



*Join Us in Building the
Home Again LA Access Center*

A GATEWAY TO STABILITY FOR FAMILIES IN NEED



Property: 2244 North Buena Vista Street, Burbank, CA 91504



*Mailing Address: P.O. Box 7151, Burbank, CA 91510 * Admin: 818-848-2822 ext. 1010*

Our Vision



Home Again LA envisions a region where every household facing hardship has access to the support, resources, and opportunities needed to remain safely housed and thrive. We strive to be the trusted safety net for families at imminent risk of losing their housing due to job loss, decrease in income, or other life-altering circumstances.

Our vision is to serve as both a prevention leader and a pathway home, ensuring that families on the brink of homelessness receive timely intervention, and that those already experiencing homelessness are guided back to stable housing with dignity and care.



Through comprehensive wraparound services, including housing support, shelter, food assistance, financial empowerment, and essential resources, we aim to keep family's hopeful, focused, and goal oriented. We believe stability is not just about housing, but about restoring confidence, strengthening resilience, and empowering households to move forward with optimism and long-term security.

Home Again LA envisions a community where hardship does not define a family's future, and where every family has the opportunity to be home again.



Our Growth



Home Again LA opened its doors in 2010 to support unhoused families in our region, initially serving approximately 20 families each year and making life-changing impacts for those in crisis.

As community needs grew, we expanded strategically. The addition of Rapid Rehousing services - providing security deposits and rental subsidies - significantly increased the number of families we were able to move quickly into permanent housing. In 2018, we launched a Transitional Housing Program to support chronically homeless families requiring longer-term stability and intensive support.

Over the years, we continued responding to evolving needs by expanding services throughout Burbank, Glendale, Los Angeles, and San Fernando. In 2026, Home Again LA merged with Burbank Temporary Aid Center, strengthening our wraparound model by adding grocery distribution, sack lunches, and access to laundry and shower facilities.



Looking ahead, we are preparing to launch a new Homeless Access Center that will house our comprehensive services and include four studio homes for temporary family shelter. Home Again LA has grown thoughtfully and strategically — expanding our reach, deepening our services, and strengthening our impact to ensure families not only regain housing, but achieve lasting stability.



THE NEED

Our region is facing unprecedented economic pressure. The rising cost of housing, food, gasoline, utilities, and other basic necessities continues to outpace wages, placing working families one emergency away from crisis. A sudden job loss, reduction in income, medical issue, or unexpected expense can quickly push a stable household into homelessness.

Each year, more families in our community find themselves at imminent risk of losing their housing, not because of poor decisions, but because the cost of living has made stability increasingly fragile. At the same time, unhoused families face even greater barriers to regaining permanent housing without safe, short-term options and coordinated support.

The community needs a centralized, accessible hub where families can turn before they lose everything, and where those already experiencing homelessness can stabilize and rebuild.

Home Again LA's new Access Center at 2244 North Buena Vista is the response to that need.

This facility will provide 90-day transitional studio homes for unhoused families with children, offering safety, dignity, and stability during one of the most vulnerable periods of their lives. But it will be more than shelter. It will serve as a comprehensive prevention and stabilization center, a place where families can access housing navigation, financial assistance, case management, and other wraparound services designed to keep them housed and on a path toward long-term stability.

The Access Center is both an immediate safety net and a forward-thinking investment in our community's future. It recognizes that preventing homelessness is just as critical as responding to it. By intervening early and providing structured, supportive housing when needed, we reduce long-term homelessness, strengthen families, and create pathways back to self-sufficiency.

In difficult economic times, communities need anchors, places that offer real solutions, coordination, and hope. 2244 North Buena Vista will be that beacon of hope.

THE IMPACT



THE HOME AGAIN LA ACCESS CENTER WILL SERVE AS A GATEWAY TO STABILITY, OPPORTUNITY, AND HOPE FOR FAMILIES ACROSS OUR COMMUNITY.

IMPACT ON UNHOUSED FAMILIES

For families experiencing homelessness, the Access Center will provide a critical entry point to stability. Families will receive emergency shelter, housing navigation, case management, and connections to housing opportunities. Staff will help families create personalized housing stabilization plans and connect them to rental assistance, employment resources, and supportive services.

Impact:

- Faster connections to safe and stable housing
- Reduced time experiencing homelessness
- Access to essential support services that address the root causes of housing instability

IMPACT ON LOW-INCOME FAMILIES

Many families live one unexpected expense away from losing their housing. The Access Center will provide early intervention services that help families remain safely housed. Through financial empowerment workshops, workforce connections, and linkage to rental assistance, families will gain tools to strengthen their financial stability.

Impact:

- Prevention of homelessness before it occurs
- Improved financial literacy and household stability
- Stronger pathways to economic mobility for families with children

IMPACT ON THE GREATER COMMUNITY

The Access Center will strengthen the entire community by providing a coordinated response to housing instability. By helping families secure and maintain stable housing, the Center will reduce strain on shelters and emergency services while creating stronger collaboration among nonprofits, local governments, and community partners.

Impact:

- Reduced family homelessness in the region
- Greater collaboration among service providers
- Stronger, healthier neighborhoods for everyone

Project Milestones

November 2021

City of Burbank and Home Again LA
Enter into Exclusive Negotiations

July 2024 - April 2025

Predevelopment, Entitlements, and
Outreach

May 2025 - November 2025

Construction and Bid Documents

October 2025

Lease and Funding Negotiations
with City of Burbank

December 2025

Bidding and Negotiations for
Construction

February 2026

Groundbreaking Ceremony

March 2026 - February 2027

Construction

March 2027

Home Again LA Moves In



Groundbreaking Ceremony



Supported by City of Burbank



Future Intake Office

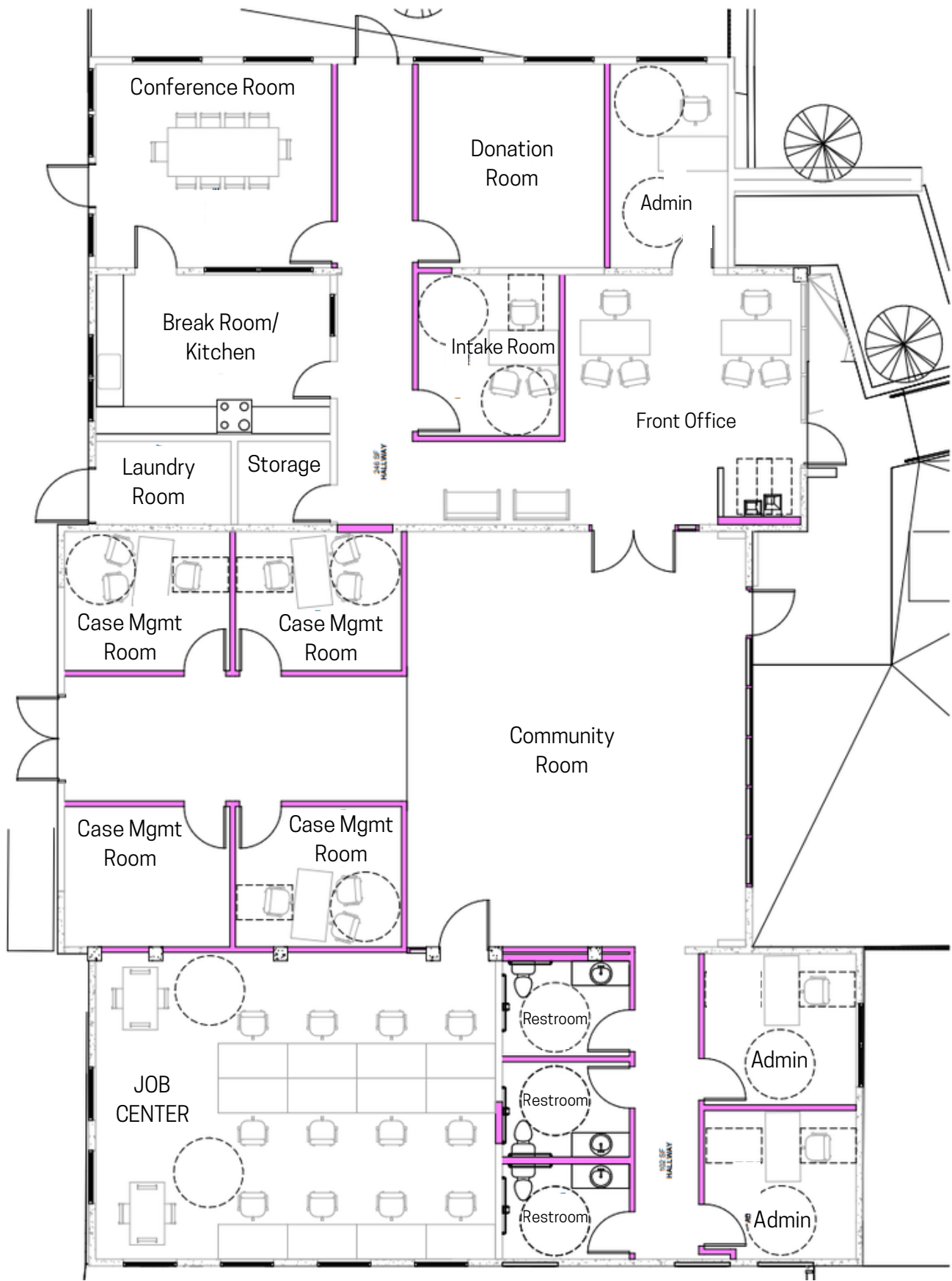


Future Case Management Offices and
Community Room



IKEA Burbank to support with
Kitchen Remodel

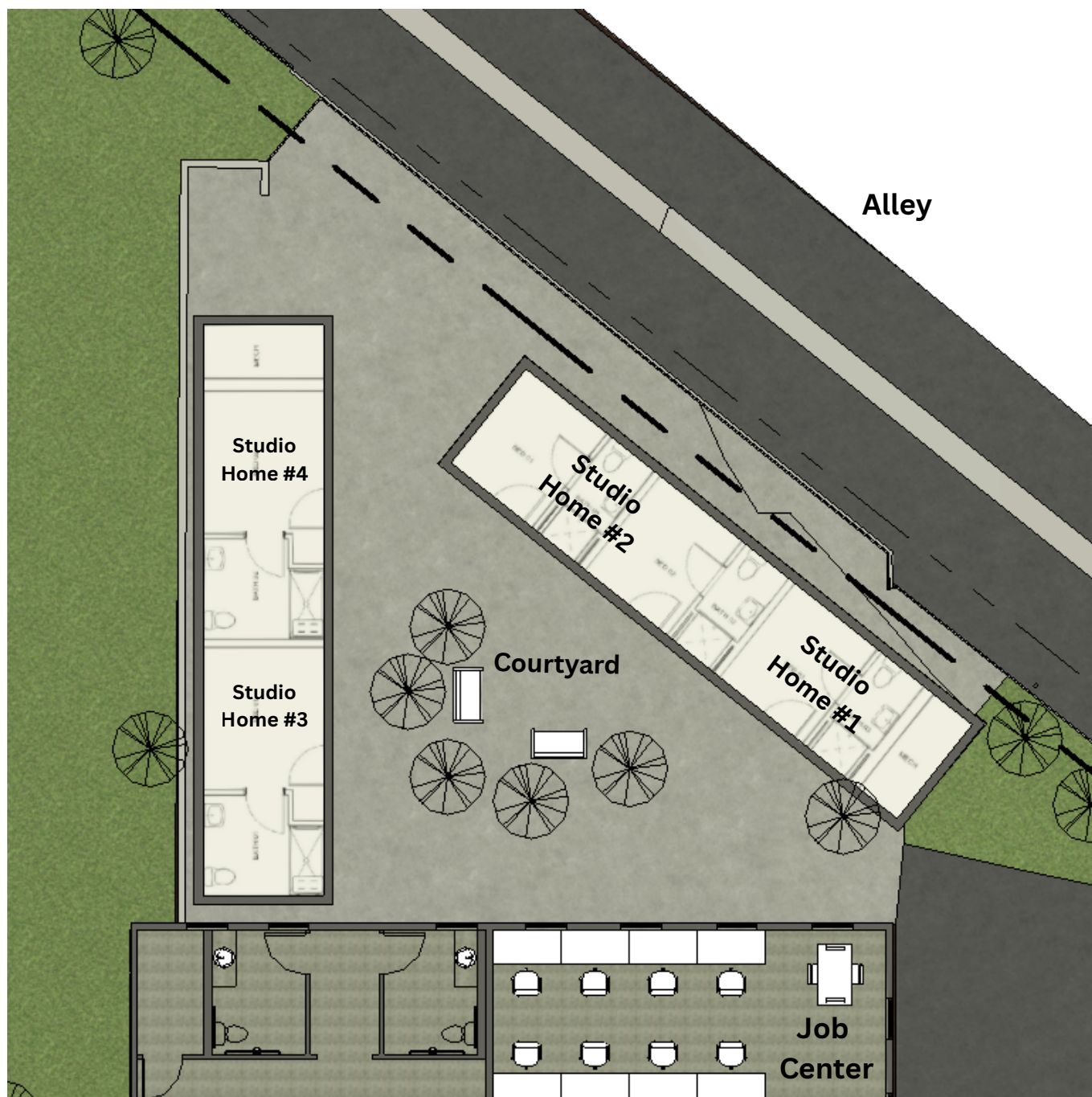
BUILDING PLANS



Buena Vista Street

BUILDING PLANS

Buena Vista Street



Main Facility

Call to Action: Let's Give Hope A New Address

At 2244 North Buena Vista Street in Burbank stands a building with a proud history of service to the community. Once known as Fire Station #13, it served as a place where first responders answered urgent calls and provided critical care in moments of crisis. In the late 1990s, the building took on a new life as a Boys & Girls Club, a safe and welcoming space where children and teens could learn, grow, and thrive. ***Today, that same building is ready for its next chapter.***

HALA is honored to become the new tenant of this historic facility, transforming it into the Home Again LA Access Center, a centralized hub of hope, resources, and opportunity for families facing or on the brink of homelessness. While the City of Burbank will continue to own the property, Home Again LA has committed to a 20-year lease and will invest significantly in upgrading and enhancing the space to meet the growing needs of our programs and the families we serve.

This transformational project represents an investment of more than \$6 million. The City of Burbank, as the property owner, has demonstrated its strong commitment by securing and investing \$5 million through a variety of funding sources. Home Again LA has been asked by the City, and is proud to contribute the remaining 20% of the total project cost, ensuring we have meaningful “skin in the game” as we help bring this vision to life.

We believe deeply in shared responsibility and community partnership. Home Again LA will not only pay rent, maintenance, and utilities, we are actively raising the funds needed to reimagine and renovate this space into a modern, welcoming, and effective service center. This investment is more than bricks and mortar; it is an investment in human potential and long-term community stability.

Thanks to the support of Congressional Appropriations funding and the Burbank-Glendale-Pasadena Housing Trust Fund, we have already raised over 50% of our capital goal. But we cannot do this alone. We need the support of our community to bring this vision fully to life.

Home Again LA has a proven track record of stepping up when it matters most... providing rental assistance during the COVID-19 crisis, emergency shelter during the 2025 LA Wildfires, security deposits for families facing financial barriers, and pathways to permanent housing for hundreds of families each year.

Now, we invite you to be part of this next evolution. Join us in transforming 2244 North Buena Vista Street into a place where families can find stability, dignity, and a path forward.

Together, we can give hope a new address.

Project Budget

Work Effort	Cost
Labor Compliance	\$26,400
Capital Consulting	\$15,000
IRDC Fee	\$5,285
Permits & Fees	\$97,163
Burbank Water & Power	\$52,135
Construction Management	\$200,000
Plan Revisions	\$10,000
Construction	\$4,964,200
Sewer	\$123,000
<u>Contingency (15%) Construction</u>	<u>\$763,080</u>
Total Project Budget	\$6,256,236

Home Again LA's Investment in the Construction:

\$1,287,789.00 - One Time Cost

Home Again LA's Increased Annual Operating Cost:

\$163,980.00/Year

HALA's Total Capital Fundraising Goal:

\$1,500,000

GIFTS COMMITTED TO DATE:

- CA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
- BURBANK-GLENDALE-PASADENA REGIONAL HOUSING TRUST
- ALBERT HERNANDEZ
- BETH MARCUS & JEFF RING
- ROTARY CLUB OF WOODLAND HILLS
- BURBANK SUNRISE ROTARY
- IN MEMORY OF JEANNIE MINTZ
- MICHELLE RIES
- MONA FIELD
- NANCY WEISEL
- ROTARY CLUB OF BURBANK
- SANDRA THOMPSON
- STEPHANIE BENNETT
- THE WALT DISNEY COMPANY
- USC VERDUGO HILLS HOSPITAL
- WARNER BROS. DISCOVERY



Naming Opportunities

STUDIO HOME (4 AVAILABLE)

\$25,000.00

Supporting a studio home at Home Again LA is a powerful way to restore dignity and stability for families rebuilding their lives. Each studio home offers more than shelter, it provides a private space with a restroom complete with a toilet, bathtub, and sink, giving families the comfort and independence they need to heal and move forward. Your support helps create a foundation where parents and children can rest, regroup, and take steps toward lasting self-sufficiency. It's a meaningful investment in hope and opportunity—one family at a time.

INTAKE & ASSESSMENT ROOM (1 AVAILABLE)

\$25,000.00

The Intake and Assessment Room is where hope begins. It is the first space where families facing homelessness or financial hardship are welcomed and invited to share their story with a trained case manager who will guide them toward stability and resources.

By sponsoring this room, you help create a compassionate and dignified place where families can take the first step toward housing, support, and a brighter future.

CASE MANAGEMENT ROOMS (4 AVAILABLE)

\$25,000.00

The Case Management Room is where progress takes shape. It's the space where families sit down each week with a dedicated case manager to set goals, discuss housing opportunities, strengthen employment prospects, and build a path toward financial stability.

By sponsoring this room, you help create a supportive environment where families can plan, grow, and take meaningful steps toward lasting independence. It's a space where determination meets guidance—and where real change begins to unfold.



Naming Opportunities

JOB CENTER (1 AVAILABLE)

\$50,000.00

The Job Center is where opportunity takes shape. In this space, families gain access to technology, guidance, and one-on-one support to build a path toward housing stability. Here, clients work on résumés, search for employment, develop budgets, and create a practical plan for long-term independence.

By sponsoring the Job Center, you help provide the tools and support families need to rebuild their confidence and secure a brighter future. It's a place where determination is met with opportunity—and where lives begin to move forward.

CONFERENCE ROOM (SANDRA THOMPSON)

\$25,000.00

The Conference Room is where ideas turn into impact. It is a place where our team meets with community leaders, partners, and supporters to discuss the future of our work and the growing needs of the families we serve. Important conversations, planning, and collaboration happen here—all focused on expanding opportunity and strengthening our community.

By sponsoring the Conference Room, you help create a space where meaningful decisions are made and partnerships are built to advance our mission and deepen our impact.

DONATION ROOM (STEPHANIE BENNETT/MICHELLE RIES)

\$15,000.00

The Donation Room is where a house begins to feel like a home. This space holds essential household items—kitchenware, linens, small furnishings, and everyday necessities—that families can choose from as they move into their new homes.

By sponsoring the Donation Room, you help ensure that families leaving homelessness don't just receive housing, but the comforts that make a space warm, welcoming, and truly their own. It's a simple but powerful way to help families begin their next chapter with dignity and hope.

DONOR WALL

\$2,500 - \$10,000

Gifts of \$2,500–\$10,000 help bring our Access Center to life and directly support the spaces and services that guide families from crisis to stability. In recognition of this meaningful investment, donors will be proudly acknowledged on our Donor Wall, honoring their commitment to helping families rebuild their lives.

Board Officers



LAURIE KRATTIGER

BOARD CHAIR

ALEX PARAJON

CHAIR ELECT

CHRISTOPHER CLARKSON

BOARD TREASURER

KATHY SESSINGHAUS

BOARD SECRETARY

DAVID ZUCKERMAN

IMMEDIATE PAST CHAIR

Board of Directors

CAPTAIN STEVEN CORRIGAN

GLENDALE POLICE DEPARTMENT

MARIE FILIPIAN

USC VERDUGO HILLS HOSPITAL

NANCY GUILLEN

TRUE INTEGRITY INSURANCE

NANCY KORB

KORB REAL ESTATE GROUP

STEVE MORA

METROPOLITAN CULINARY SERVICES

DR. RUCHIKA SANGHANI

UCLA HEALTH

JESS TALAMANTES

RETIRED

DR. WILLIAM WANG

DIGNITY HEALTH GLENDALE MEMORIAL HOSPITAL

ROGER KOLL

ATTORNEY

KIMBERLY CLARK

CITY OF BURBANK

LESLIE SMITH

RETIRED

VICKI WILLIAMS

RETIRED

SOPHIA AUGUSTINE

FUNCTION HEALTH

MICHELLE RIES

SQUARED AWAY CONSULTING

MICHAEL WALBRECHT

WARNER BROS. DISCOVERY

JANICE LOWERS

RETIRED, BURBANK POLICE DEPT.

Chief Executive Officer

ALBERT HERNANDEZ

HOME AGAIN LOS ANGELES

ALBERT@HOMEAGAINLA.ORG





Intent to Give



NAME: _____

ADDRESS: _____

CITY/STATE/ZIP CODE: _____

PHONE: _____ E-MAIL: _____

CONTRIBUTION AMOUNT: _____

WHICH ROOM, IF ANY, ARE YOU SPONSORING? _____

HOW WOULD YOU LIKE YOUR DONATION TO BE ACKNOWLEDGED IN OUR MATERIALS? _____

PAYMENT INSTRUCTIONS

___ I AM FULFILLING THE ENTIRE PLEDGE AT THIS TIME

___ I WOULD LIKE TO BE BILLED IN INSTALLMENTS
OF \$_____ OVER _____ MONTHS OR _____ YEARS

PLEASE CHARGE MY:

VISA ___ MASTERCARD ___ AMERICAN EXPRESS ___ DISCOVER ___

CARD NUMBER _____

EXPIRATION DATE _____ CVV CODE _____

SIGNATURE _____ DATE _____

FOR MORE INFORMATION OR TO PLEDGE YOUR SUPPORT,

CONTACT OUR DEVELOPMENT DIRECTOR

CANDICE MCFADYEN

EMAIL: CANDICE@HOMEAGAINLA.ORG OR

TELEPHONE: (818) 848-2822 EXT 1015

MAILING ADDRESS: P.O. BOX 7151, BURBANK, CA 91510

WEBSITE: WWW.HOMEAGAINLA.ORG