

**Section D: Supportive Services Plan  
Instructions**

1. Submit the MHSA Supportive Services Information, Section D, Items D.1 through D.16, as listed on the Application Index & Checklist.
2. Enter required information into the yellow box marked "Response".
3. Items D1 through D9 must be circulated for local review for 30 days.

**Item D.1 Development Summary Form (Attachment B)**

Instructions: Complete and submit the Development Summary Form (**Attachment B**)

**RENTAL HOUSING DEVELOPMENT SUMMARY FORM**

County Mental Health Department: Los Angeles County Department of Mental Health

Name of Development: Anchor Place

Site Address: 2001 River Avenue

City: Long Beach State: California Zip: 90810

Development Sponsor: Century Villages at Cabrillo

Development Developer: Century Villages at Cabrillo

Primary Service Provider: Century Villages at Cabrillo

New Construction  Acquisition/Rehabilitation of an existing structure

Type of Building:  Apartment Building  Single Family Home  
 Condominium  Other

Total Development		MHSA Funds	
Total Number of Units:	120	Total Number of MHSA Units:	18
Total Cost of Development:	\$46,565,260	Amount of MHSA Funds Requested:	\$1,710,000
		Capital:	\$1,710,000
		Capitalized Operating Subsidies:	\$0

Other Rental Subsidy Sources (if applicable): TBD: DHS, S+C, or project-based vouchers

Target Population (please check all that apply):

Adults  Transition-Age Youth  Older Adults

**County Contact**

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**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:**

Century Villages at Cabrillo’s (“CVC”) fifth phase of campus development, Anchor Place, features 120 dignified, affordable apartment homes. As a mixed population “Housing First” development, these 120 permanent supportive housing units include 75 project-based VASH units for veterans and 18 MHSA units with the balance entailing non-exclusive, traditional affordable units for small families including one manager’s unit. Located at the foot of the Villages at Cabrillo campus at 2001 River Avenue in Long Beach, Anchor Place will serve as the focal development at the River Avenue access point to the campus. For future residents it will become a safe harbor where personal anchors may be set in an effort to restore wellness and hope.

The 27-acre CVC campus is a residential community designed to break the cycle of homelessness. Formerly a military housing site for the Long Beach shipyards, the campus 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, protecting, preserving and enhancing this critical community asset. Today, through its CVC affiliate, Century acts as owner, developer, and manager of the campus. Over the past 17 years, the Villages at Cabrillo has grown to become home to more than 1,000 residents. These include more than 550 veterans and an increasing family and child population. CVC takes great pride in its serene, dignified campus setting. Anchor Place will both complement and enhance the larger CVC campus.

Occupying approximately 3.0 acres of land, the Anchor Place development will integrate a currently undeveloped corner of the campus into the broader community. This will be accomplished by extending the east/west axis that was established with the Anchor Place development through to the eastern perimeter of the community. This axis helps to better organize the community and provide natural orientation to visitors and residents alike. Further, north/south orientation of the building’s wings shall complement the low density one and two story adaptively rehabilitated naval buildings to the immediate north.

Anchor Place was designed within the context of a bustling campus community. Working in concert with PSL architects (architect of Cabrillo Gateway, our 4th phase of development), CVC has carefully studied campus characteristics such as massing, use, population, vehicular circulation, pedestrian circulation, buffer areas, existing landscape assets, spatial conditions, common materials and color palettes. All of these elements will inform the schematic and design development phases. The result will be a development that both complements the existing built environment while firmly standing on its own identity and design merit.

Anchor Place will also enhance CVC's housing continuum by expanding its permanent offerings for veterans (75 apartments) and families (44 apartments) and addressing a documented need for special needs households. The development will be enriched with supportive services through CVC's Resident Services Team and CVC's network of 20 on-site service providers, including US VETS and the local VA. The service

goal of the Anchor Place development is to increase self-sufficiency and independence in its residents, allowing them to achieve their highest potential, improve their health, and become contributing members of society.

The development will contain a mix of 1, 2 and 3 bedroom apartments within five story structure. Ground floor space will contain a podium parking structure, community rooms, supportive service space including counseling offices, property management space, and community and recreational space. CVC has embraced sustainable design as part of its Guiding Principles of campus development. CVC will pursue LEED Silver designation (at a minimum) for the Anchor Place development and hopes to install a small solar facility and solar thermal apparatus on the roof of the building.

Anchor Place has been designed with the MHSa population in mind. It will contain highly affordable 1, 2 and 3 bedroom apartments within a five 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 fitness and art studio. The development incorporates three exterior courtyards, three raised interior courtyards, and an expansive park-like open space area fronting the development that will be available for the enjoyment of the community. These areas are designed to foster interaction and resident engagement. The transit-oriented development is sited directly across the street from an active bus stop featuring 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 for the family apartments 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 DMH and its network of direct operated and contract providers. 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-campus community health clinic to be operated by The Children's Clinic, a high quality community health care provider in Long Beach. Resident services for the veteran apartments will be delivered by a combination of US VETS and the VA or its subcontractor.

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 Anchor Place in late 2015, following an award of tax credits. The sources of development financing are as follows:

- Low income housing tax credit equity
- MHSa Capital Subsidy loan
- VHHP funding
- Local funding
- Permanent first mortgage
- Donation of land