

VISTA DEL PUERTO

- Timeline
 - Present-Sep 2017: Securing financing & developing plans
 - March 2018: Anticipated start of construction
 - July 2019: Complete construction and begin leasing

City of Long Beach

HOUSING ACTION PLAN

Community Meeting

Anchor Place and The Beacon

June 15, 2016
and

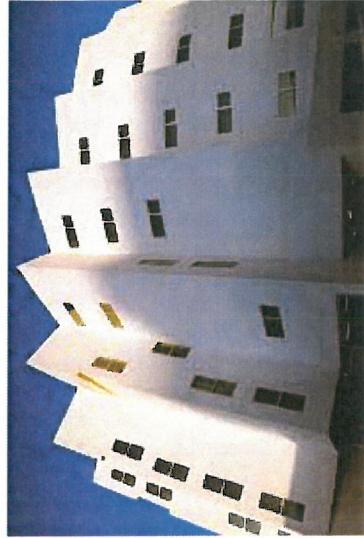
June 18, 2016



CENTURY
Managing Affordable Housing
in our Nation

Century Mission Statement

Century invests in **homes** and **communities** so that low income individuals and families may have a **dignified** living environment, achieve **economic independence**, and enjoy **healthy** and **vital** places to live and work.



CENTURY

Trusting Affordable Housing
Is Our Mission

Villages at Cabrillo



- 27 acre community
- 1,300 residents
- 20+ providers
- 292 staff
- 99% housing stability
- \$42.6 million in output
- Nearly 900 volunteers
-

Villages at Cabrillo

2016

SOCIAL IMPACT

R E P O R T



Cabrillo Gateway

Development information
TDCS
Rental housing
Unit count and mix
Timing

Located at **Century Villages at Cabrillo** in West Long Beach

81 Apartment Homes, **80** for homeless families supported by PBVs

Mix of **40** one bedroom, **17** two bedroom, and **24** three bedroom homes.

Construction Began: **Nov 2013**
Construction Completion: **August 2015**

Cabrillo Gateway

Permanent Financing Sources

SOURCE OF FUNDS	AMOUNT
Low Income Housing Tax Credit Equity (Private Investor)	\$25,975,253
Mental Health Services Act. Proposition 63	\$1,600,000
Federal Home Loan Bank, AHP	\$800,000
Permanent First Mortgage	\$2,935,900
Land Contribution	\$2,350,000
Deferred costs and other	\$262,896
Total Project Costs	\$33,923,149

Cabrillo Gateway

Site Plan



CVG Campus

Cabrillo Gateway

October 2015



Cabrillo Gateway

October 2015





Anchor Place



Anchor Place

Located at **Century Villages** at
Cabrijo in West Long Beach

120 Apartment Homes, **75** for
Homeless Veterans, **44** for Low
income persons and families. **93**
units supported by PBVs and H4H.

Mix of **95** one bedroom, **19** two
bedroom, and **5** three bedroom homes.

Construction Began:
Construction Completion:
Nov 2015
Sept 2017

Anchor Place

Permanent Financing Sources

SOURCE OF FUNDS	AMOUNT
Low Income Housing Tax Credit Equity (Private Investor)	\$34,410,000
Mental Health Services Act. Proposition 63	\$1,710,000
Federal Home Loan Bank, AHP	\$1,500,000
City of Long Beach Loan	\$4,000,000
Affordable Housing and Sustainable Communities, State of CA	\$2,440,000
Permanent Bank Mortgage	\$2,000,000
Owner Land Contribution	\$6,300,000
City of Long Beach fee Waivers	\$670,000
Supervisorial District 4, county grant	\$500,000
Foundation Grants	\$700,000
Total Project Costs	\$54,230,00

Anchor Place: Coming 2017!

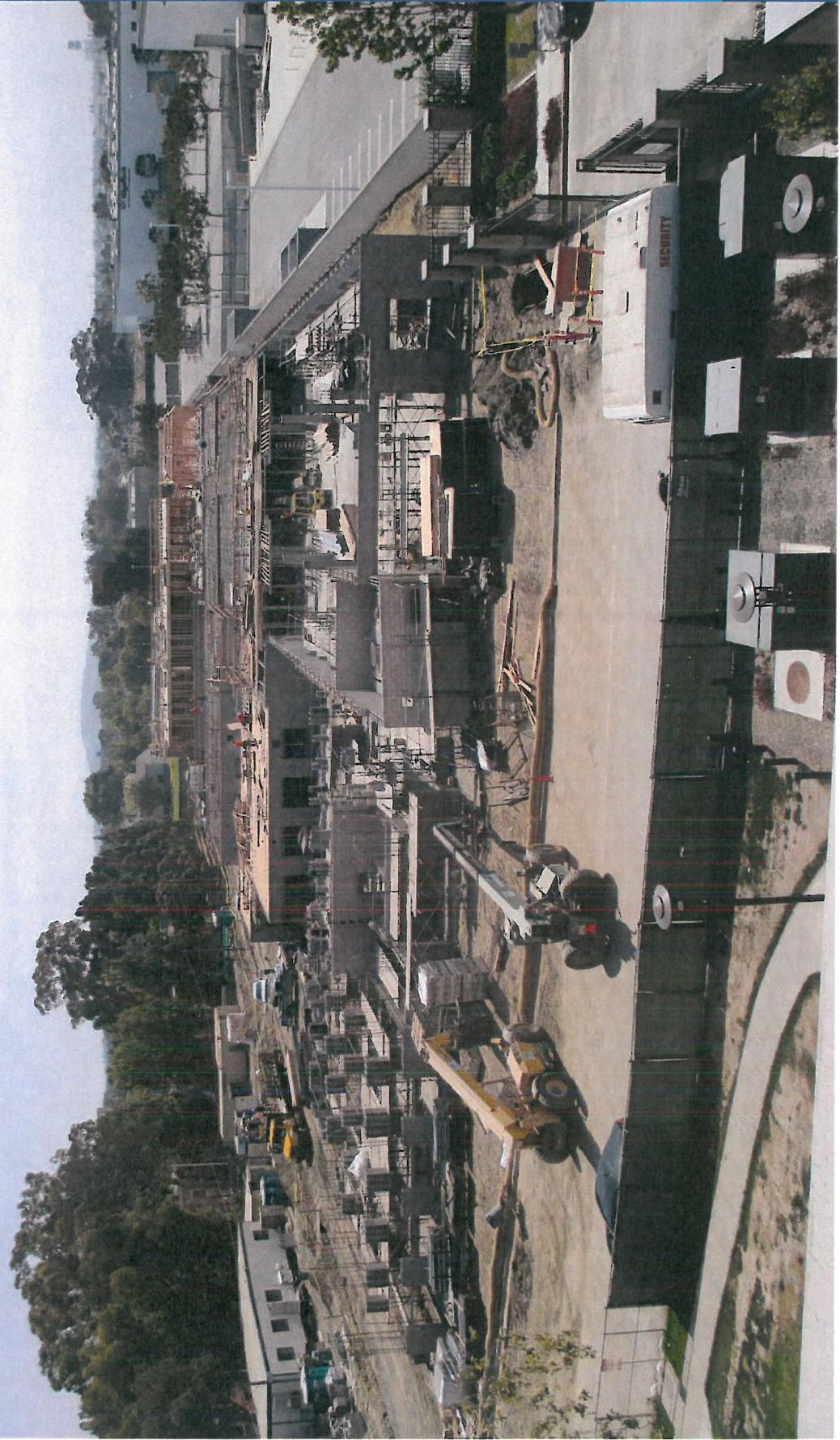


Anchor Place Site Plan



Anchor Place

Construction Progress Photo



Anchor Place

Construction Progress Photo



Anchor Place

Construction Progress Photos



The Beacon

1201-1235 Long Beach Blvd.

Two Buildings on one site:

Beacon Place: **39** apartments for disabled veterans. **30** one bedroom and **9** two bedroom homes.

Beacon Pointe: **121** apartments for low-income seniors. **10** one bedroom and **11** two bedroom homes.

Construction Start*: March 2017
Construction Complete: Nov 2018

*anticipated

The Beacon

Permanent Financing Sources

SOURCE OF FUNDS	AMOUNT
Low Income Housing Tax Credit Equity (Private Investor)	\$34,100,000
Veterans Housing and Homelessness Prevention	\$5,200,000
Federal Home Loan Bank, AHP	\$2,260,000
City of Long Beach Loans	\$10,270,000
Affordable Housing and Sustainable Communities, State of CA	\$17,700,000
Permanent Bank Mortgage	\$5,200,000
Deferred Costs	\$3,100,000
City of Long Beach fee Waivers	\$890,000
Seller Carryback Note	\$1,300,000
Total Project Costs	\$80,020,000

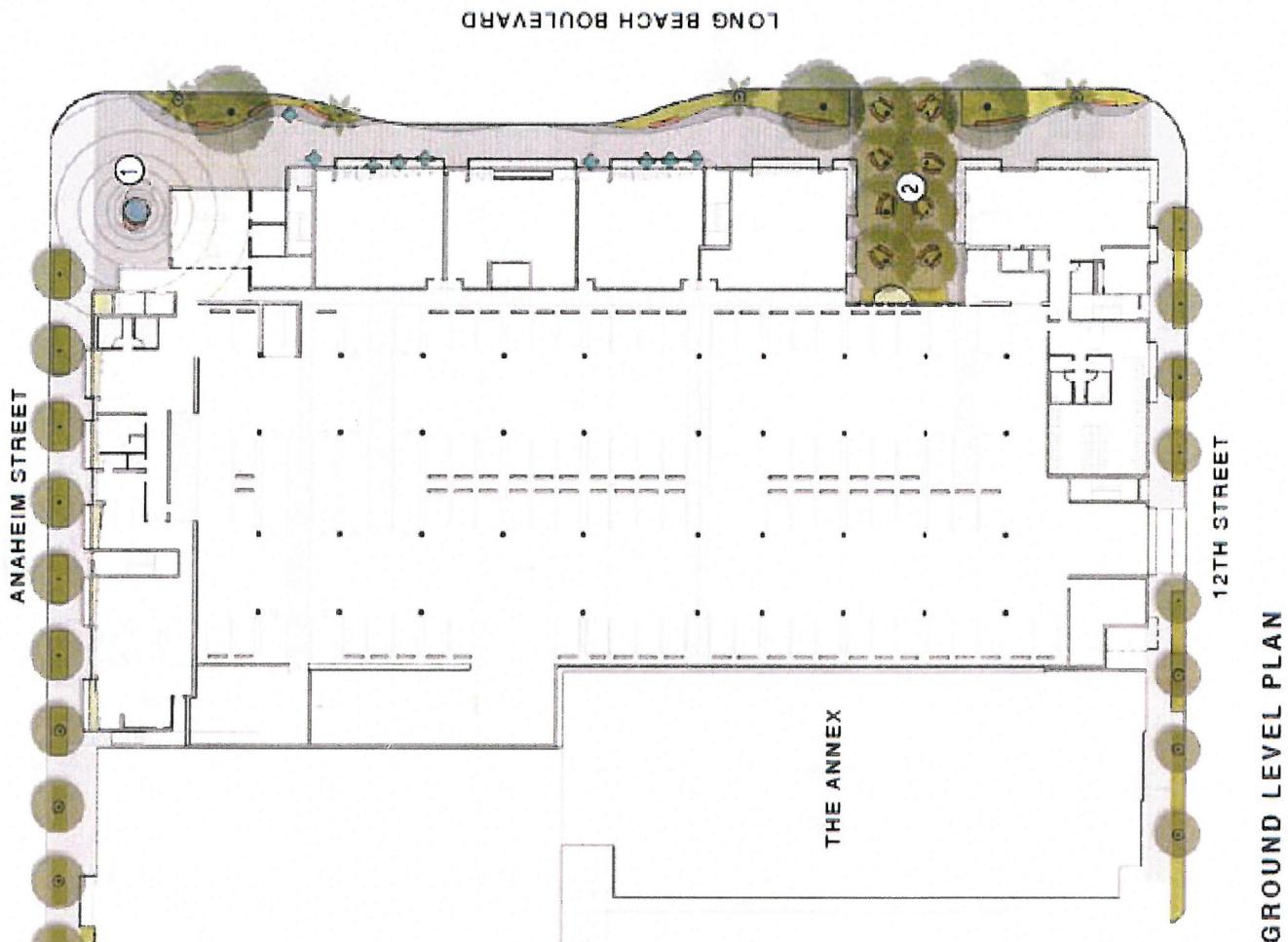
The Beacon

Rendering



The Beacon

Site Plan 1st Floor



The Beacon



Site Plan
3rd Floor

ANAHEIM STREET

LONG BEACH BOULEVARD

THIRD LEVEL PLAN

12TH STREET

SCALE : 1" = 50'-0"
(ON 11"x17" SHEET SIZE)

LEGEND

- (1) tower plaza
- (2) south plaza
- (3) the living room
- (4) the yard
- (5) the oasis
- (6) the edible garden
- (7) the dining room
- (8) the garden walk
- (9) garden alcove

Thank you.

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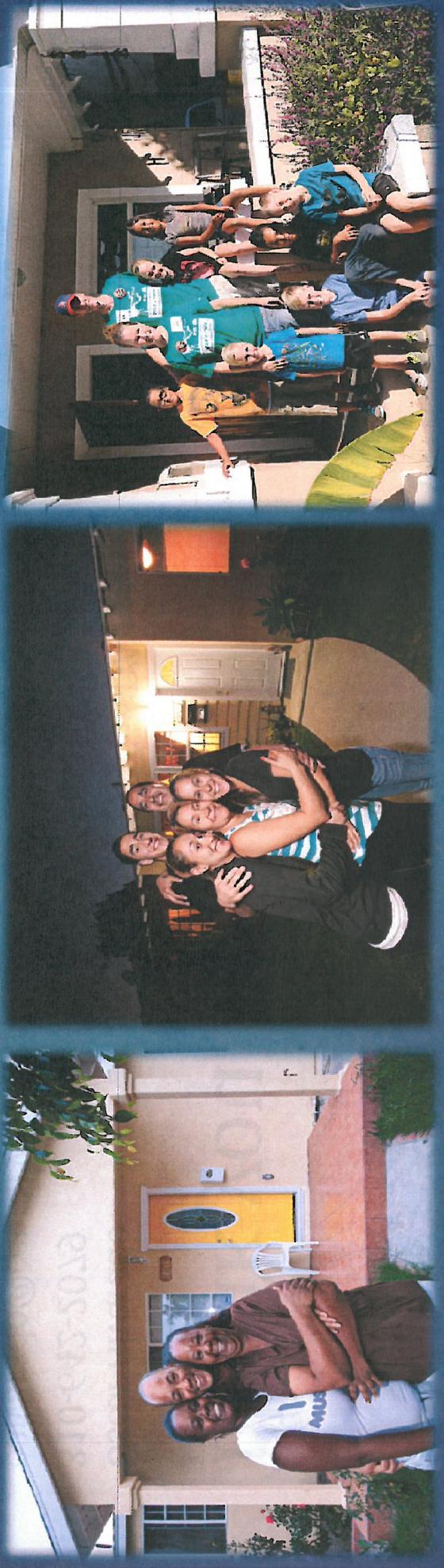
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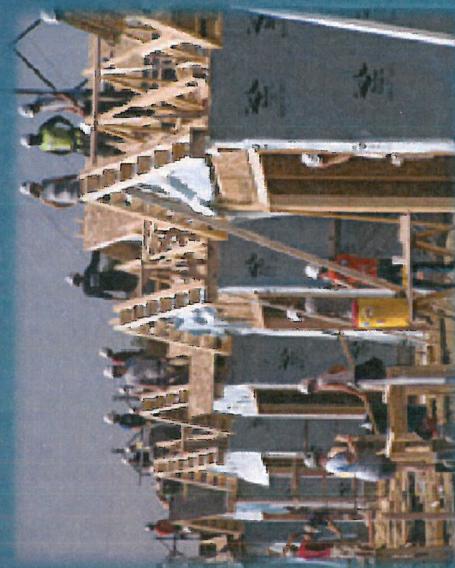
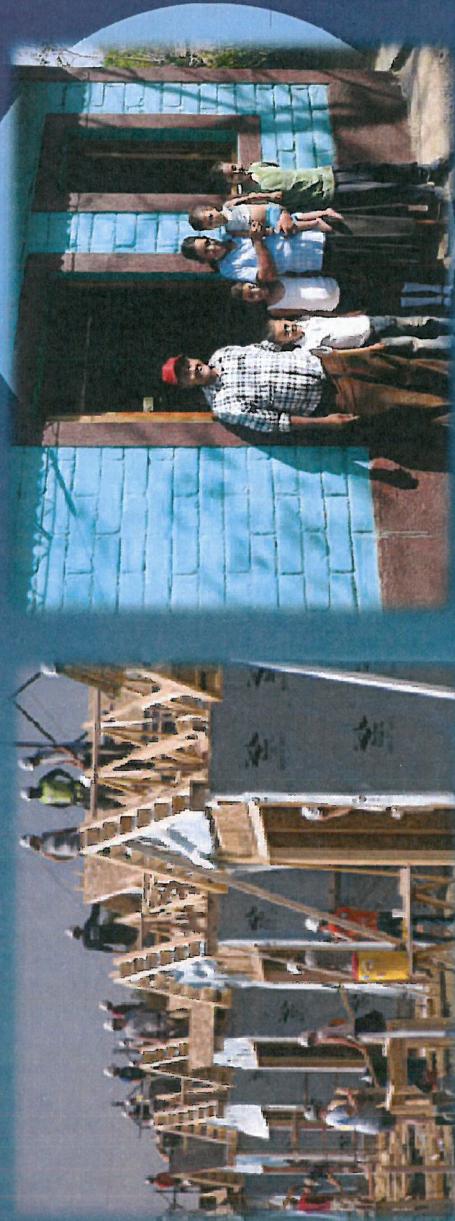


Housing Action Plan (HAP) – Long Beach





Who is Habitat for Humanity



"For a community to be whole and healthy, it must be based on people's love and concern for each other." – Millard Fuller



2014



- Homeownership
- Home Preservation
- Community Improvement Programs - Neighborhood Revitalization
- Home Improvement Stores
- Volunteer Opportunities
- Programs for Youth and Veterans

**Serving 51 cities and 61
unincorporated communities
in Los Angeles County**

Our Solution A Hand Up, Not a Hand Out

Habitat for Humanity of Greater Los Angeles builds, renovates and repairs homes for hard working households earning less than 80% of the area median income in Los Angeles County.



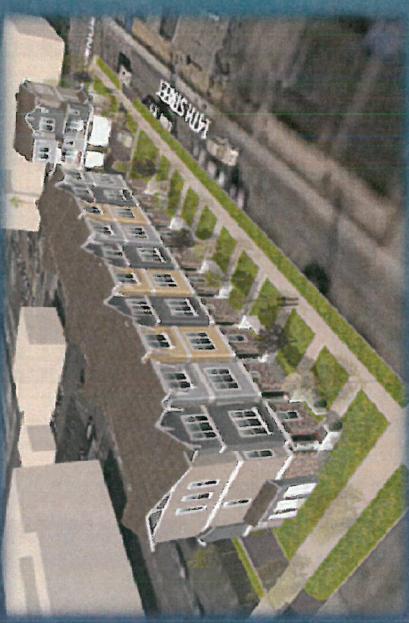
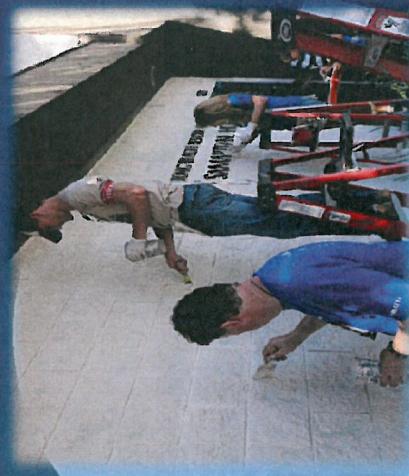
Washington Neighborhood Revitalization Initiative

- Long term investment
 - Housing services and community engagement programs
 - Key focused on resident engagement including civic and community stakeholders
- Building on existing community efforts
- Evaluation



Habitat's Commitment

Housing – New Construction Housing Preservation Community Education Non-Profit Assistance

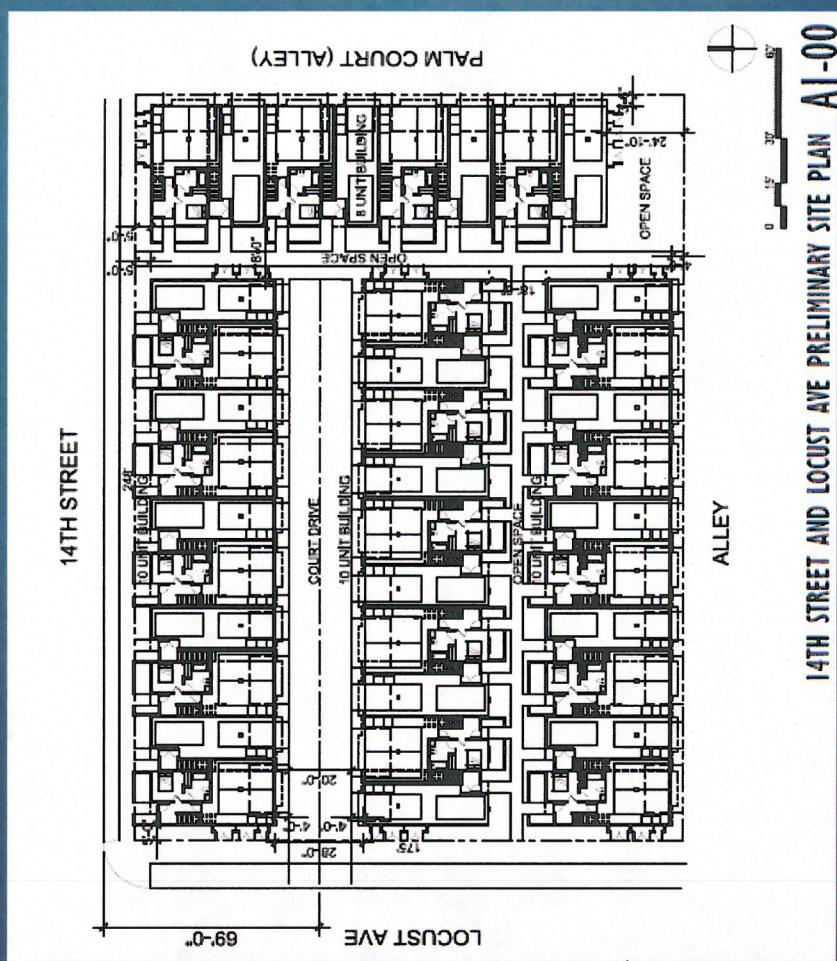


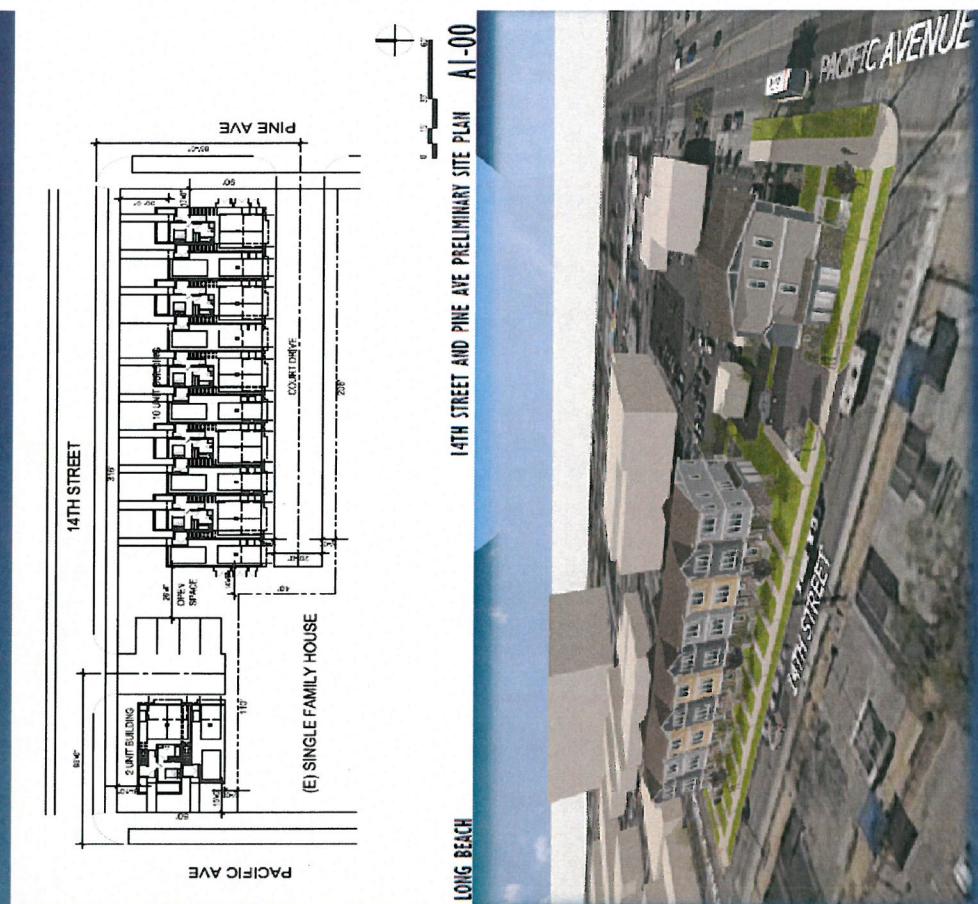
Community Improvement

Youth Development

Veteran Engagement

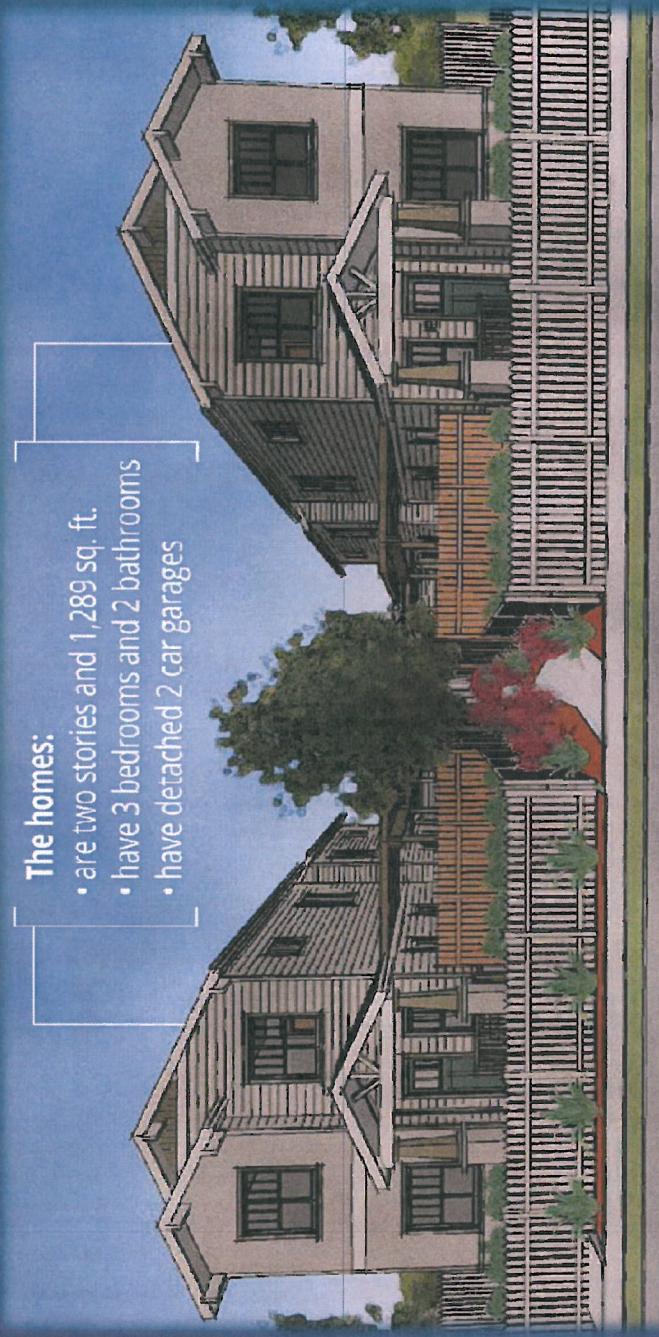
14th and Locust Avenue





14th street and Pine Avenue

1950-1960 Avenida Henderson



The homes:

- are two stories and 1,289 sq. ft.
- have 3 bedrooms and 2 bathrooms
- have detached 2 car garages





Join US!

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