

Item D.2 Development Description

The Development Description should provide a narrative (approximately two pages) that includes:

1. Name and location of the proposed housing development;
2. Service goals of the development;
3. Characteristics of tenants to be served;
4. Type of housing to be provided (new construction or acquisition/rehab.);
5. How the building(s) in which housing and services will be provided will meet the housing and service needs of the MHSA tenants (location, building type, layout, features, etc.);
6. Name of primary service provider, property manager, and other development partners; and,
7. Summary of the anticipated sources of development financing. (Name sources only, do not include dollar amounts.)

Response:

Cabrillo Gateway, Century Villages at Cabrillo's (CVC) fourth phase of campus development, features 80 permanent supportive housing units. Located at the foot of the Villages at Cabrillo campus at 2001 River Avenue in Long Beach, Cabrillo Gateway will serve as the marquee development at the entry to the campus. Not only will the development serve as the physical gateway into the community, but for future residents it will represent the symbolic gateway out of homelessness and into hope.

The 27 acre CVC campus is a residential community designed to break the cycle of homelessness. Situated on a former military housing site serving the Long Beach shipyards, the site was conveyed to CVC, a Century Housing affiliate, in 1997 under the McKinney Act for the benefit of the homeless. Since that time Century has served as steward of the property, seeking to protect, preserve and enhance this critical community asset. Today, through its Century Villages at Cabrillo affiliate, Century acts as owner, developer, and manager of the Villages at Cabrillo campus. Over the past 15 years, the Villages at Cabrillo has grown to become home to more than 1,000 residents. These include more than 500 veterans and an increasing family and child population.

Cabrillo Gateway will enhance CVC's housing continuum by expanding its permanent housing offerings for families and addressing a documented need for special needs households. The newly constructed development will be enriched with supportive services through CVC's Resident Services Team and services otherwise available through CVC's network of 15 on-site service providers. The service goal of Cabrillo Gateway is to increase self-sufficiency and independence, allowing residents to build dreams and achieve their highest potential, improve health, and ultimately reintegrate into society.

Forty (40) units at Cabrillo Gateway will be set aside for special needs households including individuals and families transitioning from homelessness and/or households with a physical and/or psychiatric disability. 16 of these units will be set aside for MHSA-eligible households. The remaining forty (40) units will be leased to low income households in need of affordable, dignified housing. For the 16 MHSA units, CVC envisions serving the following populations: (1) Chronically homeless individuals with serious mental illness. These individuals might also be veterans and (2) Homeless families with a family member that has a serious mental illness or severe emotional disturbance. These families might also be households victimized by domestic violence.

The development has been designed with this population in mind. It will contain highly affordable 1, 2 and 3 bedroom apartments within a four story structure. Units have been designed to maximize kitchen to living room visibility and will feature highly durable finishes. Ground floor space will contain a podium parking structure, community rooms, supportive service space including counseling offices, a classroom, property management space, and a community health clinic operated by a Federally Qualified Health Center (FQHC). The development is sited within the central courtyard of the campus and features a 30,000 SF "grand lawn" open

space area that will be available for the enjoyment of the community. Beyond this public open space, Cabrillo Gateway also offers two elevated courtyards and two ground level courtyards designed to foster interaction and resident engagement. The transit-oriented development is sited directly across the street from 2 public transit bus lines. CVC will pursue LEED Gold designation for the development and hopes to install a small solar facility on the roof of the building.

Resident services will be delivered by two full time Resident Service Coordinators (RSC) under the management of CVC's Director of Community Development. These include life enrichment classes, intensive case management, employment services, access to benefits, and referrals. Specialized, evidence-based mental health services such as therapy, individual counseling and group counseling will be made available through Mental Health of America, Los Angeles. Physical health care, including preventative health care, chronic disease management, family planning, immunizations, pre-natal care and dispensary services among others, will be made available through the on-site community health clinic to be operated by The Children's Clinic, a high quality community health care provider in Long Beach.

Century Villages at Cabrillo will serve as Owner, Developer, Property Manager (through its Century Villages Property Management affiliate), and primary Service Provider. The provision of supportive services will be managed by CVC's Director of Community Development who oversees resident services programming at the Villages.

CVC hopes to start construction on the Cabrillo Gateway in late 2013, following an award of tax credits. The sources of development financing are as follows:

- Low income housing tax credit equity
- Affordable Housing Program (AHP) loan
- MHPA Capital Subsidy loan
- Permanent first mortgage

