


HOMES
WITHIN
REACH AWARDS

**SCANPH
ANNUAL
CONFERENCE**

OCT.
24-25,
2019

DTLA

Homes Within Reach Awards: SCANPH Annual Conference 2019

The Homes Within Reach Awards are part of SCANPH's Annual Conference and reflect our efforts to recognize and honor excellence in the affordable housing industry. Selections are submitted by SCANPH members and chosen by an independent and impartial jury of professionals from throughout SCANPH's regional footprint. SCANPH would like to acknowledge our event's sponsors for their support of this valuable program so that we can award the great work that our members do throughout the communities we serve.

Selection Process

SCANPH is grateful for the jurors who take on the role of evaluating so many worthy submissions. The selection process of finalists and winners is not an easy task, but every year a committee of dedicated volunteers comes together to take the time to carefully evaluate the submissions. Jurors are professionals observant of SCANPH members' work and selected for their impartiality and commitment to affordable housing. SCANPH staff members also participate to ensure that program objectives are met.

2019 Jurors

- **John Arnold**, AIA, Partner, KFA Architecture
- **Marcia Choo**, Vice President, Community Relations, Wells Fargo
- **Tommy Newman**, Director of Public Affairs, United Way of Greater LA
- **Cecile Chalifour**, West Division Manager, Community Development Banking, JP Morgan Chase
- **Alan Greenlee**, Executive Director, SCANPH
- **Jeannette Brown**, Director of Public Affairs & Programs, SCANPH
- **Blanca Melchor**, Events Coordinator, SCANPH

Board Sub-Committee

- **Jacqueline Waggoner**, VP and Southern CA Market Leader, Enterprise Community Partners, Inc.
- **Daniel Huynh**, Vice President, Real Estate, LA Family Housing
- **Tara Barauskas**, Executive Director, Community Corporation of Santa Monica
- **Rachel Rosner**, Partner, Bocarsly Emden LLP



Table of Contents

I:

Page 3: Award Category Descriptions

II:

Page 4: List of Nominees
Individual & Organizational Categories
Page 5: Special Distinctions

III:

Pages 7-13: Award Recipients for Development Categories
Page 7: Beyond LA
Page 8: Senior Housing Development
Page 9: Supportive Housing Development
Page 10: Transformative Communities Development
Page 11: Rehabilitation Development
Pages 12-13: Multi-Family Development

IV:

Pages 15-22: Honorable Mentions: Development Nominees

Awards Categories:

Multi-Family Development of the Year:

Most outstanding overall development of the year.

Beyond LA Development of the Year:

In order to best respond to all the regional differences within the SCANPH region, as well as address unique and distinct challenges that these differences pose to developers, this award recognizes projects that SCANPH members build outside of the urbanized area of Los Angeles County. These projects are directly outside of LA County but still within the SCANPH region of Riverside, San Bernardino, Ventura, and Orange Counties.

Transformative Communities Development of the Year:

This award recognizes the best “mixed-use” project that not only addresses non-residential uses but also the needs of the development’s residents and surrounding community. In particular, projects are evaluated for how they respond to local environmental, social, and economic challenges.

Supportive Housing Development of the Year:

A permanent supportive housing development that is exceptional for the population it serves and the services it provides.

Senior Housing Development of the Year:

A noteworthy development in the region that admirably serves the needs of the senior population.

Rehabilitation Development of the Year:

A commendable restoration or revitalization of a community asset that serves local housing needs, including adaptive re-uses and preservation of affordable housing.

Developer of the Year:

A developer (an organization, NOT an individual) that consistently develops creative solutions to overcome obstacles, either in the past year or over the course of its organizational history.

Staff Member of the Year:

The “unsung” hero of an organization: a member of the industry who exhibits a strong and unwavering commitment to affordable housing and service to the community.

Advocate of the Year:

An advocate whose efforts have advanced important successes for the affordable housing industry that will have a measurable impact on the lives of low-income members in our communities.

Nominations for Individual and Organizational Categories

Advocate of the Year:

- **Ann Sewill**, Vice President of Health & Housing, California Community Foundation
- **“Everyone In” Campaign**
- **David O. Carter**, U.S. District Judge, Central District
- **Kevin De León**, former State Senator
- **Kimberly Adams**, Regional Organizing Director, California YIMBY
- **Linda Mandolini**, President, Eden Housing, Inc.
- **Mike Bonin**, LA City Councilmember, 11th District

Developer of the Year:

Abode Communities
Cesar Chavez Foundation
Eden Housing, Inc.
Hollywood Community Housing Corporation
LA Family Housing
LINC Housing
Many Mansions
W.O.R.K.S.

Staff Member of the Year:

- **Bridgett Bell**, Director of Policy and Programs, Venice Community Housing
- **Ben Winter**, Chief Housing Officer, City of Los Angeles, Mayor’s Office
- **Carla De Paz**, Director of Organizing, East Los Angeles Community Corporation
- **Maria Majczinger**, Senior Vice President, California Community Reinvestment Corporation
- **Rod Thompson**, Project Manager, Many Mansions
- **Tara E. Matthews**, Principal & Vice President, RSG, Inc.
- **Veronica Gonzalez**, Administrative Assistant, Clifford Beers Housing

SPECIAL DISTINCTIONS

HOUSER'S HERO AWARD:

Mike Alvidrez

External Ambassador, CEO Emeritus, Skid Row Housing Trust

Having devoted 28 years to ending homelessness with Skid Row Housing Trust – 14 of those years as Executive Director and then Chief Executive Officer – Mike continues to serve the Trust following his retirement in a newly created role as External Ambassador. He continues to promote the work of the Trust's affordable and permanent supportive housing services as an evidence-based solution to breaking the cycle of homelessness.

Mike is an advocate of Housing First, an innovative strategy that prioritizes the security of a permanent home as the first step to ending homelessness. Thanks to his hands-on experience, he pioneered the development of permanent supportive housing to help those facing the toughest challenges to obtaining stability and wellness.

During his tenure, the Trust became a nationally recognized provider of permanent supportive housing that is on the forefront of building and program design.

CALIFORNIA AFFORDABLE HOUSING LEADERSHIP INSTITUTE AWARDS

In 2018, SCANPH launched the California Affordable Housing Leadership Institute (CALI) to develop and convene a distinct set of programming geared at building the capacity of a new generation of leaders who are informed and engaged in addressing one of the most critical issues facing our region: homelessness and a lack of affordable housing. The CALI Award – a new honor – is awarded to someone who has made a significant and clear contribution to the furtherance of affordable housing and the capacity of industry stakeholders in the field through education, mentorship, and/or leadership. This year we have two outstanding recipients:



1. William Pavao

TCAC Executive Director Emeritus

This year, Pavao educated more than 500 stakeholders, including staff of elected officials, on the low income housing tax credit and the financing of affordable housing by offering his expertise through SCANPH programming. Pavao, a resident of Sacramento, traveled to Southern California for multiple events to lend his insights and developed a curriculum.

2. Perla Eston

Principal, Inclusive Homes, Inc.

Perla Eston has devoted over 40 years to the cause of affordable housing in the City of Los Angeles. Thousands of units are occupied as a direct result of her expertise and dedication to making each and every project succeed. She has worked in both the public and private sector and has worked in consulting for over 22 non-profit affordable housing agencies.



IN MEMORIAM

Dean Matsubayashi

Executive Director of Little Tokyo Service Center

Dean Matsubayashi passed away on September 4th at the age of 49, after fighting an aggressive form of cancer for 15 months. He was a passionate, engaged, and thoughtful leader who had a huge impact on the lives of so many people in our communities, as well as many of our member and partner organizations in the community development field. He will be missed. SCANPH and our community will remember his ample industry contributions during the conference's luncheon program.





Award Recipients for Development Categories



Development Category:
Beyond LA
Award Recipient:
Rancho Verde

Developer: Housing Authority of the City of San Buenaventura

Architect: Mainstreet Architects + Planners, Inc.

Construction Team: Ashwood Construction, Inc.

Targeted Income of Residents: Farmworker households earning between 30-50% AMI

City and County: Ventura, Ventura County

Description:

The Rancho Verde development will provide local farmworker households with a safe and affordable place to live, with easy access to employment opportunities and many community services. New affordable housing for this needy demographic is rare. The development is 24 units of new construction with 11 residential buildings. It features a stand-alone Community Building, common laundry facilities, and landscaped common area courtyards. The project will include a variety of resident-benefiting services that are run and/or coordinated by the Housing Authority's Community Services Department. This project is situated in a new market-rate master development, The Farm, where single-family homes sell on average for \$800,000. Community discussions and outreach were necessary to overcome and dispel myths about residents of Rancho Verde after the sales manager of The Farm initially informed the Authority that potential home-buyers did not want to live adjacent to Rancho Verde. The Rancho Verde development has proven to be a complement to the community, and the houses surrounding the development have now sold.

Notably, the sustainable components of the project make it a unique development for not only the City of Ventura but also the county. The project is designed to meet LEED for Homes Platinum design standards and features an energy generation system sized to produce at least 80 percent of residential energy needs. In addition, the greywater system, along with the use of drought-tolerant and low water use plants, will decrease the irrigation water demand onsite by at least 50 percent. This is also one of the first affordable developments with an Electric Vehicle charging station in Ventura County.



WINNER

*Development Category:
Senior Housing Development
Award Recipient:
Ybarra Village*

Developer: Cesar Chavez Foundation

Architect: Togawa Smith Martin, Inc.

Construction Team: Greenfield Construction

Targeted Income of Residents: 30-60% of Area Median Income

City and County: Los Angeles

Description:

Ybarra Village, a joint effort by the Cesar Chavez Foundation (CCF) and New Directions for Veterans (NDVets), is a new affordable housing community in the West Adams district of the City of Los Angeles. This LEED-certified residential community will feature 64 units as well as on-site social service programs for veterans provided by NDVets. Thirty-six units will be reserved for homeless veterans, some with special needs, and 27 will be designated for seniors—with a preference for senior veterans. Both the veterans wing and the senior wing open onto a private courtyard where the residents can relax and socialize. Dwelling units are designed with open plans to take advantage of views and maximize natural light from each area of the plan. The property's name pays homage to a U.S. Marine Corps and World War II veteran, Miguel "Mike" Ybarra, who also worked with the United Farm Workers and Cesar Chavez to organize farmworkers across California. Onsite services include counseling, case management, job training, legal assistance, Veterans Affairs (VA) health services, and benefits assistance.

A major obstacle during the development and construction of Ybarra Village was the community's lack of support for the project, particularly from neighborhood homeowners, as the development was originally designed for large families. With community members' input, the project was restructured as a development for veterans and seniors, with a preference for senior veterans.



WINNER

Development Category:
*Supportive Housing
Development*
Award Recipient:
Loma Linda Veterans' Village

Developer: Meta Housing Corporation; Housing Partners I

Architect: Y&M Architects

Construction Team: Consortium West Builders

Targeted Income of Residents: 30 - 50% AMI

City and County: Loma Linda, San Bernardino County

Description:

Loma Linda Veterans' Village provides homeless veterans with a safe, stable setting in which they can work to recover their mental and physical health. All affordable units at Loma Linda Veterans' Village are dedicated to veterans. The project is a product of the city, county, and state's focus on serving homeless veterans and non-homeless veteran households in communities that enjoy close proximity to and strong synergies with the U.S. Department of Veterans (VA) Affairs Healthcare Facilities. As such, homeless veterans are surrounded by other veteran households, who are more likely to understand their service in the military, and the project is less than a quarter of a mile from the VA Loma Linda Healthcare System, the principal VA healthcare facility serving over 75,000 veterans of San Bernardino and Riverside Counties.

The Veterans Affairs Supportive Housing (VASH) program coordinator for the project relayed that veterans served at the project have derived great comfort from living among fellow veterans within site of the VA Healthcare System. It is the restorative nature of this project that makes Loma Linda Veterans' Village a special candidate.

The project overcame significant development issues. During grading activities, underground utilities were revealed that had not been previously identified. This resulted in considerable additional costs and a delay of over six months. Project delays were compounded by a delay in the delivery of power to the site resulting from the diversion of Southern California Edison service teams to addressing the aftermath of the devastating 2018 California Wildfires. The project was placed in service on December 20, 2018, just days before the December 31, 2018 tax credit placed-in-service deadline.



Development Category:
Transformative Communities
Award Recipient:
88th & Vermont

Developer: Women Organizing Resources, Knowledge & Services (W.O.R.K.S.)

Architect: TWG Architects, Inc.

Construction Team: United Building Company, Inc.

Targeted Income of Residents: 40% AMI or less

City and County: Los Angeles

Description:

88th & Vermont is truly transformative because it is the first multi-service, mixed-use housing development in the Vermont corridor in decades. It was the first development to receive not only Proposition HHH housing funds but also HHH facilities funds, and it demonstrates that housing can lead community development. Just north of 88th & Vermont, additional community investment has followed; there are proposed plans to build a live-in school for approximately 200 children, a public transportation hub, additional affordable housing, and a grocery store. The newly constructed mixed-use development features 62 units of affordable and permanent supportive housing for very low income households at 40% AMI or less, homeless families, and homeless individuals. It also has approximately 9,500 square feet of a reconstructed Community Build “Youth and Community Center.” In addition to supplementing services for the residents of 88th & Vermont, the Youth and Community Center will provide youth, gang reduction, and workforce development services to the larger community.

Overall, 88th & Vermont is an amazing example of a development forged through a public-private partnership between community developers and the city of Los Angeles. Notably, this development had extremely complex land ownership issues to overcome. Navigating, and in some cases creating the actual mechanisms with various city departments to arrange for the site control necessary to implement the final 88th & Vermont development vision, was truly “not for the faint of heart.” It took over 10 years just to begin construction, and the ultimate ownership structure will not be fully done until after construction completion.



WINNER

Development Category:
Rehabilitation Development
Award Recipient:
Casa Rita

Developer: Century Housing

Architect: Relativity Architects

Construction Team: MFRG-ICON, Primus Building Solutions, KPFF Consulting Engineers, Partner Energy

Targeted Income of Residents: 50-60% AMI

City and County: Huntington Park, Los Angeles County

Description:

Casa Rita, initially constructed in 1997 as a 4% Low Income Housing Tax Credit (LIHTC) project, consists of 103 units, including 72 two-bedroom units and 31 three-bedroom units. Before rehabilitation, Casa Rita was an unimpressive building reflecting minimal intentionality in creating a comfortable and suitable home for its residents. The rehabilitation created a more modern and attractive design, improved the lobby, and added a newly-designed gym just off the lobby for residents to use. Also, residents now encounter an abundance of plants and variety of landscaping features that promote relaxation and mindfulness. The development includes lushly landscaped outdoor common areas that create a feeling of security and refuge. Casa Rita is located in the City of Huntington Park with exceptional accessibility to transit, schools, shops and eateries.

Notably, the community room was redesigned to create more space and a comfortable environment, while harmonizing it with the soothing tones of the walls and floor tile. One obstacle is that during construction it was observed that a stack of walkways on the 2nd, 3rd and 4th floors might be structurally unsound. This issue was not identified during pre-construction or by the Capital Needs Assessment. Since this scope of work was not included in the project's rehab budget, the project budget became especially tight. In the end, the problem was addressed within the confines of the budget while leaving behind walkways that now provide a safe overpass for residents.



WINNER

*Development Category:
Multi-Family Development
Award Recipient (Tied):
Rolland Curtis Gardens*

Photos Courtesy of Abode Communities. Jim Simmons Photography.

Developer: Abode Communities; T.R.U.S.T. South LA

Architect: Abode Communities | Architecture

Construction Team: Alpha Construction Company

Targeted Income of Residents: 30-60% AMI

City and County: Los Angeles

Description:

Rolland Curtis Gardens epitomizes smart growth that responds to community need in a rapidly gentrifying neighborhood that is adjacent to the University of Southern California in South Los Angeles. Replacing 48 dilapidated garden-style apartments on an under-utilized, transit-rich site, this mixed-use affordable residential community features 140 affordable family homes; a 6,500 square-foot Federally Qualified Health Center operated by St. John's Well Child & Family Center; and a 1,500 square-foot community market with café, fresh produce, and convenience foods. The diverse development enhances the quality of life for more than 650 residents, provides health services to nearly 7,500 patients in a Medically Underserved Area, and offers access to health foods and community-building opportunities to the neighborhood at-large.

Originally built in 1981 with funding from the U.S. Department of Housing and Urban Development earmarked to house low-income individuals and families, Rolland Curtis Gardens was sold in 2004 to a private investor. After the property's enforceable affordable housing covenant expired in January 2011, the absentee owner sent tenants 60-day notices to vacate in an effort to convert the complex to market-rate student housing. It was during this time that the current land owner T.R.U.S.T. South LA organized residents to prevent their displacement and enlisted Abode Communities as its development partner. The property was purchased in July 2012 for nearly \$9 million, with the understanding that it would be redeveloped for additional housing density and community-serving uses. The existing 48 garden-style apartments were in major disrepair. After stabilizing the resident population through the ownership change and performing site-wide life/safety upgrades, the development and design teams moved forward in reimagining the site. During planning, the needs and interests of residents and community members at-large were prioritized.



WINNER

*Development Category:
Multi-Family Development
Award Recipient (Tied):
Coronel Apartments*

Developer: Hollywood Community Housing Corporation

Architect: KFA Architecture

Construction Team: Westport Construction

Targeted Income of Residents: 30% AMI

City and County: East Hollywood, Los Angeles County

Description:

Coronel Apartments is a new two-building affordable housing development on a narrow site in East Hollywood that spans from Hobart Boulevard to Serrano Avenue. It replaced 22 units of disintegrating, sub-standard housing with 54 units of much-needed affordable housing for low-income individuals and families in the tight Hollywood housing market. The project is located in a complex neighborhood. The site is within walking distance to high-quality transit and neighborhood retail and is near major Hollywood job centers. As such, it is naturally suited to dense, transit-oriented design. The neighborhood is also under intense market-rate development pressure, leading both to a diminishing supply of affordable housing and strong neighborhood activism that does not embrace change. The completed project contributes to and integrates its tenants into the neighborhood fabric while replacing disintegrating low-income housing with thoughtfully-designed, modern housing in a cohesive community.

The project ended up having an almost 10-year development history to overcome due to a series of major design and administrative obstacles. Firstly, there was neighborhood resistance to requested density bonus incentives initiated by site's complex zoning, specific plan, and development restrictions. Secondly, there was controversy over a 1920s single-family house on Hobart Boulevard that a neighborhood group believed to be historically significant, which ultimately led to a CEQA review late in the design and funding processes. The house had to be relocated and from a construction standpoint, the coordination to relocate the 1920s house and integrate it into the new construction was a big challenge for the design and construction team. In the end, the house provides two living units plus a community room and two community gardens/courtyards designed to match the vintage architecture, becoming a showpiece for the project with built-in gravitas. Thirdly, public electrical wires crossed the site without documented easements, which had to be accommodated per the utility provider's requirement. These issues caused years of delays and several major design changes, severely stressing the project's financial and timing obligations.



*HONORABLE
MENTIONS:*

*DEVELOPMENT
NOMINEES*





HONORABLE MENTION:
*127th Street Apartments and El Segundo Boulevard Apartments
Meta Housing Corporation
City and County of Los Angeles*

127th Street Apartments and El Segundo Boulevard Apartments added 160 units of 100 percent affordable housing to the City of Los Angeles's housing stock. The projects are designed to provide high-quality urban infill housing with strong supportive services for all residents. The population includes 136 permanent supportive housing units, 22 general affordable units, and two property management units. Of the 136 permanent supportive housing units, 28 are set aside for homeless veterans. Each building features a variety of amenities and communal areas, such as community rooms, a fitness center, computer labs, courtyards, a tot lot, and supportive services offices. The complex financing structure of city, county, state, and federal resources allowed for the project to be financially feasible. Coordination amongst all financing partners was crucial to meet the project's hard deadline milestones. The project would not have been a success without the hard work from its private and public financing partners.



HONORABLE MENTION:
*Baldwin Rose
Mercy Housing
El Monte, Los Angeles County*

Baldwin Rose is the new construction of a stunning, three-story craftsman-style permanent supportive housing development for 22 homeless veterans and 32 veterans families. This design provides a high-quality living environment with supportive services and communal spaces tailored to the needs of veterans coming out of homelessness and veterans families, which generates a strong sense of place and positive identity. Social services include mental health services, after-school programs, education, health/wellness, coping skills, a community garden and programming, and case management, just to name a few. Baldwin Rose provides a safe haven for struggling individuals and families, and an opportunity for residents to improve their lives with the resources and services that are now within reach. For the first time in many years, some residents are living indoors after their ongoing battles with homelessness.



HONORABLE MENTION:
*Blue Hibiscus
West Hollywood Community
Housing Corporation
West Hollywood, Los Angeles County*

Blue Hibiscus is a four-story, 26,883 square-foot affordable housing community located on Detroit St. in West Hollywood. It is one block from a major transportation hub and the West Hollywood Gateway shopping area, and within walking distance of Plummer Park. The building includes 22 fully accessible one-bedroom apartments. The developer and the design team reached out to residents passionate about their neighborhood and included community input in the design process. Residents of the existing bungalows on site were temporarily housed nearby during construction of the project. Those finding a new home at Blue Hibiscus include individuals experiencing mental illness, persons living with HIV/AIDS, and Transitional Age Youth. Blue Hibiscus involved the redevelopment of two residential parcels, and the new Blue Hibiscus development increased the residential square footage of the previous structures by roughly 250% and doubled the number of affordable units available. This project is designed in the Spanish Colonial Revival style, and reflects the character and culture of the existing neighborhood fabric.



HONORABLE MENTION:
*Casa Carmen
1010 Development Corporation
City and County of Los Angeles*

Casa Carmen is in the Pico Union Historic Preservation Overlay Zone (HPOZ), so the developer was responsible for preserving the façade of the original structure, which was designed and constructed more than 100 years ago. This gives the project a classic look that fits well into the fabric of its historic neighborhood. Casa Carmen is built to LEED Silver or equivalent standards. The project serves a population of homeless seniors aged 62 and over who are very low-income and have a disability. The building was named after Carmen Vaughn, a 40-year resident of Pico Union who serves as an active member on the neighborhood council and was instrumental in establishing the Pico Union HPOZ. Since opening this past March, the residents who now live at Casa Carmen are what make the project special. Over the last nine years, the dedication of the development team, Carmen Vaughn (the building's namesake), the property management team, and the service provider pushed past every setback to successfully house and support an amazing group of thankful seniors.



HONORABLE MENTION:
Cedar Grove at Jordan Downs
BRIDGE Housing Corporation
City and County of Los Angeles

Cedar Grove at Jordan Downs is the first phase of new residential construction for the revitalization of Jordan Downs, a 1950s-era public housing development in the Watts neighborhood of Los Angeles. Cedar Grove consists of 115 affordable rental apartments in 12 buildings on 3.15 acres. In 2008, the Housing Authority of the City of Los Angeles (HACLA), in conjunction with residents and a broad spectrum of stakeholders, initiated a plan to rebuild Jordan Downs into a mixed-use, mixed-income community: a vibrant urban village that will serve as a national model for the renewal of public housing. The team of BRIDGE Housing and The Michaels Organization was selected as Master Developer of Jordan Downs in 2012. The long-term, public-private effort will rebuild 700 units of distressed public housing and create, at a minimum, another 710 new homes with a range of affordability, including ownership. The project will feature a new community and recreation center, approximately 165,000 square-feet of retail, nine acres of green space, and neighborhood programs and services to improve the lives of current and future generations.



HONORABLE MENTION:
Compass Rose
Jamboree Housing
Fullerton, Orange County

Located just a short walk from downtown Fullerton, Compass Rose residents are minutes from retail shops, restaurants, and cultural attractions. Special consideration was made to match the neighboring architecture with a craftsman-style design. Over the last 10 years, the City of Fullerton and the former Fullerton Redevelopment Agency have invested more than \$22.7 million to buy properties in the centrally-located Richman Park neighborhood, with the goal of eliminating blight and overcrowding, as well as bringing much needed affordable housing to this north Orange County city. More than 30 properties were purchased and some have already been developed, as affordable for-sale homes. Compass Rose provides the affordable rental component of this master plan. Compass Rose features a 2,800-square-foot community building with flexible recreational space, on-site management offices, kitchen facilities and space where free, onsite resident services are provided to all residents and the surrounding Richman Park neighborhood.



HONORABLE MENTION:
*King 1101 Apartments
Clifford Beers Housing
City and County of Los Angeles*

The King 1101 Apartments embody an all-inclusive approach to permanent supportive housing. Its stylish and high-quality design features are intended to give residents a welcoming home to restart their lives. What makes the project especially unique is that it is mixed-use, mixed-income, and mixed-population. Clifford Beers Housing transformed a vacant lot in Exposition Park into an affordable community for 26 families. The building's units provide a home to veterans who have experienced homelessness and formerly homeless households with special needs. It includes studio, one-bedroom, and three-bedroom units designed to suit the needs of various types of households. The ground-level retail space will serve to integrate King 1101 Apartments into the surrounding area. It was a winner of the AIA-LA Residential Honor Award and the Westside Urban Forum Design Awards, as well as a finalist in the 2018 Architizer A+ Awards and The Plan Awards for Plan Magazine.



HONORABLE MENTION:
*Oakcrest Heights
National Community Renaissance
Yorba Linda, Orange County*

Oakcrest Heights provides 54 high-quality apartment homes to low-income individuals and families, and 14 of the units are fully-furnished as part of the funding from the Mental Health Services Act (MHSA), with seven of the apartments designated for individuals who are at risk of becoming homeless and/or who have been diagnosed with a mental illness. Another seven units have been designated for transition-age youth. National CORE was able to overcome the challenges of zoning, density, community support, and the dissolution of redevelopment agencies to secure the funding necessary to build Oakcrest Heights. The project serves as an example of what is possible when developers, cities, and businesses work together to find smart solutions to meet the demand for affordable housing and the growing number of abandoned commercial properties. Residents of Oakcrest Heights benefit from on-site services as well as programs and services offered at the adjacent community, Oakcrest Terrace, such as on-site state-licensed preschool and after-school programs. The community is located in a high-resource neighborhood where historically there has been limited affordable housing opportunities.



HONORABLE MENTION:
*Ormond Beach Villas
Many Mansions
Oxnard, Ventura County*

As the first permanent affordable housing for veterans in Ventura County, Ormond Beach Villas is a unique project. It is a new construction, affordable housing development consisting of five multi-story buildings totaling 40 units. Located in the City of Oxnard within one-and-a-half miles from the Naval Construction Battalion Center in Port Hueneme, this mixed-income community is comprised of chronically homeless veterans, homeless veterans with a disability, and low/very low-income veterans families. Supportive services will be provided on-site by L.A Family Housing and Many Mansions. LA Family Housing will provide the veterans' case management services and Many Mansions will provide family services. Many Mansions will also partner with The Boys and Girls Club of Greater Oxnard and Port Hueneme for free after-school tutoring, summer camp, and other children's services. Ormond Beach Villas was the first and only development so far to receive an allocation from the state's Veterans Housing and Homelessness Prevention (VHHP) program within Ventura County.



HONORABLE MENTION:
*Path Villas Eucalyptus
PATH Ventures
Inglewood, Los Angeles County*

PATH Villas Eucalyptus is a new community for extremely low-income seniors located in an established, low-density residential neighborhood in suburban Inglewood. The vacant site was an eyesore for years, waiting for the right development team to unwind its complex ownership history and establish a path for a new development that fit into the city's vision for affordable housing. The project is comprised of 40 units. The project exists at the intersection of a city wanting to increase its affordable housing stock, but needing to fit into established neighborhoods with low density zoning. From a design perspective, to fit the project's units into this context was challenging because of the height sensitivities of the site, as well as the zoning code requirements for setbacks, parking, and minimum unit sizes. Notably, there is a local-preference for tenants, and ultimately all but one of the units went to Inglewood residents, allowing aging-in-place and helping to reverse the trend of displacement in a growing city.



HONORABLE MENTION:
*Summit Grove
Heritage Housing Partners
Pasadena, Los Angeles County*

Summit Grove is a 21-unit affordable homeownership project that was financed with New Market Tax Credits, City of Pasadena inclusionary housing funds, and conventional construction financing. The project site was the former location of a liquor store. Elimination of this blighted land use was a high priority for the city. The Summit Grove project was the result of city policy to prioritize the use of off-site inclusionary housing funds for the elimination and replacement of blight with affordable homeownership housing. Summit Grove was the first project developed under this innovative city program that, in the absence of traditional economic development tools that occurred as a result of the dissolution of redevelopment agencies, used affordable housing funding to both provide much-needed affordable homeownership units and eliminate blight in order to improve the quality of life in surrounding neighborhoods.



HONORABLE MENTION:
*The Arroyo
Community Corporation
of Santa Monica
Santa Monica, Los Angeles County*

Situated on the site of a former automobile repair and maintenance garage, the Arroyo is a new 64-unit affordable multi-family development located in downtown Santa Monica. Nestled in between the 10 Freeway and the Metro Expo Rail Line, the Arroyo catalyzed the development of several other apartment communities and facilitated the overall transformation of the corridor into a thriving urban, pedestrian-oriented, residential neighborhood. The Arroyo provides high quality homes that give working class families the opportunity to live in one of the most desired areas of Southern California. The development of the Arroyo exemplifies the benefits of policies like inclusionary housing. The project, costing \$44 million, was funded entirely without city funding. Due to the city of Santa Monica's inclusionary housing requirement, the private developer DK Broadway chose to partner with Community Corp. of Santa Monica to create the public-private-partnership that initiated this deal. DK Broadway also provided a subordinate construction loan to the project that was vital during the leveraging process that will persist as a soft loan. This project reflects an innovative approach to financing through a strong partnership with the market-rate developer, which took a lot of cooperation and collaboration.



HONORABLE MENTION:
The Curve @ West Angeles
Related California
City and County of Los Angeles

The Curve @ West Angeles is an affordable, mixed-use, transit-oriented development for seniors located in the Park Mesa Heights neighborhood of Los Angeles within the Crenshaw Corridor Specific Plan. The Curve promotes a high level of pedestrian activity and is located near the new Metro Crenshaw/LAX Line that will extend from the existing Metro Expo Line at Crenshaw and Exposition Boulevards. The development consists of 70 apartments for low and very low-income seniors, and also features more than 2,160 square-feet of commercial space fronting Crenshaw Boulevard. Throughout the entire construction cycle, the Metro Crenshaw/LAX Transit Project was also under construction, so there was tireless calculation, preparation, coordination, and communication between Metro subcontractors, local businesses, the Park Mesa Heights Community Council, local city officials and Councilman Harris-Dawson's office (Council District 8) to mitigate construction delays.



HONORABLE MENTION:
The Gateway at Willowbrook
Thomas Safran & Associates
City and County of Los Angeles

The Gateway at Willowbrook, a new 105-unit affordable senior community, is part of a landmark mixed-use project that includes a public library—the first of its kind in Los Angeles County. The apartments, which are located on the top floors of the five-story building above the ground floor library, have a separate entry on the street parallel to the main library entrance. The distinctive clock tower on the public-facing corner signals the building as a gateway project that establishes a new town center for the Willowbrook community. Located just south of the Willowbrook-Rosa Parks Station, a busy transfer station between Metro's Blue and Green lines, the Gateway offers residents convenient access to public transportation. The project marks the first time that Los Angeles County partnered with the private sector to provide not only housing but also a library. The new 8,000 square-foot Willowbrook Library replaces an outdated 30-year-old 2,200 square-foot predecessor.



HONORABLE MENTION:

*Washington 722 TOD
Meta Housing Corporation,
Western Community Housing
City and County of Los Angeles*

Washington 722 TOD is a mixed-use, transit-centric 55-unit affordable housing development located in South Los Angeles. The project and the accompanying community assets created as a result of this development provide tenants and the surrounding community with the infrastructure and resources that facilitate economic, social, and emotional well-being on a broad scale. The transformative Washington 722 TOD project is an asset to South Los Angeles that not only delivers high-quality affordable housing to the area but also engages with the neighborhood's rich cultural history through community-inspired art and fresh, healthy produce. Washington 722 TOD is an example of a catalytic development that can only be achieved through working with community leaders who are on the ground because they possess a deep knowledge of both the needs and opportunities of the area and have the trust of community members. The uniquely designed project incorporates a hybrid model of new construction and rehabilitation of an existing neighborhood building.



HONORABLE MENTION:

*Westview Village
BRIDGE Housing Corporation
City and County of Ventura*

The redevelopment of Westview Village is a partnership between BRIDGE Housing and the Housing Authority of the City of San Buenaventura to redevelop the city's first public housing community as part of the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration program. Westview Village - Phase I is the first part of a large multi-phase plan to replace 180 units of deteriorating public housing with 320 new units of revitalizing affordable housing (for families and seniors) and for-sale homes. In the first phase of construction, 72 deteriorated public housing units will be replaced with 131 modern affordable apartments. Westview Village will create two new community centers, a new public park, and significant additional outdoor recreational space. Almost ten years have been invested in an extensive and exhaustive planning effort for the Westview Village reconstruction project. During redevelopment, the project faced the Thomas Fire, a massive wildfire that affected Ventura County. The fire came to nearly $\frac{3}{4}$ mile away from the site. Although the phase I site was vacant due to being under construction, residents of phases II-IV were in the mandatory evacuation zone. There was also smoke damage and construction site shutdown during the fires that created scheduling challenges.



SCANPH

SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING

SAVE THE DATE!

*SCANPH Annual
Members' Meeting
& Holiday Mixer*

*Thursday,
December 4, 2019
6:00 pm - 9:00 pm*



*Want to sponsor the Holiday Mixer? Get in touch:
jbrown@scanph.org or 213-480-1249*