



HOMES

WITHIN

REACH AWARDS

Homes Within Reach Awards: SCANPH Annual Conference 2017

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 recognize 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. SCANPH is fortunate to receive more submissions than we can choose. 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.

2017 Jurors

[Kenneth Sofge](#), Senior Vice President, Wells Fargo

[Beulah Ku](#), Assistant Vice President, Century Housing

[Claudia Lima](#), Director of Community Development Lending and Investing, OneWest Bank

[Alan Greenlee](#), Executive Director, SCANPH

[Jeannette Brown](#), Manager of Communications & Programs, SCANPH

[Blanca Melchor](#), Events Coordinator, SCANPH

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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 SCANPH members build outside of the urbanized area of LA County. These projects are directly outside of LA County but still within the SCANPH region.

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 the environmental, social, and economic challenges of the local community.

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.

Developer of the Year:

A developer (an organization, NOT an individual) who consistently develops creative solutions to overcome obstacles, either in the past year or over the course of a career.

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.

Houser’s Hero Award:

The highest recognition that the Southern California nonprofit development community can bestow upon an exemplary individual for a lifetime of contributions to the affordable housing industry.

Nominations for Individual and Organization Categories

Staff Member of the Year:

[Cheri Todoroff](#), Deputy Director of Housing for Health,
LA County Department of Health Services

[Daniel Xavier](#), Senior Advocacy Counselor, United
Friends of the Children

[Durinda Abraham](#), Director of Property Management,
Community Corp. of Santa Monica

[Lynn Katano](#), Housing Development Manager,
Los Angeles County Community Development Commission

[Maura McAniff Johnson](#), Director of Housing,
Abbey Road & Penny Lane Centers

[Rochelle Mills](#), Vice President of Development &
Programs, Innovative Housing Opportunities

Houser's Hero Award:

[Timothy L. O'Connell](#) (posthumously),
Director of Policy and Advocacy, Century Housing

Developer of the Year:

A Community of Friends

BRIDGE Housing Corporation

Jamboree Housing Corporation

Related California

Retirement Housing Foundation

Skid Row Housing Trust

Advocate of the Year:

[Adam Murray](#), Executive Director, Inner City Law Center

[Chris Ko](#), Director of Homeless Initiatives, United Way
of Greater Los Angeles

[Dhaskshike Wickrema](#), Assistant Senior Deputy for Mental
Health and Homeless Advocacy, Office of Supervisor Mark
Ridley Thomas

[Doug Smith](#), Staff Attorney, Public Counsel

[Greg Spiegel](#), Director of Strategic Initiatives, Inner
City Law Center

[Jerry Jones](#), Director of Public Policy, Inner City Law Center
Kennedy Commission

[Molly Rysman](#), Housing & Homelessness Deputy, Office of
Supervisor Sheila Kuehl

[Tommy Newman](#), Director of Public Affairs, United Way of Greater
Los Angeles (formerly LA Family Housing)

[Shashi Hanuman](#), Directing Attorney, Public Counsel

In Memoriam



Houser's Hero Award: Timothy L. O'Connell, Esq. Director of Policy and Advocacy, Century Housing

Timothy L. O'Connell passed away on July 4, 2017. Known by his friends and colleagues as a great storyteller, O'Connell was a tireless advocate who sought social justice for the less fortunate.

His service at Century Housing began in the spring of 1999. As Director of Policy and Advocacy, he was responsible for representing the interests of Century, its affiliates, partners, and clients at the federal, state, and local levels, including matters relating to funding, regulation, and oversight. He was Century's primary liaison with elected representatives, legislative staff, and administrative officials in his on-going effort to ensure affordable housing received legislative and financial support.

In addition to his service with Century, he served on various boards and committees dedicated to increasing the supply of critically needed affordable housing throughout California, including the San Diego Housing Foundation, Housing California, Los Angeles Business Council, California Housing Consortium, the California Association of Local Housing Finance Agencies, and LA Family Housing.

In the past he worked as Assistant to the Chief Executive Officer of the San Diego Housing Commission, the city's public housing agency. In that position, he provided policy support to the CEO and Board of Commissioners, as well as serving as primary liaison between that agency and the mayor and city council. He also served Maureen O'Connor during her term as mayor of the city of San Diego as Director of Program Development for Growth & Development.

O'Connell received his Juris Doctor degree from the University of San Diego School of Law, attended the Graduate Program in City Planning at San Diego State University, and graduated from the University of California, Santa Barbara.

He was a longtime advocate of social justice and committed his life to serving others. With his passing, the affordable housing community has lost one of its strongest and most effective voices. O'Connell had many interests and causes that he supported throughout his life. Two of his favorites were the public library system (where he was one of their most frequent borrowers) and the educational and social needs of underprivileged children.

WINNER



BEYOND LA

Development Category: Beyond LA
Winning Development: Wesley Village

Developer: Jamboree Housing Corporation
Architect: Newman Garrison + Partners
Construction Team: Quality Development and Construction, Inc.
Targeted Income of Residents: 50-59% of the Area Median Income
City and County: Garden Grove, Orange County

Description:

Wesley Village is a unique multi-use urban campus of quality affordable housing with educational, social, and health services. Jamboree Housing Corporation developed the project in partnership with the Garden Grove United Methodist Church by entering into a 60-year ground lease to provide ongoing financial support for the church's charitable activities. The 2.2 acres of excess parking space and vacant land was used to develop a 47-unit affordable housing community for 31 working families and 16 senior households to create a true multigenerational community asset. The community features two three-story residential buildings and approximately 10,000 square feet of active open space provided on the podium deck courtyard atop the family building.

A third building accommodates a Head Start Learning Center, which will benefit the surrounding Garden Grove neighborhood and residents. Other community partners operating out of Wesley Village's family community center include: Garden Grove Boys & Girls Club, Lestonnac Free Clinic, and Project Hope Alliance. Alzheimer's Orange County will operate out of the senior community center. Overall, this development shows a collective vision embraced by the church, the city, and community partners—and together they will ensure that everyone lives in a strong, healthy, and sustainable community.

WINNER



SENIOR HOUSING DEVELOPMENT

Development Category: Senior Housing Development
Winning Development: Heritage Square Senior Apartments

Developer: BRIDGE Housing Corporation
Architect: KTGy Group, Inc. (architect of record);
Steinberg Architects (design architect)
Construction Team: Dreyfuss Construction
Targeted Income of Residents: Units serve seniors age 55+ who can live independently and whose income is up to 30-50 percent of Area Median Income (\$18,240-\$30,400) for a one-person household
City and County: Pasadena, Los Angeles County

Description:

Heritage Square provides 70 safe, high-quality, and welcoming affordable rental units to Pasadena's aging population. This new construction, garden style development is a 3-story slab on grade design with ample community and open space amenities enhancing resident lifestyles. The design incorporates two separate community-purpose rooms that can be used for gatherings, civic meetings, resident social services, arts, and sustainable education. Heritage Square also offers a library and two landscaped courtyards. Open space is an integral part of the site and building concept, which includes active and passive use courtyards with raised planters, walkways, and plenty of outdoor gathering spaces. Landscape design fosters a sustainable and inviting outdoor recreation environment that compliments the outdoor southern California lifestyle.

Heritage Square is an exciting example of a public-private sector partnership that will benefit multiple dimensions of the community. Through a series of intensive community meetings, the development team worked closely with stakeholders to collect their input in order to ensure that the development fit in well with the surrounding neighborhood. As a result of these meetings, courtyard housing, the architectural style, and the incorporation of local art all became integral parts of the final site and building concept. Heritage Square had 5,000 names on its interest list and received 1,800 applications. Heritage Square will help the city of Pasadena make progress toward addressing the daunting need for affordability.

WINNER



SUPPORTIVE HOUSING DEVELOPMENT

Development Category: Supportive Housing Development

Winning Development: Crest Apartments

Developer: Skid Row Housing Trust

Architect: Michael Maltzan Architecture

Construction Team: Morley Builders/Benchmark Contractors

Targeted Income of Residents: 30-50 percent of Area Median Income

City and County: Van Nuys, Los Angeles County

Description:

The Crest Apartments is a stunning new permanent supportive housing development that transforms a vacant, underutilized, infill lot into attractive, sustainable, and much-needed affordable housing for individuals experiencing homelessness or chronic homelessness, as well as veterans with special needs. The 45,000 square-foot, 5-story development provides 64 residential units (63 studio apartments and one manager's unit) in a long, arching, and articulated form that creates a sheltered community courtyard and offices for case management, social services, and property management on the ground level. Sustainable features are embraced and incorporated into the development. Also, several prefabricated components were used during construction.

Notably, Crest Apartments is the Trust's first project in the San Fernando Valley. This particular community of Van Nuys is unlike any of the communities the Trust has worked in during the past. It is a largely residential, suburban community while the Trust's past developments have been located in more urban neighborhoods. Through community engagement efforts, the community came to see Crest Apartments as a welcome community landmark and positive addition to the neighborhood.

WINNER



**TRANSFORMATIVE
COMMUNITIES**

Development Category: Transformative Communities
Winning Development: Bloomington Grove and Lillian Court

Developer: Related California
Architect: Withee Malcolm Architects
Construction Team: Quality Development and Construction, Inc.
Targeted Income of Residents: 30-60 percent of Area Median Income
City and County: Bloomington, San Bernardino County

Description:

Bloomington Grove and Lillian Court is located on approximately nine acres of County-owned land in the City of Bloomington, and quite notably, it is the first multi-use development of its kind in the area and the catalyst for future development. Bloomington Grove and Lillian Court is a 190-unit affordable and supportive housing development for low and very low-income families and seniors. It includes a newly constructed 6,597 square foot Bloomington Public Library. The second phase of the development was completed in March 2017. Bloomington Grove, the 120-unit family community, includes 3,630 square feet of community space that accommodates on-site social services, two tot lots, a computer lab, conference room, two community rooms, a swimming pool, and barbecue area. Lillian Court, the 70-unit senior community, includes 3,676 square feet of community space, including leasing and management offices, a recreation room with kitchen, senior center, fitness center, courtyard with spa, and putting green. Thirty-one (31) units are reserved for Project Based Section 8 residents and eleven (11) units are reserved for direct referrals from the County of San Bernardino Department of Behavioral Health.

It is the first County-sponsored all-in-one capital improvement development within San Bernardino County to host a library, community center, senior center, and extensive infrastructure improvements.

WINNER



**MULTI-FAMILY
DEVELOPMENT**

Development Category: Multi-Family Development
Winning Development: Paloma Terrace

Developer: Retirement Housing Foundation
Architect: KFA Architecture
Construction Team: Westport Construction

Targeted Income of Residents: 30-60 percent of Area Median Income
City and County: City and County of Los Angeles

Description:

Paloma Terrace is home to 59 low-income families, including children of all ages who now can live in a safe, healthy, and supportive community. Designed with family life in mind, Paloma has generous open space with direct connections to the surrounding neighborhood. Located at the corner of 50th and Main Streets, it is a four-story affordable housing development comprised of 59 units for low-income families. Designed for families and family life, the apartments are arranged around a central landscaped courtyard that includes a playground, lawns, and a picnic area with barbeque. There is a half basketball court on-site with additional outdoor picnic and barbecue areas with gardens and walkways. Resident amenities include a large community room with a kitchen, as well as a library and computer lab, a media room, a teen activity center, and children's playground.

Resident services are provided for individual (adult and youth) and family counseling for health and employment support. Paloma Terrace is a Platinum LEED community.

HONORABLE MENTIONS



ACE/121

ACE/121 • Meta Housing Corporation • Glendale, Los Angeles County

Description: ACE/121 resulted from the City of Glendale Arts & Culture and Planning Commissions' vision for a defined Downtown Art & Entertainment District anchored by the historic Alex Theatre, Central Library, Museum of Neon Art, and Antaeus Theatre Company. While designating an "arts district" often gentrifies neighborhoods and drives out artists, ACE/121 was meant to do just the opposite. Ace 121 is located in the Maryland Arts and Entertainment District within downtown Glendale. Studio One Eleven designed the residential project to comprehensively support the arts and its resident artists. The project will provide 72 units of affordable housing with a preference for artists. Sited on the historic YMCA campus, ACE/121 will support the arts and families with a variety of amenities. In addition to an art gallery, the facility contains a "maker space" with equipment that includes kilns and pottery wheels, a digital and media lab, a music room, a performing arts room, a community room, and a courtyard.

ADAGIO
APARTMENTS



Adagio Apartments • C&C Development • Camarillo, Ventura County

Description: The Adagio Apartments development is within the suburban, master planned community of Springville elacora in Camarillo. The primary vision for Adagio is a high-quality, distinctively-designed affordable housing community that is indistinguishable from surrounding market-rate housing. With its unique suburban location, Adagio fulfills the city's inclusionary housing requirement and is located within the city's historically significant Heritage Zone. Adagio Apartments' distinctive Mediterranean architecture is the hallmark of this workforce housing property. Adagio raises the bar for how workforce housing can be designed and developed to blend within both suburban and market-rate communities. Adagio's rich architectural statement helps create a strong sense of community, and when combined with its optimum efficiency provided by smart energy and sustainable features, Adagio is a notable innovative property in the affordable housing industry.

HONORABLE MENTIONS



BEVERLY TERRACE

Beverly Terrace • A Community of Friends • City and County of Los Angeles

Description: Beverly Terrace, a 40-unit building, fills a unique and critical gap in the community by housing parenting and expectant young women who come out of the foster-care system with little or no support (or skills to gain that support) for themselves or their babies. This project features an onsite Early Learning Centre for infant, toddler, and preschool children, and will provide much-needed childcare for busy mothers juggling school and work. Specialty supportive services offered onsite will further counsel, train, and teach the young women valuable skills for their independence and self-sufficiency. The goal of the Beverly Terrace is to give at-risk young mothers the tools they need - home, childcare, training - to be successful members of their community.

MOSAIC GARDENS



Mosaic Gardens at Willowbrook • LINC Housing • Compton, Los Angeles County

Description: Homelessness and affordable housing are top concerns for the Willowbrook community, so LINC Housing worked side-by-side with county leaders, partners, and the community to bring solutions that improve people's lives and transform the neighborhood. Mosaic Gardens at Willowbrook provides 61 new homes envisioned as two- and three-story agrarian-themed buildings that were built with healthy living and environmental sustainability in mind. In addition, LINC Housing and its partners are providing expansive services, including programs that focus on housing stability, personal empowerment, and community building. It's important to note that the Willowbrook area has disproportionately less supportive housing than other parts of the county, though the need is just as high. Past efforts to build affordable housing in Willowbrook failed because the developers didn't seek to partner with the surrounding neighborhoods. LINC Housing recognized Willowbrook's tight-knit community and took the time to get to know the neighbors, turning NIMBY to YIMBY.

HONORABLE MENTIONS



OLIVE MEADOW

Olive Meadow • National Community Renaissance • San Bernardino

Description: Olive Meadow is the next phase in National CORE's efforts to revitalize the greater Arrowhead Grove Neighborhood (formerly known as Waterman Gardens) and transform one of America's most troubled cities: San Bernardino. The original Waterman Gardens public housing project was built in 1943 and consisted of 252 dilapidated and outdated units in a neighborhood that has become notorious for its poverty and accompanying social ills. Olive Meadow replaces the decaying public housing units with 62 high-quality affordable and workforce apartment homes. National CORE and the Housing Authority of the County of San Bernardino (HACSB) have conducted more than 100 community events, meetings, focus groups, and committee and planning sessions to build support for what has become the most robust public-private partnership in the city's 200-year history. By developing strong partnerships and creating a state-of-the-art development, National CORE has been able to overcome initial community resistance to engage those who were initially against an "affordable housing" project.

PARADISE CREEK I



Paradise Creek I • Related California and Community Housing Works • National City, San Diego County

Description: As a partnership of Related California and Community HousingWorks, along with the City of National City, Paradise Creek I is a 109-unit, pedestrian and transit-oriented affordable apartment development on four acres in the Westside of National City. The development is a catalyst for revitalization and a response to grassroots groups' demands for economic and environmental justice in an underserved community. This decade-long endeavor is one of the largest and most significant developments in National City. The development could not have happened without the resilience and commitment of community members advocating for sustainable affordable housing and access to transportation hubs and community amenities. This development took over a decade to complete.

HONORABLE MENTIONS



**SILVER STAR
APARTMENTS**

Silver Star Apartments • A Community of Friends • City and County of Los Angeles

Description: Silver Star Apartments is a 49-unit permanent supportive housing development located in the Hyde Park neighborhood of Los Angeles. Situated on a roughly 30,000 square foot site, the development is a 100 percent special needs community targeting veterans who are homeless and living with mental illness. Silver Star Apartments will include a community room with a kitchen and television/lounge area, fitness center, computer center, picnic and barbeque area, onsite laundry rooms, a lushly landscaped courtyard, and offices for the property manager and services staff. US Vets, a national veteran's services organization, will provide supportive services to the tenants. It will be a catalytic project that will revitalize this area of West Blvd. The development will positively impact the neighborhood by creating much-needed attractive, high quality, sustainable affordable housing for the residents of the City of Los Angeles. The development includes cutting-edge sustainability features, including zero net energy and gray water recycling. The project aims to meet the "Living Building Challenge" in addition to LEED and Energy Star requirements, and pays special attention to the solar orientation of each façade.

THE WOODS



The Woods at Playa Vista • Thomas Safran & Associates • Playa Vista, Los Angeles County

Description: The Woods at Playa Vista is a new 83-unit, tax credit senior community located in the newly developed, master-planned community of Playa Vista. The project includes a community room, fitness center, and lush landscaping for the residents. The project was subject to rigorous design and planning requirements due to its location within the master planned development. The project was developed and constructed concurrently with the nine other new housing developments in a highly dense neighborhood; therefore, rigorous site coordination and scheduling was required during construction. The development team worked collaboratively with the master developer to ensure the project's contemporary architecture complements the aesthetic and overall feel of the community as a whole. The project achieved a LEED Silver rating for its sustainable features, including drought tolerant landscape, Energy Star appliances, LED lighting, and low flow fixtures.

SAVE THE DATE!

SCANPH ANNUAL MEMBERS'
MEETING & HOLIDAY MIXER
THURSDAY, DECEMBER 7, 2017
6:00 PM - 9:00 PM

WANT TO SPONSOR THE HOLIDAY
MIXER? GET IN TOUCH:
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OR 213-480-1249