



To empower one's self through education, ownership and self awareness.

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"The Wings of Life Art Collection" © by artist MK Hill

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WELCOME TO MSM ECONOMIC DEVELOPMENT

THE PHOENIX HOUSING PROGRAM

As comparable to the Phoenix that rises from the ashes to be resurrected more beautiful in its rebirth, MSM takes housing that is a step away from the wrecking ball and turns it into modern, beautiful homes for low-income families.

The goal of MSM's housing programs is to provide affordable housing and, subsequently, a higher quality of life for families on the lower end of the economic spectrum by developing renters into owners. The Los Angeles housing market, current and future, demands that an ever-increasing number of properties be made available for home ownership in the traditionally under-served communities.

We have fostered relationships with the City of Los Angeles Housing Authority, and we are one of only 56 organizations certified by the L. A. Housing Department Community Housing Development Organization (CHDO) to bid on city development projects and funding. By joint venturing with other non-profits, we have been successful placing homeless families, training and educating, providing teenage pregnancy counseling, and assisting senior citizens.

MSM Vice President Lionel Ivory Hill, who holds a Bachelor of Science degree in Engineering, is our multi-housing program director. Mr. Hill possesses an extensive background in the acquisition, rehabilitation and financing of homes for moderate to low-income homebuyers. He also possesses a personal connection with the community that he serves. This is evident in his continuous volunteering with local churches, senior retirement housing and homeless shelters. His leadership, enthusiasm, and knowledge allowed him and his staff to successfully acquire, renovate and sell over 170 homes through the Housing and Urban Development approved program.

Our current, active project is the relocation housing program with the Los Angeles Airport Expansion (LAWA), relocating single-family dwellings throughout the Los Angeles community. This is a two-to-three year program. MSM has undertaken this project as an opportunity to make affordable housing in the inner city and other under-served areas available to residents to reduce urban blight.

There is a critical shortage of affordable housing in the urban community due to the lack of funding by the city to develop new, low-income housing. In the inner-city area, housing always appears substandard and inadequate due to graffiti and deterioration. Many of these buildings are also small and dilapidated. Some still have not recovered from the civil unrest of 10 years earlier. The lack of

affordable housing is a significant hardship for low-income households, preventing them from meeting their other basic needs, such as nutrition and health care, or saving for their futures and that of their families.

Why are MSM multi-housing programs so important? Census data reveals the national average of homeowners in the U.S. stands at 68.8%. Of that 68.8%, only 20% are minority homeowners. Through the efforts of MSM and community collaborations with the Los Angeles Airport Commission Move-On Housing Program, other non-profit organizations and our financial lending team, we can provide our clients with an equal opportunity to obtain the "American Dream" of home ownership.

Our other project is a new start-up development for an emancipated foster youth facility - a 22-unit complex, transitioning youth ages 18-21 years from foster care. This facility will help these young adults develop and understand the responsibility of living independently.

MSM Economic Development takes pride in its housing efforts by placing families in affordable homes, as owners and renters. We know, as an organization, that we can't change the world in three years. But if we can continue, year after year, to help the residents of these communities take their neighborhoods back from drugs, crime and decay we will have succeeded. Building-by-building, lot-by-lot, block-by-block, we can help develop a community that is revitalized, rehabilitated, safe, decent, and affordable with a positive outlook on the future. These new and innovative programs will provide the basic tools for change to enhance and improve the quality of life in these neighborhoods. It is imperative that we don't lose sight of our compassion and humanity.