

# HOMES WITHIN REACH AWARDS



SCANPH ANNUAL  
CONFERENCE 2023



# HOMES WITHIN REACH AWARDS: SCANPH ANNUAL CONFERENCE 2023

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.

## 2023 JURORS

**Cecile Chalifour**, Managing Director | Head of West Region, JP Morgan Chase

**Tunua Thrash-Ntuk**, President and CEO, The Center by Lendistry

**Taylor Holland**, Director of Real Estate Development, Wakeland Housing

**Anne M. Torney**, Partner, Mithun

**Jan Karl**, Vice President of Project Development, Morley Builders

**Alan Greenlee**, Executive Director, SCANPH

**Jeannette Brown**, Senior Director of Public Affairs & Programs, SCANPH

**Arianna Bankler-Jukes**, Advocacy Manager, SCANPH

**Danielle Edwards**, Public Affairs & Events Associate, SCANPH

## BOARD SUB-COMMITTEE:

**Denice Wint**, Vice President of Real Estate Development, EAH Housing

**Beulah Ku**, Vice President, Century Housing

**Karen Michail Shah**, Partner, FisherBroyles, LLP

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# 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 commendable commitment to affordable housing—not to mention 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 ORGANIZATION CATEGORIES

## ADVOCATE OF THE YEAR:

**Emily Martiniuk**, Commissioner on Measure ULA Oversight Committee and Residents United Network Leader

**Kristin Martin and Charles DeCuir**, Executive Director and Chief Financial Officer, HOPE: Homeownership for Personal Empowerment

**Joe Donlin**, Deputy Director, SAJE

**Tlahuizolli De La Concha**, Regional Manager, Power2Workers (California Construction Compliance)

**Tunua Thrash-Ntuk**, President and CEO, The Center by Lendistry

## DEVELOPER OF THE YEAR:

Abode Communities

A Community of Friends

Community Corporation of Santa Monica

Holos Communities

HOPE Homes (Home Ownership for Personal Empowerment)

Jamboree Housing

Linc Housing

Mercy Housing

Thomas Safran & Associates

Wakeland Housing

## STAFF MEMBER OF THE YEAR:

**Audrey Peterson**, Director of Housing Development, Holos Communities

**Kenny Rodgers**, Deputy Market Director, Low Income Investment Fund (LIIF)

**Lisa Cuvo**, Asset Manager, Wakeland Housing and Development Corporation

**Mike Fortney**, Principal Housing Project Manager, City of Glendale

**Ramon Alvarado**, Senior Resident Services Coordinator, Community Corp. of Santa Monica

**Tamar Bezjian**, Asset Manager, Many Mansions

# SCANPH 2023 HALL OF FAME INDUCTEES



Since 1985, SCANPH has annually honored outstanding individuals who exemplify leadership, innovation, and commitment to the affordable housing industry and community. Last year marked the inaugural induction of SCANPH Hall of Fame awardees and we're proud to award new recipients in 2023. The SCANPH Hall of Fame serves to honor retiring (or retired) individuals who are trailblazers in their chosen field and exemplify a celebrated career that has been passionately dedicated to SCANPH's mission: facilitating development of safe, stable, and affordable homes for all people in Southern California.

The Hall of Fame serves to recognize and celebrate the lifetime achievements of retiring industry veterans, and provide a new way to recognize veterans of the industry and their lasting contributions to the affordable housing community. We seek board member input annually so that recipients of the Hall of Fame designation are inclusive and comprehensive.

**We are very pleased to present the 2023 SCANPH Hall of Fame Inductees:**

- DENISE WISE**, Chief Executive Officer, Housing Authority of the City of San Buenaventura
- JAMES BONAR-MARTIN**, Founding Executive Director of Clifford Beers Housing; Founding Executive Director of Abode Communities (formerly L A Community Design Center); Former Executive Director of Skid Row Housing Trust
- JAN BREIDENBACH**, Founding Executive Director of SCANPH
- JOHANNA GULLICK**, Managing Director | Southern California Market Manager, Union Bank
- WENDY JACQUEMIN**, Vice President, City National Bank

# NOMINEES FOR ALL DEVELOPMENT CATEGORIES



# 6TH STREET PLACE

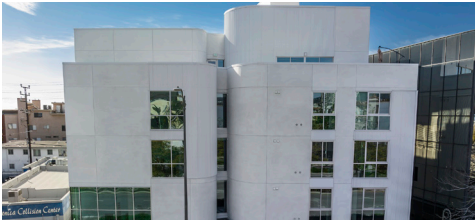


**Mercy Housing California**  
**City and County of Los Angeles**

An architecturally striking new permanent supportive housing community situated at the heart of Skid Row, 6th Street Place marks an exciting new chapter for the neighborhood and offers a fresh start to residents who are permanently exiting homelessness. Developed by Mercy Housing California, the site provides a high-quality living environment with supportive services and communal spaces tailored to the needs of the residents. 6th Street Place provides all residents with furnished apartments and a full kitchen and bath. In-unit amenities include a stove, refrigerator, window coverings, high-quality durable finishes, energy-efficient fixtures and appliances, and a furnished living area and bedroom.

*Category: Supportive Housing*

# 11010 SMB



**Weingart Center Association**  
**City and County of Los Angeles**

Located within a 1/2 mile of the West LA VA Medical Center in Westwood, 11010 SMB is a permanent supportive housing community built on city-owned land that provides 50 service-enriched homes to seniors (55+) and senior veterans (55+) who are experiencing homelessness. The development combines innovative pre-fabricated modular construction with elements of traditional site built construction to allow for greater architectural flexibility than a modular-only building, resulting in a beautiful design that utilizes unique curvature, lush rooftop landscaping and attractive exterior articulation. By utilizing modular construction, Weingart Center Association was able to cut the construction timeline to 16 months, markedly less than a typical 18-22 month construction timeline. Additionally, the development meets top efficiency standards and will achieve a LEED Silver certification. The developer has partnered with the VA to provide comprehensive on-site services, with direct and easy connection to enhanced services at the West LA VA campus.

*Category: Supportive Housing*



# ASANTE



## Affirmed Housing City and County of Los Angeles

Developed by Affirmed Housing, Asante provides high-quality permanent supportive housing for seniors experiencing homelessness. The well-designed five-story building consists of 55 studio and one-bedroom apartments and adds vibrancy to the Broadway-Manchester neighborhood of Los Angeles. This Proposition HHH-funded development features open space amenities for residents, including an elevated outdoor terrace, a community room, and a computer room.

*Category: Senior Housing*

# ASCENT



## Jamboree Housing Corporation Buena Park, Orange County

Ascent is an adaptive reuse development, transforming a motel site into attractive, permanent residential apartments that address affordable and supportive housing needs within the Buena Park community. This motel conversion provides 57 apartment homes with wraparound services to support residents exiting homelessness. The newly updated apartments are fully furnished and, upon move-in, include a home starter kit of household essentials for residents, including linens, kitchen supplies, cleaning products, and other necessities. A medical clinic, public park, and public transportation are located within a mile of this supportive housing community. Ascent plays a critical role in Buena Park and Northern Orange County's overall homelessness response, offering permanent housing exits from the City's homeless Navigation Center.

*Categories: Beyond LA, Supportive Housing*

# AVENIDA



**Holos Communities**  
**City and County of Los Angeles**

Avenida will be Holos Communities' first Project Homekey development, rehabilitating the Avenue Hotel located between the Koreatown and Rampart Village neighborhoods in Los Angeles. This supportive housing development will provide 75 studio apartments for residents and one manager's unit. Additional amenities will include laundry facilities, a community room, supportive service offices, and property management offices. As part of the interior improvements, an additional security system, ADA improvements, and fire safety upgrades will be implemented. Avenida is just a few steps away from the Vermont/Beverly Metro Red (B) Line station and will be centrally located to grocery stores, restaurants, and economic and continuing education opportunities for its future residents.

*Category: Rehabilitation*

# BEACH TERRACE



**Thomas Safran & Associates**  
**Inglewood, Los Angeles County**

Located less than five miles from LAX and just north of the nearly complete Metro Crenshaw/LAX transit line, Beach Terrace offers 42 units of upscale living at 100 percent affordability for residents. Clever design of the sloping site and integration of family-friendly amenities transforms the urban infill lot into a beautiful home for low-income veterans, seniors, and families. This beautiful contemporary low-rise apartment complex incorporates open community spaces, such as an outdoor barbeque area, a play structure, a fitness center, and a community room.

*Categories: Supportive Housing, Multi-Family*

# BEACON LANDING



## **Abode Communities San Pedro, Los Angeles County**

Developed by Abode Communities, Beacon Landing is the first of five supportive housing developments produced as a result of the City of LA's \$40 million HHH Innovation Challenge Award, the largest award bestowed by the City to create a replicable and scalable development model that reduces construction timelines and achieves cost savings utilizing prefabricated modular construction. The completion of Beacon Landing provides residents with 89 supportive homes and establishes the framework for future modular developments in the City by establishing and utilizing a City-wide "Modular MOU" that expedited the timeline from site acquisition to the start of construction to 18 months. The development's amenities include supportive services provided in partnership with LA Family Housing, a 5,000 square foot community flex space, and access to local transit.

*Categories: Supportive Housing, Transformative Communities*

# CANTAMAR VILLAS



## **Thomas Safran & Associates Avalon, Los Angeles County**

Cantamar Villas is a family and senior scattered site project located on Catalina Island. This development features 36 low-income apartments, with 50 percent of units targeting households earning 50 percent of the area median income level (AMI) and the other 50 percent of units targeting households earning 60 percent AMI. The project is divided into two sites, one for senior residents owned through a ground lease from the City of Avalon and the other for families owned through a ground lease with the Santa Catalina Island Company. Funding for this project was complicated, stacking loans from USDA 515 Loan & Rental Assistance, the City of Avalon, and the County of Los Angeles, along with tax-exempt bonds, tax credits, and a new USDA 538 loan.

*Category: Rehabilitation*

# CASTLE ARGYLE APARTMENTS



## Beacon Development Group and HumanGood Affordable Housing City and County of Los Angeles

The historic Castle Argyle Apartments is an affordable housing community for seniors that features studio and 1-bedroom units. Built in 1928, this 99-unit building in the heart of Hollywood was originally designed as a residence-hotel, hosting such luminaries as Cecil B. DeMille, Clark Gable, and Howard Hughes. With a surgical approach, while navigating the complexities of COVID on construction, the architecture and development team completed a total rehabilitation that completely modernizes the building through comprehensive interior and exterior renovations, seismic retrofitting, upgraded utilities and fixtures, landscape improvements, custom art program, new common-area furnishings, and extensive accessibility upgrades throughout.

*Categories: Senior Housing, Rehabilitation*

# CORAZÓN DEL VALLE (CDV I & II)



## Holos Communities Panorama City, Los Angeles County

Corazón del Valle (CDV I & II), named after its location in the heart of the San Fernando Valley, will be home to 180 households across two phases. Comprised of 36 studio units, 52 one-bedroom units, 44 two-bedroom units, 44 three-bedroom units, and four manager units, half of all units will be set aside for households that have experienced homelessness with the remaining units targeting low-income individuals and families. The apartment complex will feature large community spaces, an indoor community room and kitchen, parking, secured pedestrian entry, management and support service offices, bike storage, private courtyard areas, a playground, and on-site laundry. When completed, this project will house a neighborhood clinic operated by the San Fernando Valley Community Mental Health Center that will be open to both the tenants of the building and the greater community.

*Category: Multi-Family*

# CORAZÓN DEL VALLE (CDV I)



## Holos Communities Panorama City, Los Angeles County

Corazón del Valle (CDV I) will provide 90 units to individuals and families who have experienced homelessness or are low-income. The mixed-use development will revitalize a blighted lot into robust and active housing in the heart of the San Fernando Valley. The apartment complex will feature large community spaces, an indoor community room and kitchen, parking, secured pedestrian entry, management and support service offices, bike storage, private courtyard areas, and on-site laundry. It will be developed to model healthy and environmentally friendly design practices through water reuse and recapture systems and solar PV.

*Category: Transformative Communities*

# DOLORES HUERTA APARTMENTS



## RMG Housing City and County of Los Angeles

The Dolores Huerta Apartments is a recently completed 40-unit modular permanent supportive housing development in Los Angeles that will house 39 formerly homeless individuals and one case manager. Financed by the \$190 million SDS Supportive Housing Fund ('SHF' or 'Fund'), the Dolores Huerta Apartments utilized several innovative measures to cut costs and expedite development, moving 39 formerly homeless tenants into permanent supportive housing just two and a half years after acquiring the site. The Dolores Huerta Apartments are the Fund's first completed project, serving as evidence of its ability to construct supportive housing units at a fraction of the cost of other affordable housing and supportive housing developments.

*Category: Supportive Housing*

# ENLIGHTENMENT PLAZA



**Flexible PSH Solutions, Inc. and The Pacific Companies  
City and County of Los Angeles**

Enlightenment Plaza will transform an empty surface lot into an innovative permanent supportive housing development with 387 units for the formerly homeless in the Rampart Village neighborhood. Spread out over 5 projects with significant open space, Enlightenment Plaza will be a neighborhood where residents will be able to live and thrive without fear of outside judgment. The plaza is designed with the vision of creating a peaceful, supportive setting with access to the necessary services and resources to be located on the property for its residents, all within a few hundred feet of the Metro Red Line transportation center at Beverly and Vermont. This holistic approach will create a meaningful path out of homelessness for residents by providing a foundation for housing stability, mental and physical health, employment, and school attendance.

*Category: Supportive Housing*

# FINAMORE PLACE



**Jamboree Housing Corporation  
Anaheim, Orange County**

Finamore Place adds 102 high-quality, affordable homes for large families and formerly homeless families in Anaheim, along with a creative mixed-use component that focuses on community health and educational outcomes by incorporating a new St. Jude's Manchester Medical Clinic, an Orange County Head Start preschool, and an onsite family mental health services center for Child Guidance Center. Bookended by two regional employment centers – The Anaheim Resort, home to Disneyland Resort, the Anaheim Convention Center, and numerous hotels and restaurants as well as the Platinum Triangle, an emerging high-density, mixed-use community that includes Angel Stadium, Honda Center, The Grove of Anaheim, and Anaheim Regional Transportation Intermodal Center (ARTIC) – this property offers new housing and transportation opportunities to the local Anaheim workforce.

*Categories: Beyond LA, Multi-Family*

## FIRMIN COURT



### **Decro Corporation and Innovative Housing Opportunities City and County of Los Angeles**

One of the first developments to be funded by LA's Proposition HHH money, Firmin Court serves two populations: some of the most vulnerable individuals meeting the "chronically homeless" definition and low-income individuals and families, offering a key to a "Door of Opportunity" behind which residents in the 45 permanent supportive housing units and 18 affordable housing units have a dignified, safe, and secure place to call their home. Like their neighbors in the nearby market-rate housing project, residents enjoy access to a Skydeck overlooking downtown Los Angeles. Residents can also take advantage of a community room with a fully equipped kitchen, a learning center for students to study after school, and outdoor landscaped areas and a community garden.

*Categories: Multi-Family, Supportive Housing*

## HERITAGE GARDENS



### **Mercy Housing California Long Beach, Los Angeles County**

Heritage Gardens is a 68-home affordable community for low-income seniors, seniors exiting homelessness, and senior veterans exiting homelessness, which has transformed an empty lot and adjacent former auto shop into a dynamic mixed-use development that will energize the surrounding community. The completed development will provide 33 apartments for low-income seniors, 16 apartments for seniors exiting homelessness, and 18 apartments for senior veterans exiting homelessness. In addition to a design scheme that reflects the art deco style of surrounding institutions, Heritage Gardens will feature striking site-specific public artwork created and installed by two local artists, which will honor the rich history and culture of the surrounding community.

*Categories: Transformative Communities, Senior Housing*

# HiFi COLLECTIVE



## **Linc Housing City and County of Los Angeles**

HiFi Collective, a partnership between Linc Housing and Search to Involve Pilipino Americans (SIPA), brings 63 studio apartment homes with supportive services for people who have experienced homelessness to Historic Filipinotown, with the ground floor dedicated to SIPA's new headquarters where additional services and support are offered to both the building's residents and the surrounding neighborhoods. All residents receive wraparound services by Linc's intensive case management (ICMS) team thanks to funding from the Los Angeles County Department of Health Services and No Place Like Home funding directed to the project by the Los Angeles County Department of Mental Health. Half of the apartments are for people who have mental health challenges. The location is convenient for public transportation, shopping, and other services.

*Categories: Transformative Communities, Supportive Housing*

# INGRAHAM APARTMENTS



## **SRO Housing Corporation City and County of Los Angeles**

Developed by SRO Housing Corporation, Ingraham Apartments provides 121 apartment homes for individuals and veterans experiencing homelessness and low-income individuals in the Westlake district of Downtown Los Angeles. Supportive services are provided by the County Department of Mental Health and Department of Health Services as well as SRO Housing Corporation to help address any and all client needs. The project is LEED certified and energy efficiency compliant. Ingraham Apartments utilized HHH funding and leveraged LA County Funds and 4% Bond Tax Credits to maximize the number of units to make a larger impact on the homelessness crisis in Los Angeles.

*Category: Supportive Housing*



# LA ENTRADA APARTMENTS



**Wakeland Housing & Development Corporation**  
**City and County of Riverside**

La Entrada Apartments is a transformative community in the Chicago-Linden neighborhood of Riverside, California, that combines affordable housing and community-wide meeting space on one site in an amenity-rich and transit-connected area – including 57 affordable homes for large families, eight supportive housing units, and a new Neighborhood Center open to area community groups. The development received funding from the State's Affordable Housing and Sustainable Communities program for its commitment to decrease greenhouse gases through its connectivity to transit, pedestrian and biking modalities, limited onsite parking, and other measures that make it easier for residents to drive less.

*Categories: Transformative Communities, Beyond LA*

# LA VERANDA

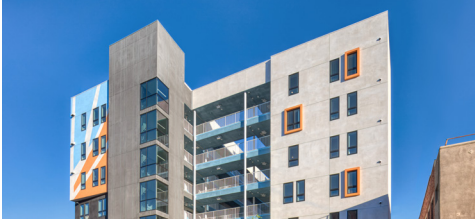


**Abode Communities**  
**City and County of Los Angeles**

La Veranda is a vibrant transit-rich, mixed-use development in the under-resourced neighborhood of Boyle Heights featuring 38 affordable homes, 38 supportive homes, and 8,000 square feet of ground-floor commercial space targeted for local entrepreneurs and community business owners. Awarded the right to develop via a competitive RFP issued by LA Metro, Abode Communities sought to offer a vibrant, mixed-use program that responded to community needs and honored the vision of Metro to improve transit ridership. La Veranda's design reflects the connectivity along the commercial corridor to Chavez Gardens, as well as defines more connectivity between the two sites along Mathews Street.

*Category: Multi-Family*

# LAMP LODGE



**Meta Housing Corporation  
City and County of Los Angeles**

The Lamp Lodge is the realization of The People Concern and Meta Housing Corporation's shared vision of razing the original, cramped, obsolete 50-unit Lamp Lodge and replacing it with a new 82-unit amenity-rich Lamp Lodge into which tenants of the original Lamp Lodge returned to resume their lives. The People Concern has been involved with the property since the early 90s, and in 2017, recognizing that the property was in severe disrepair and offered no accessible features, they approached Meta Housing Corporation to demolish the original building and completely rebuild the Lodge. In their joint effort, Meta Housing and The People Concern transformed The Lodge into a beautifully designed and modernized 82-unit community, boasting a central courtyard, community room, garden boxes, modern security system, and full laundry service room, with accessibility features and accessible units available.

*Category: Supportive Housing*

# LAS FLORES



**Community Corporation of Santa Monica  
Santa Monica, Los Angeles County**

Las Flores is an environmentally sustainable, all-electric 73-unit affordable housing development in the high-resource Pico neighborhood of Santa Monica. Las Flores was the first development to utilize AB1763, allowing the Community Corporation of Santa Monica to add an additional floor without having to add additional parking and entitlements. The development's beautiful design showcases how to make dense urban infill projects feel light, airy, and compatible with the surrounding neighborhood. Las Flores demonstrates leadership in environmental sustainability, achieving LEED Platinum status. The development provides 35 one-bedroom units, 19 two-bedroom units, and 19 three-bedroom units. Amenities on-site include parking, bicycle spaces, laundry, a community kitchen, a playground, and an outdoor picnic area.

*Category: Multi-Family*

# LEGACY SQUARE



## National CORE Santa Ana, Orange County

Legacy Square, a pioneering affordable housing community in the heart of Santa Ana, transforms an underutilized parcel of church-owned land into 93 homes while investing \$10 million in community transit amenities, a park and other improvements to the surrounding neighborhood. The 100 percent affordable community provides one-, two- and three-bedroom homes for individuals and families earning less than 60 percent of the area median income. Thirty-three homes are reserved for previously unhoused or extremely low-income individuals. Legacy Square is located on Santa Ana Boulevard adjacent to an Orange County streetcar station and delivers 1,750 square feet of ground-level flexible space for community investment. A 3,800-square-foot community center serves as a neighborhood hub for events and activities provided through the Hope through Housing Foundation and Mercy House.

*Category: Beyond LA*

# MISSION GATEWAY



## Meta Housing Corporation City and County of Los Angeles

Mission Gateway is a newly constructed 356-unit, 100-percent affordable housing community located in the North Hills neighborhood of Los Angeles. This beautifully modern community reimagines affordable housing and is conveniently located with easy access to I-405 and CA-118. As the largest urban infill “Large Family” affordable housing that has been attempted in the state in recent history, Mission Gateway remains unique in its size and complexity on an urban infill location. Spacious studio, one, two, three, and four-bedroom apartments feature vinyl flooring, fully equipped kitchens with stainless steel appliances, and energy efficient climate control and air conditioning. Community amenities include a fitness room, business center, splash pad, dog run, and multiple outdoor courtyards equipped with barbeques and picnic areas.

*Category: Multi-Family*

# PATH VILLAS HOLLYWOOD



**PATH Ventures**  
**City and County of Los Angeles**

PATH Villas Hollywood is a 60-unit permanent supportive housing development benefiting individuals experiencing homelessness or chronic homelessness who are 55 years of age or older. As a recipient of an AHSC (Affordable Housing Sustainable Communities) Grant, tenants will be distributed unlimited metro transit passes, while also benefitting from the City's efforts to enhance the neighborhood's walkability and pedestrian safety. Additionally, the building is situated on a hill adjacent to the 101 freeway and boasts unobstructed views of Downtown LA and the Hollywood Sign from private balconies throughout the property.

*Categories: Senior Housing, Supportive Housing*

# SILVA CROSSING APARTMENTS



**LA Family Housing and Meta Housing Corporation**  
**Sylmar, Los Angeles County**

Co-developed by LA Family Housing and Meta Housing, Silva Crossing fills an important affordable housing need in supporting those with special needs and disabilities experiencing homelessness in Southern California. The development provides 56 units of permanent housing, as well as access to 24/7 permanent, supportive staff onsite to aid in resident's transition out of homelessness with services such as mental and physical health care, trauma recovery services, counseling, and housing placement services. Shared spaces designed to foster community include an outside courtyard, a community room on the ground floor, a deck on the 4th floor, and a dog run.

*Category: Supportive Housing*

# SUMMIT VIEW APARTMENTS



## LA Family Housing and Many Mansions Sylmar, Los Angeles County

Summit View Apartments is the result of several community partners coming together to build on a challenging site with a goal to beautify a rural community and provide a restorative and supportive community for veterans transitioning out of homelessness. Co-developed by LA Family Housing Corporation and Many Mansions, Summit View provides 49 units of permanent homes accompanied by voluntarily accessible onsite services provided by the U.S. Department of Veterans Affairs. Consisting of four hillside wings interconnected by undulating landscaping and bridges, the site is robust in community features and sweeping vistas of the Hansen Dam recreation facility in Sylmar, California.

*Categories: Transformative Communities, Supportive Housing*

# SUN KING APARTMENTS



## Many Mansions Sun Valley, Los Angeles County

Sun King Apartments is a beautifully designed permanent supportive housing development, produced by Many Mansions to serve homeless and chronically homeless families, consisting of one four-story building featuring a modern raked plaster façade, gated parking, three viewing decks, two open-air seating areas, community room, as well as offices for property management and supportive services. This development, situated in Sun Valley, has a specific focus on housing homeless students through a collaborative initiative between Many Mansions and the Los Angeles Unified School District (LAUSD), aiming to provide housing for homeless families with children enrolled in LAUSD.

*Categories: Multi-Family, Supportive Housing*

# TALISA APARTMENTS



**LA Family Housing and Domus Development, LLC.**  
**Panorama City, Los Angeles County**

Co-developed by LA Family Housing and Domus Development, LLC., Talisa Apartments provides permanent supportive housing to families transitioning out of chronic homelessness in a safe, nurturing environment. Talisa Apartments is one of the first developments in San Fernando Valley history centered on housing formerly homeless families, with 44 two-bedroom units to serve families from Los Angeles County. Talisa Apartments seeks to address geographic equity of affordable housing and behavioral health services by providing new permanent supportive housing and mental health support for homeless families outside of Skid Row in a central part of San Fernando Valley. Talisa Apartments implements trauma-informed design, incorporating wide open-air corridors, larger units, floor-to-ceiling storefront windows in all of the community areas, and a community space layout designed to foster social interaction and build community.

*Category: Supportive Housing*

# THE LAUREL



**EAH Housing**  
**Santa Monica, Los Angeles County**

Developed by EAH Housing, The Laurel is one of the newest affordable and supportive housing apartment communities for individuals experiencing homelessness in Santa Monica, CA. Located on the site of the cultural landmark Nikkei Hall, The Laurel stands as a shining example of successful adaptive reuse, effectively incorporating the historic Nikkei Hall into much-needed affordable housing for individuals experiencing homelessness. EAH Housing has partnered with KFA Architecture to take the previously vacant site, restore it, and incorporate the historic Nikkei Hall into The Laurel to serve as a community use space. The People Concern, one of Los Angeles County's largest providers of social services to those facing homelessness and domestic violence, will provide supportive services to residents of The Laurel.

*Category: Supportive Housing*

# THE QUINCY



## **Wakeland Housing and Development Corporation City and County of Los Angeles**

The Quincy is a new community of 53 affordable homes in Los Angeles' Pico-Union neighborhood that serves as an oasis of healing for formerly unhoused Angeleno seniors with diagnosed serious mental illnesses who have struggled to find a place to call home. Developed by Wakeland Housing and Development Corporation, designed by FSY Architects and built by Walton Construction, The Quincy is specifically designed to accommodate seniors through a combination of building design and support services programming. On-site programming and support services for residents are provided by The People Concern, including case management, physical and mental healthcare, legal services, employment training and peer support.

*Categories: Supportive Housing, Senior Housing*

# THE WILCOX



## **Wakeland Housing and Development Corporation City and County of Los Angeles**

The Wilcox is a new supportive housing community that will create 62 affordable homes in Los Angeles' East Hollywood neighborhood for seniors who have experienced an episode of homelessness, coupled with robust support services that help residents live more stable, independent lives. The Wilcox is an innovative example of supportive housing that includes a specialized healthcare Program of All-Inclusive Care for the Elderly (PACE) for residents. When the property opens this fall, 61 formerly homeless seniors will benefit from the combination of affordable housing and robust social and medical services provided onsite. These benefits will be amplified by the addition of wraparound services provided by The People Concern, including dedicated case management, employment training, legal services and peer support.

*Categories: Supportive Housing, Senior Housing*

## WATTS WORKS



**Daylight Community Development and Decro Corporation  
Culver City, Los Angeles County**

Watts Works is one of the first modular affordable housing communities in Los Angeles that transforms a single-family lot into 24 micro-units with communal gardens serving formerly homeless individuals. Promoting density without compromising quality of life, Watts Works creates micro-units with outdoor spaces that include a roof terrace, tranquility garden, backyard, front porch, and street patio. Receiving funding through LA County's Measure HHH, Watts Works did not utilize tax credits, instead focusing on soft debt loans from the City and County for its core funding source. In addition, Watts Works utilized a recycled bonds tax-exempt debt execution to raise additional proceeds in a challenging interest rate environment.

*Category: Supportive Housing*

## WEST LA VA CAMPUS – BUILDING 207



**Thomas Safran & Associates, the West LA Veterans Collective and the  
U.S. Department of Veteran Affairs  
City and County of Los Angeles**

Originally built in the 1940s, Building 207 is part of the first phase of interventions to revitalize the West LA VA North Campus and provides housing and resources tailored to the needs of at-risk veterans and their families. Building 207 includes 60 residential units, 13 of which are set aside for formerly chronically homeless senior veterans. The apartments are restricted to individuals earning no more than 30 percent of the area's median income. Resident amenities include laundry facilities, a fitness room, the leasing office, on-site management, and case-worker offices. The community space includes a shared computer area and offers residents a place for entertainment equipped with a kitchen, pool table, tv, and piano.

*Categories: Supportive Housing, Rehabilitation*



# WESTHAVEN



## **Affirmed Housing City and County of Los Angeles**

Westhaven provides a new, high-quality, permanent supportive housing option for households who have experienced homelessness. The project consists of a five-story building with 57 studio, one-, and two-bedroom apartments reserved for households earning between 30 and 50 percent of the area median income. Formerly an underutilized, blighted parcel, Westhaven now creates an active use for a severely constrained urban infill site. Residents have access to a community garden and bicycle storage at the rear of the building, protected from public view.

*Category: Supportive Housing*

# AWARDS CEREMONY SPONSOR ACKNOWLEDGMENT



Thank you for supporting the 35th anniversary of our Annual Conference!

We must acknowledge all the supporters in the SCANPH community. Thank you to all of our members, sponsors, partners, board members, staff, and volunteers for their dedicated efforts in making all the work we do possible.

Awards Ceremony Sponsors:



# VENUE BACKGROUND: TERASAKI BUDOKAN



Our awards ceremony this year takes place at Terasaki Budokan, a community project of Little Tokyo Service Center (LTSC), a SCANPH member nonprofit developer. LTSC took leadership of the Budokan Project in 1994 and worked hard to secure a long term land lease with the City of Los Angeles and successfully completed a \$34 million capital campaign. Now, LTSC owns, operates and manages Terasaki Budokan, which is a nonprofit recreational, multi-purpose activity center and gathering place located in the historic and cultural community of Little Tokyo, Downtown Los Angeles. It is named after the late Dr. Paul I. Terasaki, a generous philanthropist who made significant donations to his alma mater UCLA and to many Japanese American organizations, as well as causes that fostered mutual understanding between the U.S. and Japan.

The Japanese word “budokan” literally translates to “martial arts hall” in English. “Budo” meaning “the way of the warrior” embodies physical discipline, harmony, and respect, virtues that the Terasaki Budokan will represent.

# UPCOMING AWARDS ON NOVEMBER 3RD



SCANPH reserves two awards for the conference luncheon on November 3rd at the JW Marriott. During that time, we will announce recipients for the following:

- Developer of the Year
- Houser's Hero
  - o The Houser's Hero Award is the highest honor that the Southern California nonprofit development community can bestow upon an exemplary individual for contributions to the affordable housing industry. This special award recognizes either a lifetime of service or recent and notable industry accomplishments that warrant recognition for furthering the field and mission of providing housing for those most in need. A recipient is chosen by the SCANPH Board of Directors.

Stay tuned and see you on November 3rd!



## Thank You to Our Awards Partner: Piece by Piece

Awards for SCANPH's Homes Within Reach Awards are crafted by Piece by Piece, a nonprofit that offers residents of Skid Row and South Los Angeles mosaic art workshops supporting wellness and quality of life with a path to earned income. Its mission is to provide low-income and formerly homeless people free mosaic art workshops using recycled materials to develop marketable skills, self-confidence, earned income and an improved quality of life.

# SAVE THE DATE



**SCANPH 2024 ANNUAL CONFERENCE  
SEPTEMBER 19-20, 2024**

