivonne. "She took it to school and her teacher loved it."

Ivonne says the family is grateful to be living in JW now.

"We're very thankful. We think of it a lot, to see that we have a good place to live. We appreciate it. Thank you for all the people who are behind making these things happen. It really improves a lot of lives; on our part it has, so we appreciate it."

We appreciate you too, Guerreira family! 1010 is grateful to have families like the Guerreiras as one of the 252 families living in 1010's five properties. Support from donors



and volunteers helps us build more housing and provide more programs for our residents, and it truly makes a difference in the lives of real families.

[Click here to make a financial contribution to 1010!](#)



1010 is So Thankful to our Grant Funders

Times are tough for many nonprofits and 1010 is no exception. In May we had to make the unfortunate decision to lay off a staff member due to budget shortfalls. At the same time we are working hard to increase our capacity by building more affordable housing and increasing the programs and services we offer to our residents and community members.

We also understand that the major funders of nonprofits have been hit hard by the economic crisis too. That is why 1010 is so very grateful to our three primary grant funders this year:

California Community Foundation (2-year grant!)

JPMorgan Chase Foundation

U.S. Bank

The support of these organizations will help sustain 1010 so we can continue serving low-income Angelenos by building more affordable housing and maintaining the housing we already have. THANK YOU!

Individual donations are also important! If you would like to support 1010's work to provide homes for low-income families and seniors please click below.

[Donate to 1010!](#)

Closing Thanks

We also want to give thanks to two important volunteers. **Shelly Hance** is a human resources professional who helped us update our personnel manual to make sure it complies with current standards. **Joanne Parra** is revamping 1010's outdated website--all the way from her home in New Jersey! Hopefully we'll be able to announce our beautiful new website in our next newsletter. Thank you Joanne and Shelly!

Finally, we want to thank our organizational partners and individual supporters. Your support helps make it possible for 1010 to continue creating and operating high quality housing that is affordable for Los Angeles families and seniors. Without the help of our community partners we wouldn't be able to offer the enriching programs and activities such as child care and after-school programs. We know that all of you have been affected by the economy as well and we're grateful for your continued support. If you are able, your year-end tax-deductible contribution to 1010 is vitally needed and will be much appreciated. **To donate securely with a credit or debit card please click below.**

[Donate to 1010!](#)

If you prefer, checks made out to 1010 Development Corporation can be sent to our address at the bottom of this e-mail, Attention Lena Lacza. Please include your name, address, and e-mail with your check so we can properly thank you.

Contributions of time are as important as money. Volunteers can help in the office or directly with our residents. Our volunteers find that helping with homework, teaching a class, or leading a program is extremely rewarding. If interested, please contact 1010's Community Liaison, Kelle Rose, at krose@1010dev.org or (213) 749-0214 x201.

We hope you too have many things for which to be thankful this season. Happy Thanksgiving!

Sincerely,
The 1010 Development Corporation Team:
Bob, John, Lena, and Kelle

1010 Development Corporation is a Los Angeles 501(c)(3) nonprofit corporation founded in the United Methodist tradition. Its mission is to preserve, build, and manage quality service-enriched affordable housing and engage in community and economic development opportunities.

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