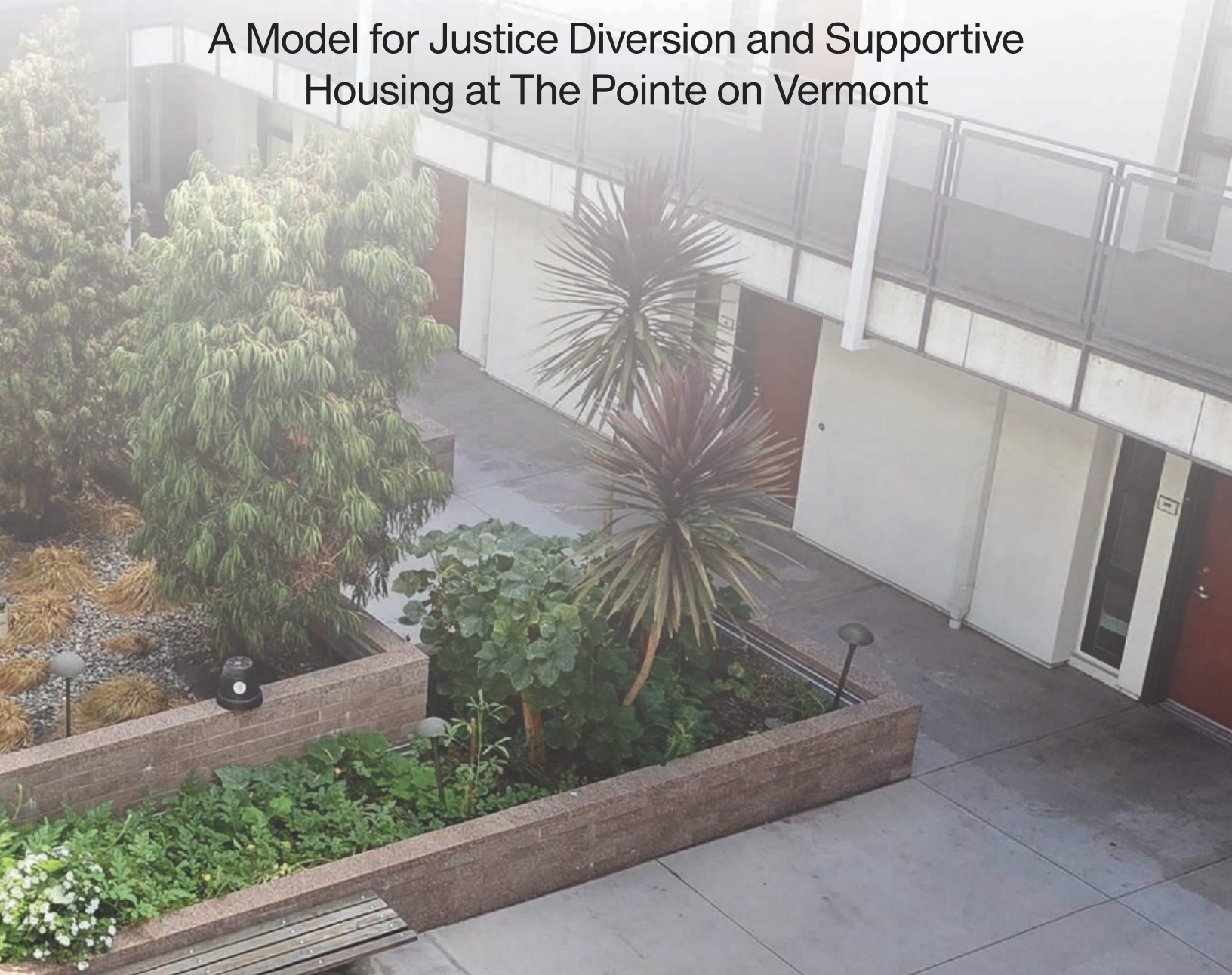




# Building Pathways Beyond Incarceration

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A Model for Justice Diversion and Supportive  
Housing at The Pointe on Vermont



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## Introduction

*Permanent Supportive Housing (PSH) is one of the most effective tools to end homelessness, combining affordable homes with the services people need to remain stably housed. The Pointe on Vermont is a bright spot that demonstrates the power of this approach, showing how stable housing and supportive services can transform lives and strengthen communities. At a moment when the federal administration is weighing future investments in affordable and permanent supportive housing, Pointe on Vermont shows that this model works.*

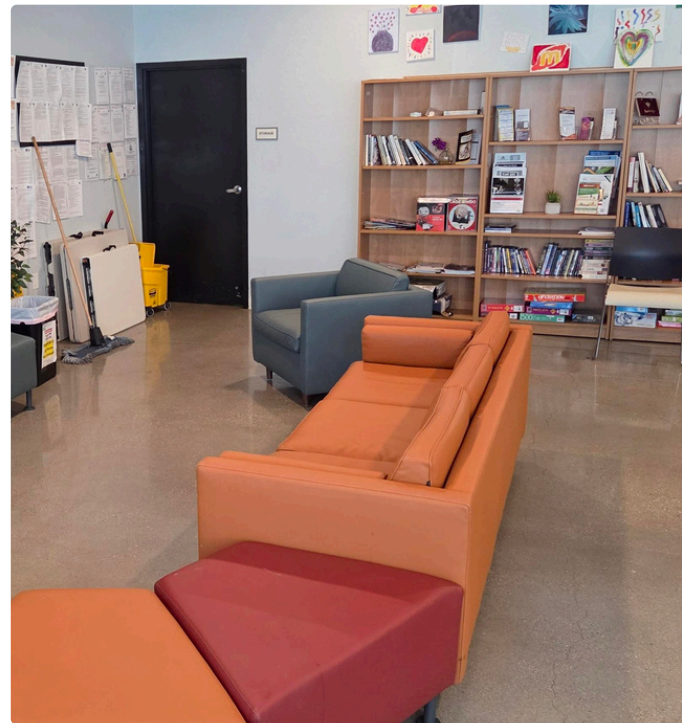
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## Building Pathways Beyond Incarceration

**The Pointe on Vermont** is a 50-unit PSH community located at 7600 South Vermont Avenue in South Los Angeles. Developed by EAH Housing and operated in partnership with St. Joseph Center (SJC), the site includes 25 units designated for clients referred through the LA County Office of Diversion and Reentry (ODR), 24 affordable units for households earning less than 60% of area median income, and one unit for an on-site property manager.

ODR diverts individuals with significant mental, physical, and behavioral health needs away from jail and into treatment and housing. These clients have often experienced homelessness, may have serious mental health or substance use disorders, and have histories of incarceration.

More than a housing development, The Pointe on Vermont embodies the belief that people deserve second chances and stable support. Together, EAH and SJC provide case management, housing stability, and supportive services that empower residents to rebuild their lives, demonstrating the kind of comprehensive support that should inform federal and local housing policy.



*Community room at The Pointe on Vermont where residents gather for workshops and shared activities.*



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## Collaboration at the Core: St. Joseph Center and EAH

*“The success of The Pointe on Vermont is rooted in the strong coordination between EAH Housing and St. Joseph Center. Permanent supportive housing requires more than a roof — it depends on seamless integration of property management and supportive services. Through regular communication and shared commitment, our partnership demonstrates how housing and services together promote long-term stability and community well-being.”*

— **Tim Koehler**, Director of Permanent Supportive Housing, EAH Housing

From the start, SJC and EAH built a trust-based partnership rooted in weekly coordination between services and property management. Together, they address occupancy, crises, recertifications, and resident needs, while also investing in joint training, team building, and shared celebrations. This unified approach has become a best practice, enabling both teams to function as one and provide consistent, compassionate support to residents.

This type of collaboration, between developers, property managers, and social service providers, is precisely what makes PSH work, and why public and federal investments in these projects yield measurable results.



*Scenes from The Pointe on Vermont: outdoor patio, central courtyard, and residents cooking together in the community kitchen.*

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## Stability and Resident Engagement

Since opening in 2021, The Pointe on Vermont has maintained over **90% occupancy**, with ODR clients stably housed. Beyond stability, residents are deeply engaged: most participate in on-site programming led by an EAH resident service coordinator, including food banks, coffee socials, holiday gatherings, workshops, and learning activities. Together, these efforts reduce isolation and foster a vibrant, supportive community.

<b>90%</b> Occupancy	<b>23</b> ODR Clients Stably Housed	<b>60%</b> Residents Engaged in Programs
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## The Client Journey

For many ODR clients, the path to stability begins with a **custody-to-care transition**. Upon release, individuals are connected directly with the SJC team, placed in ODR interim housing, and begin probation under the oversight of ODR and local judges. Within 90 days, clients complete intake and psychosocial assessments, stabilize medications and benefits, and meet court requirements.

As stability grows, clients move from interim housing to PSH at sites like The Pointe on Vermont. Here, case managers provide life skills training (cooking, hygiene, budgeting), behavioral support, and community integration. After 6–12 months, some clients transition to long-term service providers or specialized housing.

A key marker of success: **over 90% of residents consistently take their medication**. Staff work with health providers to ensure regular refills, daily adherence, and monitoring. This prevents setbacks, reduces hospitalizations, and strengthens long-term stability—evidence that PSH investments produce measurable health and housing outcomes.

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## Staff Training and Whole-Person Care

All SJC staff at The Pointe on Vermont receive intensive preparation, combining Housing First, Harm Reduction, Trauma-Informed Care, and Motivational Interviewing with crisis-response skills such as CPR, First Aid, Suicide Prevention, and Narcan administration. This equips staff to respond in emergencies while building the trust required for long-term engagement.

Through the **Permanent Behavioral Health (PBH) Support Model**, residents receive integrated wraparound services: medication management, primary and behavioral health care, substance use treatment, transportation assistance, budgeting support, and weekly check-ins. These comprehensive supports illustrate why permanent supportive housing is one of the most effective models for federal and local investment.

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## Community Partnerships

The Pointe on Vermont demonstrates how deep community partnerships enrich supportive housing. Working closely with **LA City Council District 8**, local food vendors, and grocery providers, the site has expanded opportunities for residents to connect with the broader community. Experiential learning activities—such as family days, trips to local zoos, and skill-building workshops in gardening, soap-making, and cooking—provide joy, healing, and growth beyond basic housing needs. These partnerships foster belonging and create bridges between residents and the surrounding neighborhood, showing that supportive housing benefits both tenants and the larger community.



*Gathering for a shared meal builds connection and community at The Pointe on Vermont.*

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## Design That Supports Healing and Community

The building itself is designed for wellness. Landscaped courtyards and open common areas reduce isolation and support mental health. Amenities like a community room, gym, learning center, community kitchen, and roof deck offer spaces for connection, recreation, and personal growth. Ground-floor program areas and a café further integrate services and social activities into daily life, making the physical environment part of the care model.




*“I love my job because every day brings the chance to make a real difference — to lift someone up, to solve a problem, and to be the steady support someone needs to move forward.”*

— **Taurean Millender**, ICMS Case Manager

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## Lessons Learned

The Pointe on Vermont offers important lessons for Los Angeles and beyond:

-  **Permanent Supportive Housing Works.** PSH provides stable housing paired with services that address mental health, substance use, and life skills. When residents have a safe home and consistent support, they thrive—evidenced by high occupancy, strong medication adherence, and active participation in community life. Federal and local governments should prioritize investment in this proven model.
-  **Effective Collaboration is Critical.** The trust-based partnership between property management, the developer, and social service providers has been essential. Weekly coordination and shared decision-making ensure alignment and stability for residents.
-  **Community Partnerships Strengthen Impact.** By engaging LA City Council District 8, local businesses, and community groups, The Pointe on Vermont has expanded opportunities for residents and strengthened ties to the neighborhood, making supportive housing a benefit to the entire community.



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## Conclusion

In a time when solutions to homelessness are urgently needed, The Pointe on Vermont stands as a model of hope, stability, and lasting change. It shows what is possible when housing, services, and community partnerships come together: people not only exit homelessness but build new pathways to thrive.

As the federal administration considers future investments in affordable and permanent supportive housing, The Pointe on Vermont demonstrates that these projects work. They provide stability, dignity, and community for residents, while also strengthening neighborhoods and reducing long-term public costs. This model affirms that with the right partnerships, permanent supportive housing is not just a program, it is a proven solution.

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*As one resident shared about the impact of living at The Pointe on Vermont:*

*“POV provides a place for people to have a second chance. More places like this should exist because it helps people heal and learn from their mistakes. The workers help us connect with resources that support our housing needs.”*

**— Michael Goodwin,**  
Resident at The Pointe On Vermont



*Because everyone deserves stability, dignity, and a place to call home.*

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## Financing Snapshot

The Pointe on Vermont was made possible through layered public and private financing totaling approximately \$25 million.

- **Construction Loan:** US Bank
- **Public Lenders:** LAHD (HOME, HHH, and Redevelopment) and LACDA
- **Equity Investor:** US Bank
- **Permanent Mortgage:** California Community Reinvestment Corporation (CCRC)
- **Developers:** EAH Inc. and A2Z Enterprises, LLC
- **Service Partner:** St. Joseph Center

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## About St. Joseph Center

Founded 50 years ago in Los Angeles, St. Joseph Center is a nonprofit organization serving more than 15,000 people annually across Los Angeles. With nearly 400 staff, SJC provides a continuum of care through its H.O.M.E. model: Housing, Outreach & Engagement, Mental Health, and Economic Empowerment. The organization is committed to advancing equity, opportunity, and dignity for people experiencing poverty and homelessness.

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## About EAH Housing

EAH Housing is one of the largest nonprofit housing development and management organizations on the West Coast, with more than 50 years of experience. EAH has developed over 15,000 affordable housing units in California and Hawaii, pairing high-quality design with services that promote resident stability, health, and community.

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