



City of Los Angeles
Neighborhood Council Funding Program
Application For Neighborhood Purposes Grant



This form is to be completed by the applicant seeking the Neighborhood Purpose Grant and submitted to the Neighborhood Council. All applications for grants must be reviewed and approved by the Neighborhood Council in a public meeting. The Neighborhood Council will submit approved applications to the Department of Neighborhood Empowerment for review. [REV 012209]

<p>1) Name of Neighborhood Council: Westchester Neighborhood Council</p>
<p>2a) Organization mailing address: 7919 Belton Drive Westchester CA 90045</p> <p>2b) Person and Address designated for receipt of official and legal notice. Pat Brubaker 7919 Belton Drive Westchester, CA 90045</p> <p>2c) Business Address, if different.</p> <p>2d) Address of affiliated organization (if applicable).</p>
<p>3a) Federal I.D. (EIN) #: 80-0348830</p> <p>3b) State of Incorporation (if applicable) California</p> <p>3c) Date when the corporation became a 501(c)(3), if applicable Oct. 1, 2009</p>
<p>4) Check the structure that best describes your organization shown in Box 1:</p> <p><input type="checkbox"/> Public Schools (not to include private schools)</p> <p><input checked="" type="checkbox"/> 501(c)(3) Non-profit organizations (not to include religious institutions) (IRS Determination Letter)</p>
<p>5a) How will this Neighborhood Purposes Grant be used to primarily support or serve a non-discriminatory, public purpose and benefit the public at-large? The purpose of the grant is to provide funds to continue to input information on WVN web site and design and print informational brochures.</p> <p>5b) Please describe the programs for which funding is intended. WVN is dedicated to assist older adults in the communities of Westchester and Playa Del Rey to remain in their homes as long as possible as they age. With the help of neighborhood volunteers and a program director, members will connect with services and resources to continue in their own homes. Daily living support with practical day-to-day task and access to health and wellness resources. They will receive temporary or long term help. They will be referred to vendors that have been vetted and will provide discounts for their service for WVN members.</p>



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6) Provide the name, telephone number, fax and E-mail address (if applicable) of the person(s) responsible for the funds and any program listed in Box 5.

Pat Brubaker

_____	_____	_____	_____
Name	Telephone	Fax	E-Mail

_____	_____	_____	_____
Name	Telephone	Fax	E-Mail

7a) What is the amount of Neighborhood Purposes Grant funding requested with this application? \$3,000.00

7b) Is implementation of this specific program or purpose described in Box 5 above contingent on other factors, sources of funding? no

8) Please indicate other sources of funding below:

Westchester Rotary Club	\$ 1,000	\$
Drollinger Foundation	\$ 1,000	
WVN Board of Directors	\$ 844.00	

9) Please indicate your project's budget:
see attached

	Requested of NC	Total Project Cost
Personnel related expenses. (please describe)	\$	\$
Non-personnel related expenses. (please describe)	\$	\$

TOTAL BUDGET: \$ _____
(Neighborhood Purpose Grant Funding)



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9) I hereby affirm that, to the best of my knowledge, the information provided herein and communicated otherwise is truly and accurately stated and that there is no conflict of interest between any Neighborhood Council board member and the applicant.

Authorized representative to sign on behalf of organization:

President of Corporation or School Principal:

Pat Brubaker
Name (print)

Pat Brubaker
Signature

President _____ Oct. 26, 2009 _____
Title Date

Secretary of Company or Assistant School Principal (if different than President):

Name (print) Signature

Title Date

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: 007 11 2005

WESTCHESTER VILLAGE NETWORK
CORPORATION
6043 W 76TH ST
LOS ANGELES, CA 90045

Employer Identification Number:
20-0348830
EIN:
17053174024039
Contact Person:
MS RICHARDS
EIN# 17053174024039
Contact Telephone Number:
(877) 229-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990 Required:
Yes
Effective Date of Exemption:
February 4, 2009
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,

Robert Chel
Director, Exempt Organizations
Rulings and Agreements

Enclosure: Publication 4221-PC

Letter 947 (DO)09



“AGING IN PLACE” INITIATIVE 2009 FACT SHEET

What is the Westchester Village Network? We are a new membership-based non-profit organization founded by volunteer Westchester and Playa Del Rey residents, with the mission of helping Westchester and Playa Del Rey older adults stay in their own homes as they age with dignity and independence.

How does the program work? This innovative village program is modeled after several successful national programs such as Beacon Hill Village in Boston. (beaconhillvillage.org) It provides members with vibrant at-home living in their own communities, assisted by their own neighbors, under the direction of a staff manager. The Network provides assistance with practical day-to-day task and access to health and wellness resources and volunteer opportunities. Members are able to remain independent and active in their own community, rather than living in an isolated retirement community.

The opportunity: This is a program that is designed to simplify life's complexities through the development of a self-help organization. Members in need can receive temporary or long term assistance with errands like health appointments, grocery shopping, garden and pet care from participating neighbors in the Network. They can also have access to pre-screened vendors for other types of assistance, such as in-home medical care, housecleaning, electrician, plumber, handy-man, etc.

The advantages of the program: This program is cost-effective and provides a safe, comfortable and more dignified life style for the members in their own homes. The extended family of the members will have peace of mind and feel more secure about their safety. The program is based in the local community and is not mired in bureaucracy.

How is this program funded? This is a relatively low cost program, since it is primarily volunteer driven it provides an affordable option for people whose greatest wish is to remain in their own homes. Other national program models have received support through Network membership fees, foundation grants, individual donations, and contributions from city, county and federal government sources.

Why do we need this program now? As with insurance, WVN membership allows members to be prepared for the unexpected and provides a safety net of support should the need arise. The idea is to build the enterprise before you need it. With all the baby boomers, our population is aging rapidly and we need to plan now for the future. Out of a Westchester and Playa Del Rey population of forty thousand, 14% are 60 and over which WVN can serve.

Contact for more information:

Pat Brubaker pbrubaker@sbcglobal.net
westchestvilnet.org 310 338-0853

WESTCHESTER VILLAGE NETWORK

Projected Budget

INCOME (Amount in US Dollars)	AMOUNTS	COMMENTS
Grants	\$ 1,000_____	H.B. Drollinger Family Foundation
Donations	\$ 10,000_____	Rotary, Woman’s Club, West. Neighborhood Council.
Membership Fees	\$ 75,000_____	projected \$500 x 150 founding members_
Registration/Fees for Events	_____	-----
Total Income	\$ 86,000_____	-----
EXPENSE CATEGORY		
Accounting Fees	\$ 1,200_____	-----
Conferences / Meetings	\$ 2,000_____	-----
Program Staff	\$ 63,000_____	program manager, includes benefits
Third Party Consultants	\$ 5,000_____	grant writer
Education / Training	_____	-----
Equipment	\$ 1,200_____	computer, printer & phone, desks, chairs
In-house Publications brochures	\$ 1,000_____	program services, volunteer & membership
Insurance	\$ 2,000_____	Board ,volunteers
Internet/site/ Email/phone	\$ 1,248_____	\$104 monthly, voice mail
Licenses / Permits	\$ 1,500_____	state 501©(3) fees
Materials (non office)	_____	-----
Meals	\$ 600_____	-----
Membership Dues	\$ 444.	CA Assoc.of Nonprofits,Village to Village Network
Office Supplies	\$ 3,500_____	-----
Outreach	_____	-----
Postage / Courier Services	\$ 1,800_____	\$150 monthly
Printing / Copying	\$ 2,400_____	\$200 monthly
Production Cost	_____	-----
Publications	_____	-----
Rent	_____	no rent first year_____
Repairs	\$ 1,200_____	-----
Research / Documentation	_____	-----
Storage	_____	-----
Travel	_____	-----
Utilities	\$ 1,200_____	-----
Other (describe)	_____	-----
Total Expense	\$ 89,292	
Income	\$ 86,000	



California Villages Project

Monday, October 12, 2009 6:51 AM

From: "Candace Baldwin" <CBaldwin@ncbcapitalimpact.org>
To: Pbrubaker@sbcglobal.net

Congratulations! The Westchester Village Network was selected as one of the California Pilot Villages projects through the SCAN Funded California Villages Project. We are excited at the prospect of working with your organization and with you, forwarding the Village movement in California.

We will be in touch later this week to discuss the development of your individualized technical assistance plan and discuss this project in greater length.

Best regards,

Candace Baldwin
Senior Policy Advisor
NCB Capital Impact

WVN was selected
as the LA Model Village
2 were selected in San Francisco
2 were selected in San Diego



FOR IMMEDIATE RELEASE

CONTACT:
Charity Sack
(703) 647-2337
csack@ncbcapitalimpact.org

NCB CAPITAL IMPACT NAMES RECIPIENTS OF TECHNICAL ASSISTANCE GRANTS FOR CALIFORNIA VILLAGES PROJECT

*Expands Innovative Model That Allows
People to Remain in Their Homes Independently as They Age*

LOS ANGELES (October 21, 2009) — NCB Capital Impact today announced six pilot sites to receive technical assistance grants boosting expansion of the “Village” model in California. These technical assistance grants were made possible by The SCAN Foundation, which awarded a Promising Program grant to NCB Capital Impact in July 2009.

Villages are community-based, non-profit organizations that address the rapidly growing demand among baby boomers and the elderly to remain living in their own homes among friends and neighbors while also fulfilling their health care needs related to aging. Each Village is customized to local needs and preferences providing services and discounts on anything from groceries and health care to repairs and transportation assistance. Additionally, Villages organize a host of social activities. To date, Villages have sprouted up in over 40 communities nationwide.

The six pilot Villages are: **NEXT** and **Marin Village** in San Francisco; **Concierge Club/Elderhelp of San Diego** and **Tierrasanta Villages** in San Diego; and **Westchester Village Network** and **Wise & Healthy Aging** in Los Angeles. The selected pilot organizations will receive hands on technical assistance consulting from the NCB Capital Impact project team. The project team consists of NCB Capital Impact and its partners: Beacon Hill Village, the Center for the Advanced Study for the Aging at University of California Berkeley and Susan Poor Consulting. Many of these pilot sites will test new ways to integrate the Village principles in to their organization and will test technology tools to build capacity for the organization.

“We are thrilled to be selected as one of the LA Village Models,” declared Pat Brubaker of Westchester Village Network. “Everyday as I drive thru our community I see residents that are in need of the Village project, and I am in a rush to help them just as I needed help when I was temporarily incapacitated.”

“I am very enthusiastic and excited that Westchester Village Network was chosen,” said Los Angeles City Councilmember Bill Rosendahl. “I will support the project wholeheartedly for the older adults in Los Angeles who want to remain in their own homes as they age. This is a simple concept of a volunteer driven nonprofit organization based in local neighborhoods and will reap huge results for the community.”

The projected growth of the U.S. older adult population, currently with over 37 million people age 65 and older – 5.6 million of them in California – highlights the need for more community-based alternatives such as Villages to complement other long-term care supports.

“Older adults of varying functional abilities want and are able to live in their communities of choice with the appropriate supportive network. The SCAN Foundation is pleased to support NCB Capital Impact and their strategic partners, as part of our Promising Programs Initiative, in expanding Village model in California and bringing a fresh approach to supporting community living for seniors.” said Dr. Bruce Chernof, President and CEO of The SCAN Foundation.

The economic downturn has catastrophic implications for older Americans. The Urban Institute found that retirement savings losses are currently estimated at \$2 trillion. This combined with limited-earnings potential is causing more to consider using what’s left of their declining home value to cover retirement income needs, including long-term health care. Villages are consumer-driven, self-governing nonprofits that provide members 50 years old and older with an affordable option to remain active, independent and civically connected to their communities.

“ElderHelp could not be more pleased about our selection to be a part of this initiative,” remarked Leane Marchese, Executive Director. “The Village Model has substantial potential to impact the lives of seniors who increasingly desire to remain living in their own homes; connected to the communities and neighborhoods they love.”

The pilot organizations were selected based upon a few key objectives: Ability to be fully launched or operational by July 2010 (end of grant); commitment to the Village principles; socioeconomic and ethnic diversity of population served; and had a unique implementation strategy for the Village model within their community. Applications were evaluated and scored by members of the NCB Capital Impact project team and The SCAN Foundation.

About NCB Capital Impact

NCB Capital Impact, the non-profit affiliate of NCB, provides financial services and technical assistance to create more affordable homeownership, long-term supports innovations and facilities for health care centers and charter schools. To learn more about NCB Capital Impact and its programs and initiatives to advance education, affordable housing, health care and long-term care for low- to moderate-income individuals, visit www.ncbcapitalimpact.org.

About The SCAN Foundation

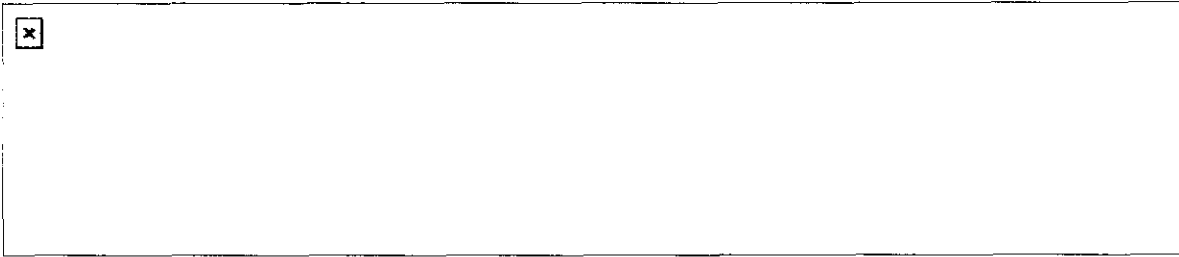
The SCAN Foundation is an independent nonprofit foundation dedicated to advancing the development of a sustainable continuum of quality care for seniors that integrates medical treatment and human services in the settings most appropriate to their needs and with the greatest likelihood of a healthy, independent life. The SCAN Foundation supports programs that stimulate public engagement, develop realistic public policy and financing options, and disseminate promising care models and technologies. For more information about The SCAN Foundation, visit www.thescanfoundation.org.

About Westchester Village Network

WVN is a new membership-based non-profit organization founded by volunteer Westchester and Playa Del Rey residents, with the mission of helping Westchester and Playa Del Rey older adults stay in their own homes as they age with dignity and independence. For more information, visit www.westchestvilnet.org or contact Pat Brubaker at (310) 540-5467.

About ElderHelp of San Diego

Founded in 1973, ElderHelp of San Diego is one of the oldest and most trusted organizations offering personalized assistance to seniors in San Diego. ElderHelp is a non-profit organization comprised of professionals and community volunteers committed to offering quality social services that help seniors live independently in their own homes. Last year, ElderHelp assisted nearly 5,000 seniors throughout San Diego County. For more information, visit: <http://www.elderhelpofsandiego.org/>



Print Page

Last modified: Wednesday, October 21, 2009 4:10 PM PDT

Westchester: Volunteer network works to help seniors stay in their homes

BY HELGA GENDELL

The Westchester Village Network is a new nonprofit organization founded by volunteer Westchester residents, with the mission of helping Westchester and Playa del Rey senior citizens stay in their own homes as they grow older, says founder and president, Pat Brubaker.

A presentation of the organization's services, "Seniors Aging in Place," is scheduled at 11 a.m. Tuesday, October 27th at the Playa del Rey Woman's Club, 8039 W. Manchester Ave., Playa del Rey.

The program is modeled after several successful national programs that aid seniors in continuing to live in their own homes with the assistance of neighbors and under the direction of a staff manager, instead of being faced with living in an isolated retirement community.

"The idea is to build the project before you need it, and the program is a type of foresight policy," Brubaker said. "Hope is not a policy. Crises, where people of any age need a lot of help quickly, cannot be predicted."

Out of an aging population of "baby boomers," 14 percent of 40,000 individuals are age 60 and over, and their needs can be served by the Westchester Village Network, Brubaker said.

Seniors can receive temporary or long-term assistance with a variety of services such as health appointments, grocery shopping, garden care and pet care from participating network neighbors.

Access to pre-screened vendors for other types of assistance such as in-home medical care or house cleaning is available and all services are quality checked, Brubaker said.

A consistent and reliable safety net, this service is operated "without government bureaucracy" by the Westchester Village Network membership of the communities of Westchester/Playa del Rey, according to Brubaker.

"People sell their homes, downsize and move to retirement communities isolated from their familiar surrounding, in advance of need, lest they later be too ill to be admitted," said Brubaker.

"Westchester Village Network is intended to coordinate needed services so that its members do not have to go through the turmoil and loss of leaving their longtime homes, while providing reassurance not only to members, but also to their families. It stabilizes rather than disrupts the community."

This is a relatively low cost program because it relies on a lot of volunteer support. Other national program models have received support through Village Network membership fees, foundation grants, individual donations, and contributions from city, county and federal government sources, Brubaker said.

Los Angeles City Councilman Bill Rosendahl, who represents the 11th District, which includes Westchester, has been involved in the project from the beginning.

“I am very enthusiastic and excited that NCB Capital chose the Westchester Village Network,” said Rosendahl.

“I will support the project wholeheartedly for the older adults in Los Angeles who want to remain in their own homes as they age. This is a simple concept of a volunteer driven nonprofit organization based in local neighborhoods and will reap huge results for the community.

“I want to especially thank Pat Brubaker for her leadership. In a recent visit to Washington, D.C., officials there were extremely pleased with her hard work, representing the Westchester community. She is truly an inspiration to us all,” said Rosendahl.

Members can choose from the possible services that will be available by phone or e-mail contact to the director for daily living needs.

Services provided by volunteers include: dog walking, garden watering, market shopping, doctor appointments, simple errands, “vexing” electronic issues, computer mysteries, phones, DVDs, and other technological issues, phone/house visits, lifestyle/wellness seminars, organizing/downsizing suggestions, preferred discounted vendor recommendations, and services of a plumber, painter, electrician, gardener, housekeeper, handyman, window washer and others.

Recommended paid services include transportation, home health care and large project home organizing/downsizing.

Founding board members, who are all long-term Westchester residents active in community life, include Brubaker, who is also the primary outreach speaker and fundraiser for the organization. She is retired from the Los Angeles Philharmonic Orchestra as a major gifts officer, and with a bachelor of arts degree in interdisciplinary fine arts, she has served in an artistic capacity for various beach cities.

Brubaker is presently a member of the City Council District 11 Senior Committee, the Westchester Vitalization Corporation and the Airport Marina Mental Health Guild.

Other founding members are Laura Diepenbrock, Marcia Findley, Sheila Mickelson, Dave Pierce, Heather Barbour, Stephen Bentley and Joe Cunningham.

Diepenbrock is manager of the LIFE program of Jewish Family Services of LA and Findley is the organization’s secretary who retired from Loyola Marymount University after 25 years as a librarian.

Mickelson, an accountant, was a principal founding member of the Westchester Streetscape Improvement Association and serves on the Council District 11 Tenant Rights and Affordable Housing Committee. Pierce is a retired professor of astronomy and physics.

Barbour, a registered nurse, spent 20 years at Mt. St. Mary’s College in various nursing fields and is the outreach speaking partner with Brubaker. Bentley, an independent insurance broker and financial planner, represents the Loyola Village neighborhood on the Neighborhood Council of Westchester-Playa and is active with the Westchester Streetscape Improvement Association, the Westchester Vitalization Corporation and the Westchester Senior Center.

Cunningham, the organization’s treasurer, is a real estate broker associate with RE/MAX and has 30 years of experience as a certified public accountant. He was a founding member of the neighborhood council start-up committee and is a member of the Westchester Vitalization Corporation and the City Council District 11

Senior Committee. He also wrote the Westchester Village Network budget.

Strategic partners of the organization include Loyola Marymount University, Airport Marina Counseling Service, Westchester Clergy Association, Marina Del Rey Hospital and the Westchester Family YMCA.

The organization has also received grants from the Westchester Rotary Club and the Howard Drollinger Foundation.

Information, (310) 540-5467.