





HOMES
WITHIN
REACH AWARDS

SCANPH ANNUAL CONFERENCE
OCTOBER 27-28, 2022 • DTLA



HOMES WITHIN REACH AWARDS: SCANPH ANNUAL CONFERENCE 2022

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.

2022 JURORS

Ari Beliak, President and CEO, Merritt Community Capital

Nicole Norori, Director of Financial Consulting – Central Coast Region, CA Housing Partnership

Patrick Otellini, National Affordable Housing Director, Swinerton

Tara Barauskas, Executive Director, Community Corporation of Santa Monica

Jim Dixon, Managing Principal, AC Martin

Alan Greenlee, Executive Director, SCANPH

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

Arianna Bankler-Jukes, Public Affairs Manager, SCANPH

BOARD SUB-COMMITTEE:

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

Monica Mejia, President and CEO, East Los Angeles Community Corporation

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:

Denny Zane, Executive Director, MOVE LA

Laura Raymond, Director, Alliance for Community Transit - Los Angeles (ACT-LA)

Linda Braunschweiger, CEO, Housing Trust Fund Ventura County

Leo Goldberg and Lydia Lopez, Co-Directors, California Community Land Trust Network

Kia, Program Director, Restoration Diversion Services

Tara Barauskas, Executive Director, Community Corporation of Santa Monica

DEVELOPER OF THE YEAR:

Abode Communities

Community Corporation of Santa Monica

Holos Communities (formerly Clifford Beers Housing)

Related California

Simon Baron Development

Venice Community Housing

Wakeland Housing and Development Corporation

WPH Holdings, LLC

STAFF MEMBER OF THE YEAR:

Andy Nogal, Deputy Director of Housing & Community Development, City of Anaheim

Brielle Acevedo, Regional Housing Trust Administrator, San Gabriel Valley Regional Housing Trust

Graciela (Chela) Vallejo, Program Manager, Venice Community Housing

Kristin Taylor, Vice President of Resident Services, EAH Housing

Ramon Alvarado, Resident Service Coordinator, Community Corporation of Santa Monica

Rodney Thompson, Senior Project Manager, Many Mansions

Sara Tsay, Senior Vice President of Business Development, Abode Communities

2022 HOUSER'S HERO AWARD: CHANNA GRACE



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.

The idea of women and children or elders having no place to be, no safe, decent place to live was unconscionable to Channa Grace. Her work for more than 40 years came out of the vision of ensuring, to the best that she could, that there would be more homes created that were truly affordable—that families and elders of little means should be treated respectfully and have a place to lay their head.

Channa became actively involved in affordable housing development as a receptionist at the Los Angeles Community Design Center in the 1980's and rose to become the acting executive director there, before branching out on her own as a development consultant. In 1995, she formed Opportunities for Neighborhood Empowerment (ONE Company), a for-profit affordable housing development firm, along with three women partners and then went onto become a founder – President and CEO - of Women Organizing Resources Knowledge and Services (WORKS).

During her career, Channa has leveraged over a half billion dollars in loans, equity and grants to develop over 2,000 homes in California and Oregon. She's created a number of programs and social enterprises, but is most proud of the formation of equitable roots—a program that expanded access to healthy, fresh food. We could list the honors she's received and the many boards and commissions she's been part of, including the SCANPH board, but what's most important is how she works. Channa's steady, persistent and doesn't give up. She's a smart worker and encourages her partners to make sure the deals work for the long haul. She always brings joy, laughter and spirit into the work, so we remember why we do this work together. One of her favorite songs reminds us of her focus and longevity: it's Sweet Honey in the Rock's Ella's Song—"We who believe in freedom cannot rest.... We who believe in freedom dare not rest until it comes."

Channa has four birth children and two chosen children, 12 grandchildren, and two great grandchildren. Never stepping out of her role as a community healer, she's opened her Highland Park home over the years to dozens of youth who had no other home to go to. She's consistently made a practice of supporting our communities in remembering those who came before us and inviting us to walk together to make change that matters.

SCANPH 2022 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. This year marks the inaugural induction of SCANPH Hall of Fame awardees. The new 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 are mindful of possible omissions that we may have inadvertently missed including this year; we will strive to ensure no one is omitted in future years and will seek annual member input so that recipients of the Hall of Fame designation are inclusive and comprehensive.

We are very pleased to present the 2022 SCANPH Hall of Fame Inductees:

Anne Friedrich, CEO, Menorah Housing Foundation

Channa Grace, Co-Founder and CEO, WORKS (Women Organizing Resources, Knowledge, and Services)

Joan Ling, Lecturer, UCLA; Current SCANPH Board Member

Ken Sauder, President & CEO, Wakeland Housing and Development Corporation

Kimberly McKay, Executive Vice President, BRIDGE Housing

Mary Kaiser, CEO, California Community Reinvestment Corporation

Mary Murtagh, CEO & President, EAH Housing

Nancy Lewis, Principal, Nancy Lewis Associates, Inc.

Robin Conerly, President and CEO, West Hollywood Community Housing Corp

Scott R. Barshay, Gubb and Barshay LLP



AWARD
RECIPIENTS
FOR DEVELOPMENT
CATEGORIES

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**DEVELOPMENT CATEGORY:
BEYOND LA
AWARD RECIPIENT: WESTVIEW VILLAGE**



Developer: Housing Authority of the City of San Buenaventura (HACSB) and BRIDGE Housing Corporation

Architect: RRM Design Group

Construction Team: Cannon Constructors

Targeted Income of Residents: The full 320-unit development will create a variety of building typologies serving a mixed-income community

City and County: Ventura, Ventura County

Description:

Westview Village is a redevelopment of the first public housing project in the City of Ventura. The Westview Village project involves the redevelopment of 180 existing public housing units as a new neighborhood of 286 affordable rental apartments for families and seniors, 34 for-sale townhomes, and four community buildings on a 20-acre site in Ventura. The project as a whole is designed to achieve LEED Neighborhood Development and each building is projected for LEED Platinum certification. The development provides continuity for the vision from Ventura's first affordable housing project in 1952 by redeveloping those original public housing units into cohesively dense neighborhoods.

The directives placed upon the project team were significant: replace the 65-year-old public housing units with new denser affordable housing, carefully relocate affected residents, and weave several phases of entirely new development into the decades-old fabric of nearby existing neighborhoods. Additionally, the project timetable put Westview Village squarely in the midst of shifting macro political winds that threatened to drastically curtail the scope of the project. The project team was able to carefully navigate these obstacles, including a devastating 10 percent cut in federal-level funding post-permitting. The ability of team members to communicate and accept necessary value-engineering decisions led to a successful project despite headwinds.



**DEVELOPMENT CATEGORY:
SENIOR HOUSING DEVELOPMENT
AWARD RECIPIENT: ADAMS TERRACE**



Developer: Abode Communities

Architect: Abode Communities

Construction Team: Walton Construction (GC),
AMJ Construction Management (CM)

Targeted Income of Residents: mixed income with affordable units at 50% AMI;
supportive units at 30% AMI

City and County: Los Angeles

Description:

A scattered site development featuring 86 units – a mix of affordable and supportive senior homes – Adams Terrace is a masterfully-planned acquisition, bringing double the intended housing to a culturally rich neighborhood in Los Angeles. Abode Communities acquired 4347 Adams Boulevard from the Community Redevelopment Agency (CRA) with the intent to also redevelop 4314 Adams Boulevard when it transferred from CRA to the Los Angeles Housing Department (LAHD). When LAHD issued its 2016 Request for Proposals for Disposition of City-Owned properties, it noted the agency's desire to develop 4314 as homeownership units with ground-floor retail to serve the community. Ultimately, Abode Communities' early acquisition and site control of 4347 Adams resulted in LAHD awarding the organization the right to develop 4314 into additional affordable housing; after which, the two sites were consolidated into a single financing structure.

This project, envisioned before heightened public awareness of the housing and homelessness crises in Los Angeles, met with community opposition as it related to the typical issues of height, density, and parking. Abode Communities responded to this input by designing two complementary structures with reduced massing; this was particularly challenging given each site's irregular shape. To meet the neighborhood's desire for pedestrian connectivity, Abode Communities prioritized storefront glass for ground-floor property management and services programming. Lastly, Abode Communities and St. Joseph Center worked collaboratively to develop a joint supportive/resident services program model to meet the unique needs of each individual resident. This model has become the foundation from which Abode Communities and St. Joseph Center create onsite service programs and plans on similar mixed-population projects.

**DEVELOPMENT CATEGORY:
SUPPORTIVE HOUSING DEVELOPMENT
AWARD RECIPIENT: ROSE APARTMENTS**



Developer: Venice Community Housing
Architect: Brooks + Scarpa
Construction Team: Walton Construction
Targeted Income of Residents: 30 percent AMI
City and County: Los Angeles

Description:

Rose Apartments is home to transition age youth and adults who were experiencing homelessness and mental health conditions, and is a vibrant community via its design and people. This project was the first new construction of 100 percent affordable housing in Venice in 20 years, and the first new construction of 100 percent supportive housing ever approved in Venice, despite the overwhelming need and the significant unhoused community nearby.

For many years the project was viewed as impossible due to land use policies and constraints designed to prevent multi-family housing in the Venice Specific Plan and other plans. Rose Apartments also relied on the Density Bonus, which had been successfully challenged in the Coastal Zone and so was generally no longer used there. The project was the first to attempt to use the Density Bonus since the passage of AB 2797, which re-established the use of the Density Bonus in the Coastal Zone, but had not yet been analyzed by the Coastal Commission. Additionally, the project was appealed at the City Planning Commission level and the Coastal Commission, both of which were denied but ended up delaying predevelopment by many months. Lastly, the project was scheduled to close in early March 2020 and was delayed a couple of weeks, which was right at the beginning of the COVID-19 pandemic—thereby creating endless unknowns for all parties. Rose Apartments really is a one of a kind project, and has opened the door to approvals of four other 100 percent affordable/supportive developments in Venice. After zero units in 20 years, Rose Apartments opened 35 units in March and paved the way for 287 additional units approved right behind it.

The development is also unique for its collaborative staff team of a property manager, case managers, and maintenance that include people with lived experience and represent emerging BIPOC leadership. They are deeply committed to the housing first model, led a fast and supportive lease up process, and have built relationships and a community model that promotes tenant leadership. The development also features an intergenerational approach to housing, by prioritizing both transition age youth and adults of all ages in the same building.

**DEVELOPMENT CATEGORY:
TRANSFORMATIVE COMMUNITIES
AWARD RECIPIENT: BLOOMINGTON GROVE**



Developer: Related California

Architect: Withee Malcolm Architects, a BSB Design Studio

Construction Team: Portrait Construction, Inc.

Targeted Income of Residents: 30-60 percent AMI

City and County: Bloomington, San Bernardino County

Description:

Bloomington Grove is the first County-sponsored all-in-one capital improvement development within San Bernardino County to host a public library, senior center, affordable housing, extensive sewer and water infrastructure improvements, and a public park community center. The development truly reflects a strong public-private partnership with the County of San Bernardino. Bloomington Grove is the first multi-use development of its kind and the first developed under the County's Specific Plan. This 13.4-acre development includes the 6,597 square foot Bloomington Public Library, 218 affordable family apartments, 70 affordable senior apartments, and a new 8,500 square foot public park community center. Thirty-one units are reserved for special needs residents through direct referrals from San Bernardino County Department of Behavioral Health and Inland Empire Health Plan.

The City of Bloomington experienced delayed growth and restricted development due to the lack of sewer and water services throughout the area. Prior to commencement of development, water was only available in small quantities, and sewer was nonexistent. In order to build a project of this magnitude, major offsite improvements were necessary. In conjunction with Fontana Water Company, Related California designed and built a high capacity water line to service the immediate area. Bloomington Grove is a transformative development that brought hope, rejuvenation and affordable housing to a disadvantaged area.



**DEVELOPMENT CATEGORY:
REHABILITATION DEVELOPMENT
AWARD RECIPIENT: CECIL HOTEL**



Developer: Baron Property Group

Architect: N/A

Construction Team: BLVD Hospitality

Targeted Income of Residents: Less than 30% AMI

City and County: Los Angeles County

Description:

Baron Property Group, in partnership with Skid Row Housing Trust, has worked on the conversion of the Cecil Hotel to 100% affordable housing, which will make it the largest privately funded affordable housing building in Los Angeles. Affordable housing for low-income tenants has been sparse in the Los Angeles market, and that scarcity grew during the COVID-19 pandemic. The Cecil Hotel, redeveloped by Baron Property Group (BPG), aims to combat this issue. The Cecil is the largest, privately financed affordable housing project in Los Angeles. Due to COVID-19, financing options were limited, so securing funding proved difficult, but BPG was committed to completing this project under private financing.

During renovation, BPG aimed to maintain a high standard of quality for tenants. These renovations included updated finishes to all 600 units, plus new kitchenettes for 140 units. Free internet and new common spaces, including a common kitchen, mailbox room, laundry facilities, and offices were also added.

While completing renovations, BPG wanted to preserve the history of the landmark building. Built in 1924, the 'HOTEL CECIL' sign remains on the building façade, the building entrance maintains its grand entrance, and the majority of the general architecture remains the same. From a development side, working on redeveloping a building from the 1920s posed many challenges. For instance, having to inspect, resolve, and replace structural issues due to the building's age and outdated technology and infrastructure required lots of time, planning, and executing without damaging the historical and architecturally significant aspects of the building. BPG is proud to bring back vibrancy to this historic building while providing housing for those that are in need.



**DEVELOPMENT CATEGORY:
MULTI-FAMILY DEVELOPMENT
AWARD RECIPIENT: MISSION HERITAGE PLAZA**



Developer: Wakeland Housing and Development Corporation
Architect: Gonzalez Goodale Architects
Construction Team: Sun Country Builders
Targeted Income of Residents: 30% AMI
City and County: Riverside

Description:

Mission Heritage Plaza is a one-of-a-kind landmark for the Inland Empire, combining affordable housing for families, supportive housing for veterans, offices for the Fair Housing Council of Riverside County, and the first-ever Civil Rights Institute of Inland Southern California in a high-profile location in downtown Riverside. This unique co-location of resources, backed by like-minded nonprofits working for social justice, represents a new era for downtown Riverside's arts and civic center. Recognizing the significance of this community and its relation to the area's goals and values, Assemblymember Jose Medina successfully advocated for the development to receive a direct allocation from California's 2020 budget.

The mixed-use community combines multiple community resources in two buildings on one site, including 72 affordable homes and services for families and homeless/disabled veterans located in a highly-accessible and transit-connected area. Additionally, the project's design and location are at the leading edge of California's efforts to fight climate change. The development received funding from the State's Affordable Housing and Sustainable Communities program for its commitment to decrease greenhouse gases through transit connectivity, pedestrian and biking modalities, limited onsite parking, and other measures that make it easier for residents to drive less. The project created other convenient options for residents to travel to jobs, run errands, and have fun. These include: a new bus stop located in front of the property; free bus passes for three years; and a pedestrian crossing with a dedicated traffic signal that leads to the library, park, employment center, and other community resources.

Wakeland spent five years to assemble seven separate funding sources to pay for the \$47.3 million development. Extreme cost escalation during predevelopment required constant bidding, re-bidding, and value engineering to align the building program with available resources.



**HONORABLE
MENTIONS:
DEVELOPMENT
NOMINEES**

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1616 Ocean
Community Corp. of Santa Monica
Santa Monica, Los Angeles County

1616 Ocean is Community Corporation of Santa Monica's first all-electric retrofit of an existing building in a prominent ocean-view location. The development is next to the Santa Monica Pier, and as such, is a prominent location and opportunity to showcase affordable housing to the community at large. This location says affordable housing belongs in ALL parts of the neighborhood. Community Corporation of Santa Monica purchased the building from the City of Santa Monica. It was originally run as an adult care facility but the City decided it over after decommissioning the care center. The building was in need of substantial rehabilitation, earthquake retrofitting, ADA retrofits, and the developer took the opportunity to also remove all the natural gas components of the building to create healthier, all-electric housing.



11010 Santa Monica Boulevard
Weingart Center Association
City and County of Los Angeles

11010 Santa Monica Boulevard, a permanent supportive housing development that will provide 50 service enriched homes to homeless seniors (55+) and homeless Veteran seniors (55+) built on City-owned property, has a prime West LA location sited within a 1/2 mile of the West LA VA Medical Center. The development combines innovative pre-fab 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 14 months, markedly less than a typical 18-22 month construction timeline. Additionally, the development meets top efficiency standards and will achieve a LEED Gold 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.





Amani Apartments
Wakeland Housing and
Development Corporation
City and County of Los Angeles

Amani Apartments is one of the first affordable housing communities in Los Angeles to combine supportive housing for unhoused seniors with a Program of All-Inclusive Care for the Elderly (PACE), a specialized senior healthcare system, which has proven highly successful at stabilizing seniors living in supportive housing by providing on- and off-site services, such as medical care, behavioral health, in-home care, and transportation. This model is highly successful at resident retention (90% or higher after one year of operation) and stabilizing residents by offering a wide variety of services. In terms of obstacles overcome, the project site was severely contaminated with environmental hazards, including high levels of lead and cadmium impacted soils due to its previous use as a gas station. The soils required large-scale mitigation and extensive oversight and testing by the California Department of Toxic Substances Control.



Arboleda Senior Apartments
Meta Housing Corporation
La Puente, Los Angeles County

Located in the City of La Puente, Arboleda Senior Apartments is the new construction of high-quality affordable housing dedicated to serving low-income adults aged 62 years and older. Designed by Y&M Architects, Arboleda draws on the region's history through its heavily Spanish-influenced building design. In addition to the trademark white stucco and red roof tiles, decorative Spanish tile can be found throughout the site, most notably in the main courtyard. Residents enjoy a variety of indoor and outdoor spaces designed to encourage social interaction. Amenities include a large multi-purpose community room, age-appropriate fitness room, computer center, library, ground-floor courtyard, and second-story terrace. Support from the City of La Puente was critical to the project's success. The City approved the site's entitlements under a specific plan in 1992, but the site remained undeveloped. When Meta Housing approached the City in 2019, the City provided timely assistance in amending the specific plan and reviewing construction drawings to start construction in a year. The City also expedited onsite inspections and distributed marketing materials to various community-based organizations to accelerate construction and lease-up.



**Bloom at Magnolia
Linc Housing
Long Beach, Los Angeles County**

Bloom at Magnolia creates a vibrant supportive housing development for Long Beach residents who have experienced homelessness, and the development's rich amenities encourage economic empowerment, adult education, healthy living, sustainable transit, and a sense of community. Located in a transitioning urban neighborhood in central Long Beach, the development offers 40 units of permanent supportive housing to local residents most in need. By applying smart growth principles in parallel with social service and job-training spaces, the project harmonizes land use, architecture, and nearby conveniences into a thriving beach-adjacent community. Residents have access to more than 3,000 square feet of indoor community space and 3,000 square feet of common area, a computer lab, physical and mental onsite social services, and even dedicated bicycle parking. The clean, contemporary design uses color, organic materials, wood-like panels, and glass to bring a beach city sensibility to the complex.



**Buena Esperanza
Jamboree Housing
Anaheim, Orange County**

An adaptive reuse and dramatic interior/exterior modernization of a blighted, two-story, former Econo Lodge, Buena Esperanza today provides permanent housing and critical onsite supportive services for formerly homeless individuals, veterans, and those living with mental illness. This development was Anaheim's first motel conversion under the city's streamlined, first-of-its-kind motel conversion ordinance, which now serves as a model for other municipalities throughout Orange County and was a prototype model for California's \$2.75 billion Homekey program. The extensive renovations created new space for community partner offices for fully funded wrap-around services, computer lab, counseling rooms, small-group spaces, and a leasing office. A new construction one-story, 1,800-square-foot community center provides community kitchen space, a resident lounge, and a large outdoor space for resident activities/gatherings.





**Cadence
Linc Housing
Long Beach, Los Angeles County**

Cadence – with construction and services funded via Measure H, Proposition HHH and No Place Like Home funds – is in the Watts neighborhood of Los Angeles, and features 63 permanent supportive homes for people who have experienced homelessness, with 31 reserved for those with mental illness. Cadence was named to honor Central Avenue’s heritage as the hub of the West Coast jazz scene in the early 20th century. In addition to 63 permanent supportive homes and one manager’s unit, the building also has a community room with kitchen, a computer room, outdoor courtyards, indoor bicycle parking, offices for case management, and convenient access to public transportation, shopping, and community services. Unique to Cadence is the design of the case management spaces. The three offices for the intensive case management services (ICMS) team have all-glass walls and open up to each other. This design creates an open and welcoming atmosphere that fosters relationships and encourages residents to drop in for support more often because they can see who’s available.



**Casa Paloma
American Family Housing
Midway City, Orange County**

Developed by American Family Housing and Veloce Partners with the County of Orange and CalOptima, Casa Paloma is an innovative community tailored for high-frequency utilizers of the healthcare system. American Family Housing and its partners are working together to provide just the right amount of intensive case management services and community engagement for tenants who are exiting chronic homelessness. The development represents best practices in supportive housing design, as the first modular housing development of its kind in Orange County. The developer pioneered innovative construction with shipping containers at Potters Lane, and applied those lessons learned at Casa Paloma, where the cost and schedule benefits were realized. By building the modular units while site work was underway, months were shaved off the construction schedule, saving money while getting tenants housed more quickly. One of the obstacles was finding a suitable staging area for the modular units prior to installation. The Orange County Executive Office for Real Estate stepped up and made available a four-acre site to solve this problem.



**Crestview Terrace
National CORE
City and County of San Bernardino**

Crestview Terrace is the third phase of the revitalization of the larger Arrowhead Grove Neighborhood, a RAD conversion of a 1940s-era public housing site, and it continues the community-wide reinvestment into one of San Bernardino's most under-resourced neighborhoods. Located in the heart of San Bernardino, Crestview Terrace provides 184 apartment homes, primarily for individuals and families earning below 60 percent of the area median income. Crestview Terrace is an all-electric and carbon-neutral community and utilizes an onsite solar panel system to offset one-third of total energy use. Residents have access to onsite services focused on building bright futures for children and teens, providing a pathway to financial well-being for families, and building an inclusive and engaged community for residents. Through AHSC funding, all residents receive free bus passes for five years and new bus shelters were added around the community to incentivize healthy lifestyles and decrease reliance on automobiles. Partnerships with CommonSpirit Health, Loma Linda University Health, San Bernardino Unified School District, and other local service providers have allowed National CORE to create a "complete community" that supports educational attainment, economic mobility, and improved health.



**El Verano Senior Housing
Innovative Housing Opportunities
Anaheim, Orange County**

The El Verano Senior Apartment Community was thoughtfully designed to enhance the quality of life for low-income seniors in the City of Anaheim. Once a crime-afflicted motel, the project site was purchased by the city to prompt revitalization within the region. The development, led by Innovative Housing Opportunities, is now a fully occupied, affordable senior housing community. Not only does this project promote health and wellness through thoughtful design but also a strong sense of community by providing coordinated programs that foster skill-building, healthy aging, and personal development, such as courses on technology, healthy relationships, and independent living skills. Beyond these programs, El Verano also provides wellness check-ins and on-site food programs for those facing food insecurity. The project team partnered with community stakeholders and residents to determine priorities that would promote a secure and supportive living community and found creative solutions to create active and functional amenities.



Fairview Heights
Linc Housing and National CORE
Inglewood, Los Angeles County

Fairview Heights in Inglewood, which features a four-story augmented reality public art mural, is a new transit-oriented affordable and supportive housing apartment complex with 101 homes, including 50 units for people who have experienced homelessness. The development features more than 6,300 square feet of community-serving space, including offices for local nonprofit One For All, an Inglewood Police Department Community Drop-In Center, and planned Workforce Innovation & Talent Center in partnership with CVS Health. Located directly across from the new Fairview Heights/LAX Metro Station, the design sought to be a landmark building providing a sense of arrival and place, similar to the role played by old train stations. The building takes its cue from traditional Spanish Mission design featuring a light color scheme, projecting wood balconies, arches, and clay tile roofs. Fairview Heights replaced an aging county building.



Firmin Court
Decro Corporation
City and County of Los Angeles

Situated on a hill with a rooftop view encompassing all of Los Angeles, Firmin Court stands out as a beacon of thoughtful development for permanent supportive housing (PSH) and affordable housing with many benefits to its residents, the neighboring community, and the city as a whole. A resident can walk out onto a unit's balcony and can see the Griffith Observatory and the iconic Hollywood sign. All residents enjoy a seventh-floor sky deck overlooking the downtown LA skyline, as well as access to on-site and off-site social services from St. Joseph Center and its staff. Residents and the community can use a third-floor room and deck for Neighborhood Council, Neighborhood Watch, and similar meetings and social events. Additionally, students from several neighboring schools will have an on-site learning center to study and participate in after-school programs. The Firmin Court site comprises three parcels that when joined together, created a lot with non-uniform boundaries. Dahlin Group, the project architect, had to design the building in a way that worked with this physical configuration of the properties.





Isla Intersections
Holos Communities
City and County of Los Angeles

Built alongside the 110 and 105 freeways, Isla Intersections utilizes repurposed shipping containers strategically oriented to minimize noise and air pollution and will open onto a shared public street called the Annenberg Paseo. This street will contain a lush landscape called a living lung comprised of trees irrigated by a grey-water system, which will mitigate the pollution from the neighboring freeways. In addition to its unique and innovative modular shipping unit/pre-fab approach, the location and connection to the surrounding community make Isla Intersections special. By embracing the constraints of the location, incorporating commercial spaces, and opening to a public green space, the project will have everything needed to become an integral part of the surrounding community. The project started one week after COVID-19's initial global lockdown and has been a labor of love ever since. The project encountered a more than \$500,000 increase in cost for international shipping to get the containers from China to the United States, due to demand and COVID-related shutdowns on both sides of the ocean.



Magnolia Villas
EAH Housing
Santa Monica, Los Angeles County

Magnolia Villas was developed to meet the needs of low-income seniors living or working in Santa Monica. This single, four-story apartment building was the winner of the 2022 AIA-LA Residential Architecture Award for excellence in design. The one-bedroom apartments at Magnolia Villas are for seniors making no more than 60% of area median income. EAH Housing has partnered with EngAGE to provide an onsite program director to assist with case management, coordinate arts programming, and conduct digital literacy programs. Amenities are geared toward ensuring that seniors age in place. These amenities include a community room, fitness room, bicycle storage, onsite laundry, a community garden, and private balconies for most units. Close by are accessible health amenities and transportation options. Both Kaiser Permanente and UCLA Hospitals are in the vicinity as well as several pharmacies.





Missouri Place
Thomas Safran & Associates
City and County of Los Angeles

Missouri Place, located in West Los Angeles, is a 6-story, 74-unit affordable and permanent supportive housing development that showcases how design excellence benefits the community and the spirits of its residents. This project is extra special because it was one of the first supportive and affordable housing projects in the City of Los Angeles to use both HHH funds and the Transit Oriented Communities (TOC) land use incentive program. The project is also special because it is a mix of supportive and affordable housing for both individuals and families developed in West Los Angeles, a high resource area with community groups that have traditionally opposed affordable housing. It includes 44 units for formerly homeless individuals and families along with 29 units for low-income households and one manager unit. The community overwhelmingly supported the project after significant collaboration over many months to arrive at a design and a population mix that represented a true “win-win” to positively impact the community.



Mountain View Apartments
Many Mansions
Fillmore, Ventura County

Located in the small agricultural city of Fillmore, the Mountain View apartment complex is a freshly completed affordable rental project consisting of 77 one, two, and three-bedroom units and designed in an agrarian-craftsman style inspired by the town's rural history. With a name inspired by the site's location overlooking green mountains across Highway 126, Mountain View Apartments is the culmination of a six-year development process that transformed an essentially vacant and underdeveloped site into a beautiful community asset with design elements that recognize and celebrate Fillmore's agricultural setting. Built as work-force housing for low-income families, several amenities were incorporated on-site, including a community room, two playgrounds, laundry facilities, a multipurpose plaza, community gardens, guest parking, and attached garages for numerous units. Beyond these amenities, the developer partnered with local organizations to incorporate a range of support services. The community offers children and family services, including free after-school programs, food assistance, and adult life skills courses.





PATH Villas South Gate
PATH Ventures
South Gate, Los Angeles County

Located in the City of South Gate, along a portion of Imperial Highway lined with light manufacturing buildings and automotive repair shops, this urbane, pedestrian friendly, four-story, 60-unit development will serve as a catalyst for the transformation of the neighborhood by providing supportive housing for homeless veterans and homeless individuals with mental illness. Residents are given access to numerous critical, life-changing services, including substance abuse, mental health care, Veterans Administration programs, health and wellness programs, transportation planning, and more. The building has been designed around a central courtyard that is lined with apartments and interior communal space. All of the new homes have large windows and private balconies, allowing breezes and natural light to flood the interiors. Residents can relax on their private balconies with views of the tree-filled courtyard or the cityscape beyond. A large multi-purpose room opens directly to the courtyard, where tenants can engage with one another and participate in a variety of resident activities.



Plaza Ortiz I
Cesar Chavez Foundation
El Monte, Los Angeles County

Plaza Ortiz provides 53 units of housing for homeless veterans and low-income households as well as social service programs provided in partnership with Step Up on Second. The building is named in honor of Ysabel "Mac" Ortiz of El Monte, who was killed during the Korean War and whose remains were returned nearly 70 years after he was reported missing in action. The project site was vacant for many years and now offers much-needed affordable housing units in the city of El Monte. In addition to providing a high-quality affordable housing community, the Cesar Chavez Foundation will provide property management and social services through its Si Se Puede Learning Center. The property contains 6,849 square feet of space for residential services, recreational meeting space, conference and meeting rooms, and staff office space. The property also features a new mural by artist Ignacio Gomez honoring Ysabel "Mac" Ortiz and other local community heroes adding to the cultural vitality of the community.





Prado
Related California
Fountain Valley, Orange County

Prado is the first affordable housing development in Fountain Valley in 16 years, with eight of the 50 units designated as permanent supportive housing for veterans who are homeless or at risk of homelessness. The development is a prototype for affordable housing on a tight infill site with two easements: Southern California Edison's easement running through the center of the property with existing power pole and power lines, and a sewer easement along the eastern property line. The design accommodated both easements as well as a 14' x 48' billboard located on the site and removed during lease-up. The garden style buildings were carefully placed throughout the property and easements to create inward facing open courtyards, as well as a parking and landscape buffer to the Santa Ana River Trail. Residents have prime access to transit and the 30-mile, public Santa Ana River Trail that offers recreation opportunities for bicyclists, runners, and walkers.



Rosa de Castilla Apartments
East Los Angeles
Community Corporation
City and County of Los Angeles

The Rosa de Castilla community features 85 permanent supportive and large-family housing units. The developer designated 63 units as permanent supportive housing for homeless veterans and the remaining 20 units for large families after repeatedly hearing from community members that there is not enough affordable rental housing available for families. The property's amenities include a community room with kitchen, laundry facilities, computer lab, on-site management, and on-site supportive services provided by the United States Department of Veterans Affairs and The People Concern. Services include support for substance dependency, employment assistance, individual case management, public benefits assistance and advocacy, medication management, peer support, housing retention, and eviction prevention services, money management, and recreational activities. Case Managers also provide referrals to local mental health and primary and preventative healthcare facilities.





**Sierra Fountains
Jamboree Housing
Fontana, San Bernardino County**

Sierra Fountains is a new construction development in San Bernardino County that transformed a 4.66-acre blighted lot previously owned by San Gabriel Water Company into 60 affordable apartment homes for working families. The development features a 3,000-square-foot onsite health and wellness clinic in partnership with Cucamonga Valley Medical Group, and exteriors that reflect a modern agrarian aesthetic of barn-like structures derived from the rich history of local citrus farming and the farmhouse style found throughout the city of Fontana. Healthy living is supported with an array of outdoor amenities for recreation, including a swimming pool, dining and play areas, and green space. A large outdoor area with barbecues, community garden, and inviting landscaping provides additional outdoor space for resident activities and gatherings. Sierra Fountains is designed to achieve LEED (Leadership in Energy & Environmental Design) for Homes-certified Gold rating. Resident services are offered free to residents and those in the surrounding neighborhood, including tutoring, health/nutrition classes in the community kitchen, food distribution, community events, a gardening club, homework assistance, and tutoring for young people.



**SP7 / San Pedro House
Skid Row Housing Trust
City and County of Los Angeles**

The SP7/ San Pedro House development pairs the new construction of 81 new units with the substantial rehabilitation of 19 units in an existing building, for a total of 100 permanent supportive housing units. Located at the intersection of San Pedro and 7th Street, SP7 stands out among the surrounding buildings and uplifts the neighborhood with pops of color and a multi-faceted facade. The ground floor community room offers supportive services with an additional community room/flex space containing a movable glass wall to partition the space when needed. Dedicated onsite offices provide privacy for each resident while meeting with staff members. SP7 was hit with multiple new construction challenges: contaminated soils discovered during excavation led to a six-month delay and redesign of the entire schedule; and COVID-19 shut down the job site at least twice, which extended and added complexity to the construction timeline, as well as pausing utility installations and inspections.



**Summit View Apartments
Many Mansions & LA
Family Housing
Sylmar, Los Angeles County**

Summit View Apartments offers a unique intersection of several community partners coming together to develop a challenging site and provide a one-of-a-kind asset to the local neighborhood. Acquired through a request for proposals, this city-owned land brought together two prominent agencies, LA Family Housing in Los Angeles County and Many Mansions, a Ventura County based developer expanding into the Los Angeles market. This project marks Many Mansions' first new construction project within the City of Los Angeles and leverages decades of permanent supportive housing management coupled with LA Family Housing's renowned supportive services programs. City, County, and Federal funding have shaped the project into a Veterans' housing type that will bring homeless heroes off the streets and into an opportunity to thrive and grow within a high-quality community featuring extensive support programs to ensure long-term success. This marvel of design conquers a hillside parcel along Foothill Boulevard and towers over the outstretching Hansen Dam recreational facility and neighboring Discovery Cube.



**The Chesterfield
Wakeland Housing and
Development Corporation
City and County of Los Angeles**

A unique new addition to South Los Angeles, the 43-unit Chesterfield is the first affordable housing community in Los Angeles to combine supportive housing for seniors with a Program of All-Inclusive Care for the Elderly (PACE), a specialized healthcare provider that achieves high success rates stabilizing formerly unhoused and chronically-ill seniors living in supportive housing through provision of wrap-around medical care, behavioral health, in-home care, and transportation, among other services. At the Chesterfield, these benefits are amplified by the addition of wraparound services provided by St. Joseph Center, including dedicated case management, employment training, legal services, and peer support. Wakeland is a leader in executing this innovative approach and has worked for years in collaboration with Corporation for Supportive Housing to bring the supportive housing/PACE model to scale in Los Angeles.





The Rise
Highridge Costa Development
Company and SRO Housing
Gardena, Los Angeles County

The RISE is an affordable housing community providing permanent supportive housing and case management services for chronically homeless veterans and unhoused community members. The development also serves as the headquarters for the local nonprofit Rise Financial Pathways. The nonprofit offers comprehensive and innovative ways to build wealth for historically underserved residents and small business owners in South L.A. and across Los Angeles County. The Rise creates a unique space where social equity meets green construction and serves as a prime example of affordable housing and green building working in harmony. The deep affordability at 30% and 50% area median income gives chronically homeless individuals and veterans permanent housing while also providing them with case management services and other amenities. It features multiple outdoor decks, a courtyard, and large windows in every apartment.



Vista Ballona
Community Corporation
of Santa Monica
Mar Vista, Los Angeles County

Vista Ballona is one of the very few affordable housing developments in the high opportunity neighborhood of Mar Vista and provides 50 newly constructed, 100 percent affordable apartments. It is Community Corporation of Santa Monica's first project outside of Santa Monica, and the developer's first all-electric new construction affordable housing project. During the development process, it was very challenging to figure out the space and water heating systems to fit in this tight urban-infill project, but it is a model for the developer to use for future developments. The developer set aside 12 units specifically for individuals with developmental disabilities. Community Corporation of Santa Monica is partnering with Brilliant Corners and the Westside Regional Center for case management supportive services.





Washington View Apartments
Western Pacific Housing, LLC
City and County of Los Angeles

The Washington View Apartments is the first project constructed by Western Pacific Housing, LLC (predecessor to WPH Holdings, LLC), and founder Fariba Atighehchi started the development company as a tribute to her late developer father, who was unable to fulfill his desire of developing affordable housing before his passing. The development beautifully features six distinct buildings (two historic adaptive reuse buildings and four new construction buildings). The architecture is typical Spanish Colonial and integrates beautifully with the historic cultural monument of a main chapel. There are a total of 122 units, with 91 units as permanent supportive housing for formerly homeless seniors. All 91 supportive housing units are completely furnished and there is over 1100 square feet of space dedicated to supportive services. Additionally, the main chapel was restored, including stained glass windows, and provides a community room in excess of 1,000 square feet.



Watts Works
Decro Corporation
Culver City, Los Angeles County

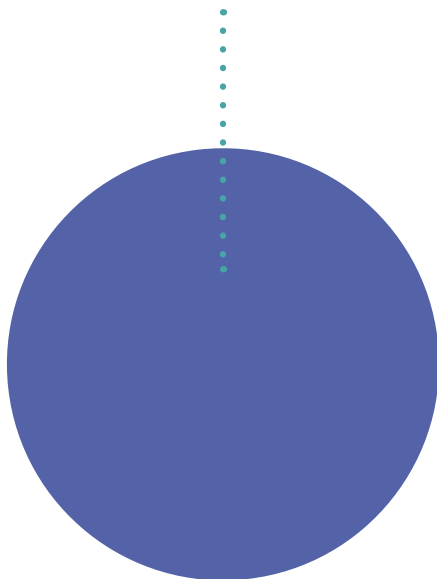
Watts Works is one of the first modular affordable housing communities in Los Angeles that transforms a single-family lot into 24 micro-units with communal gardens serving formerly homeless individuals. Focusing on micro-units helped increase density while allowing more people to receive housing faster. Watt Works promotes density without compromising quality of life while transforming the single-family lot. The development features outdoor spaces that include a roof terrace, tranquility garden, backyard, front porch, and street patio. The project is one of the first HHH-funded projects in Los Angeles and will be completed this year.





Whittier Place PSH
Phase II Apartments
East Los Angeles
Community Corporation
City and County of Los Angeles

Whittier Place PSH Phase II Apartments, a joint effort by East Los Angeles Community Corporation and New Directions for Veterans (NDVets), is a new affordable housing community in the East Los Angeles area of Los Angeles. This LEED-Gold certified community features 33 permanent supportive housing units. All residential units will receive project-based vouchers and will be fully furnished. The property's amenities include a community room with kitchen, fitness room, outdoor courtyard and garden, laundry facilities, computer lab, on-site management, and on-site supportive services. The Department of Mental Health, the United States Department of Veterans Affairs, and New Directions for Veterans will provide supportive services.



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