

VISTA DEL PUERTO

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

City of Long Beach
HOUSING ACTION PLAN
Community Meeting
Anchor Place and The Beacon

June 15, 2016

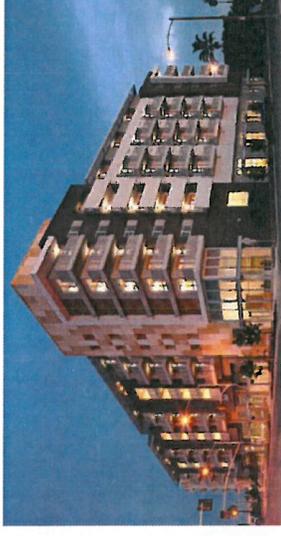
and

June 18, 2016



Century Mission Statement

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



Villages at Cabrillo

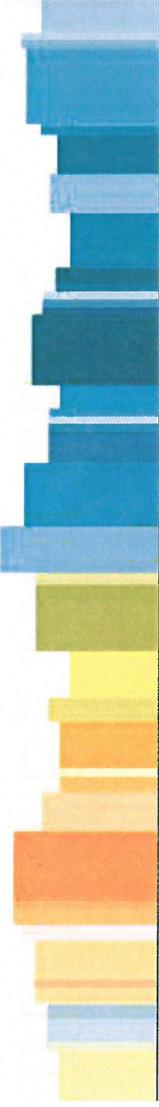
- 27 acre community
- 1,300 residents
- 20+ providers
- 292 staff
- 99% housing stability
- \$42.6 million in output
- Nearly 900 volunteers



Villages at Cabrillo

2016 SOCIAL IMPACT REPORT

CELEBRATE



Development information
TDCs
Rental housing
Unit count and mix
Timing

Cabrillo Gateway

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

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

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

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

Cabrillo Gateway

Permanent Financing Sources

SOURCE OF FUNDS	AMOUNT
Low Income Housing Tax Credit Equity (Private Investor)	\$25,975,253
Mental Health Services Act. Proposition 63	\$1,600,000
Federal Home Loan Bank, AHP	\$800,000
Permanent First Mortgage	\$2,935,9000
Land Contribution	\$2,350,000
Deferred costs and other	\$262,896
Total Project Costs	\$33,923,149

Cabrillo Gateway

Site Plan



CVC Campus

Cabrillo Gateway October 2015



Cabrillo Gateway October 2015



Anchor Place



Anchor Place

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

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

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

Construction Began:

Nov 2015

Construction Completion:

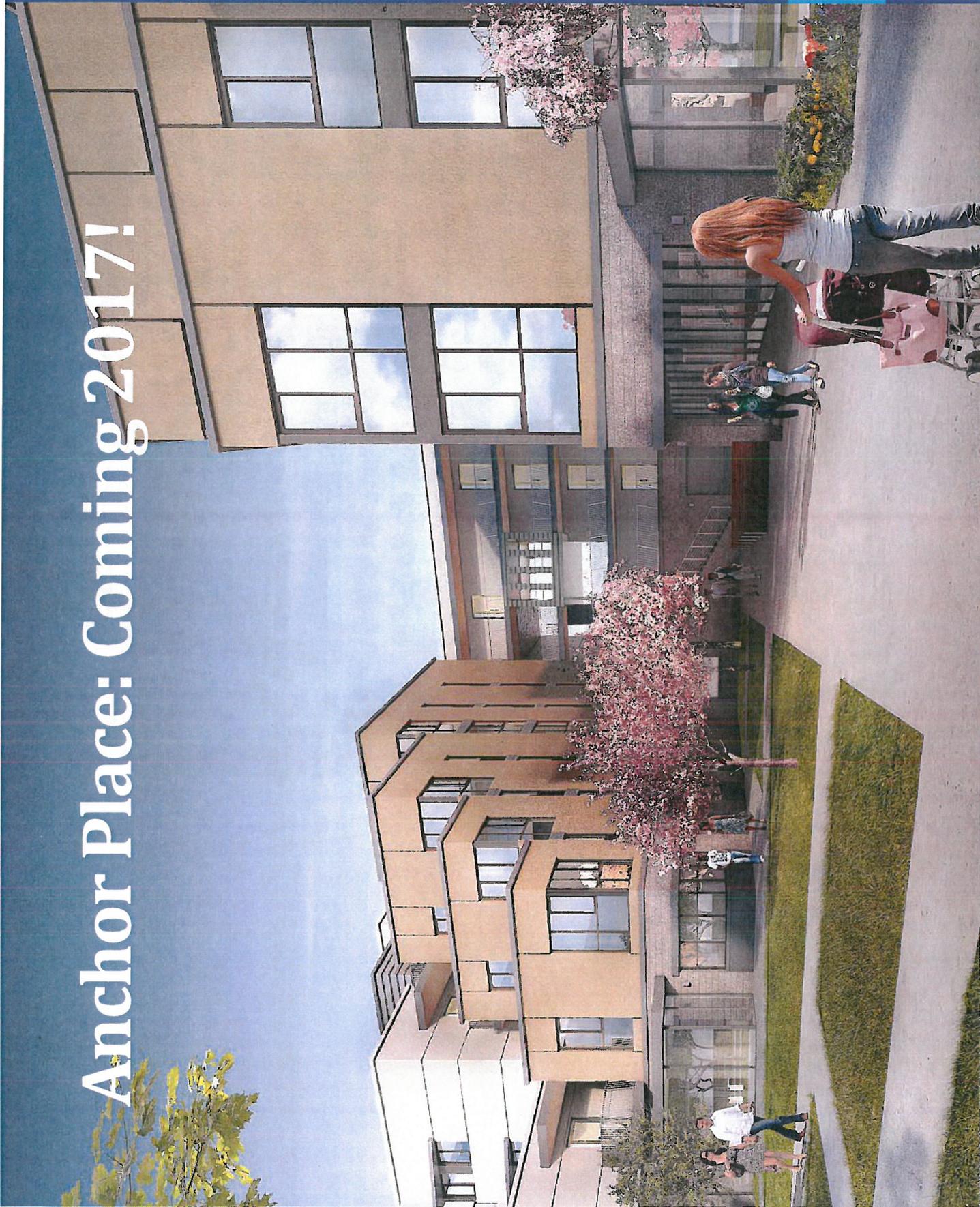
Sept 2017

Anchor Place

Permanent Financing Sources

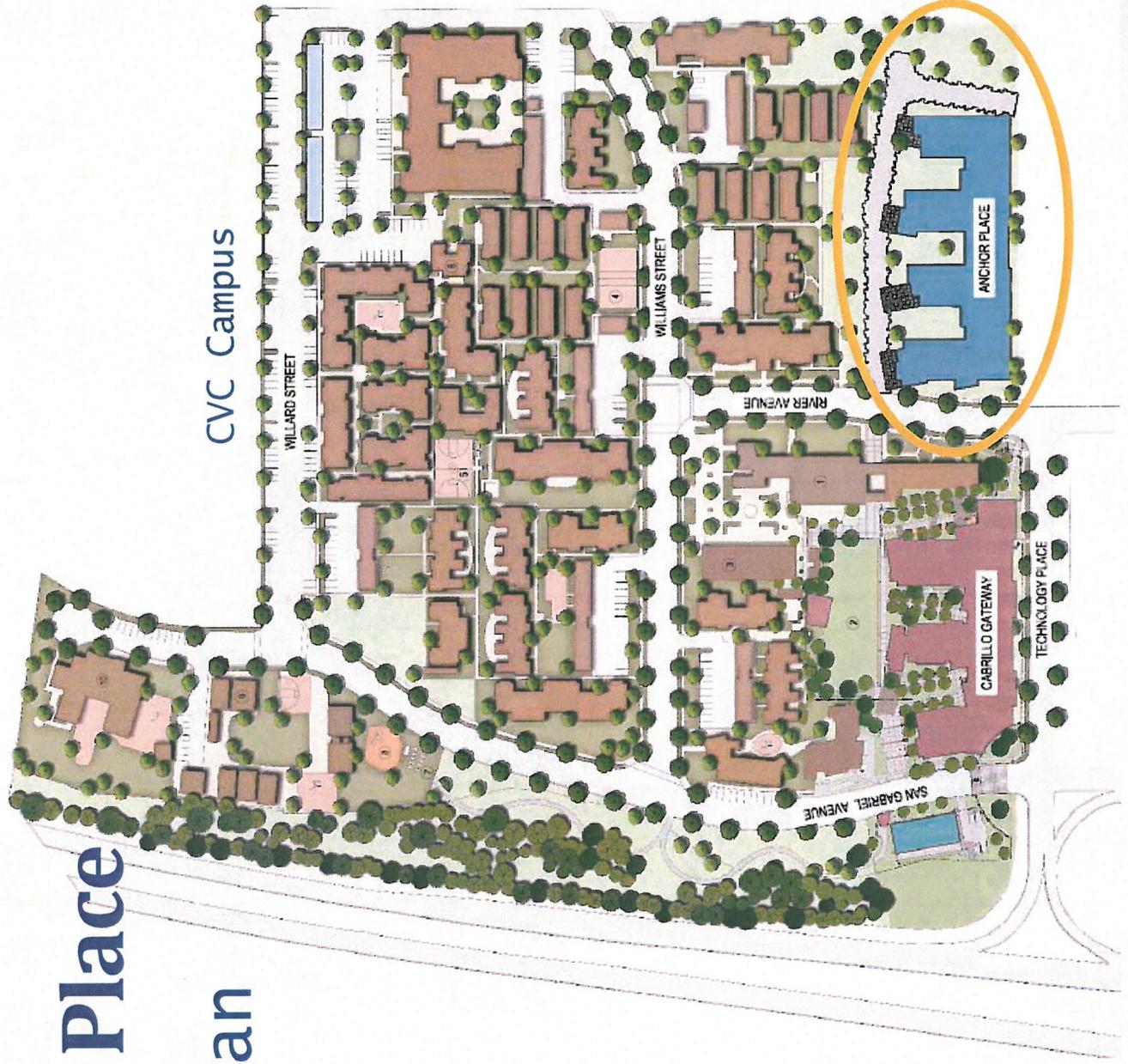
SOURCE OF FUNDS	AMOUNT
Low Income Housing Tax Credit Equity (Private Investor)	\$34,410,000
Mental Health Services Act. Proposition 63	\$1,710,000
Federal Home Loan Bank, AHP	\$1,500,000
City of Long Beach Loan	\$4,000,000
Affordable Housing and Sustainable Communities, State of CA	\$2,440,000
Permanent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

Anchor Place: Coming 2017!



Anchor Place

Site Plan



Anchor Place Construction Progress Photo



Anchor Place

Construction Progress Photo



Anchor Place

Construction Progress Photos



The Beacon

1201-1235 Long Beach Blvd.

Two Buildings on one site:

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

Beacon Pointe: **121** apartments for Low-income seniors. **110** one bedroom and **11** two bedroom homes.

Construction Start*:
Construction Complete:

March 2017
Nov 2018

*anticipated

The Beacon

Permanent Financing Sources

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

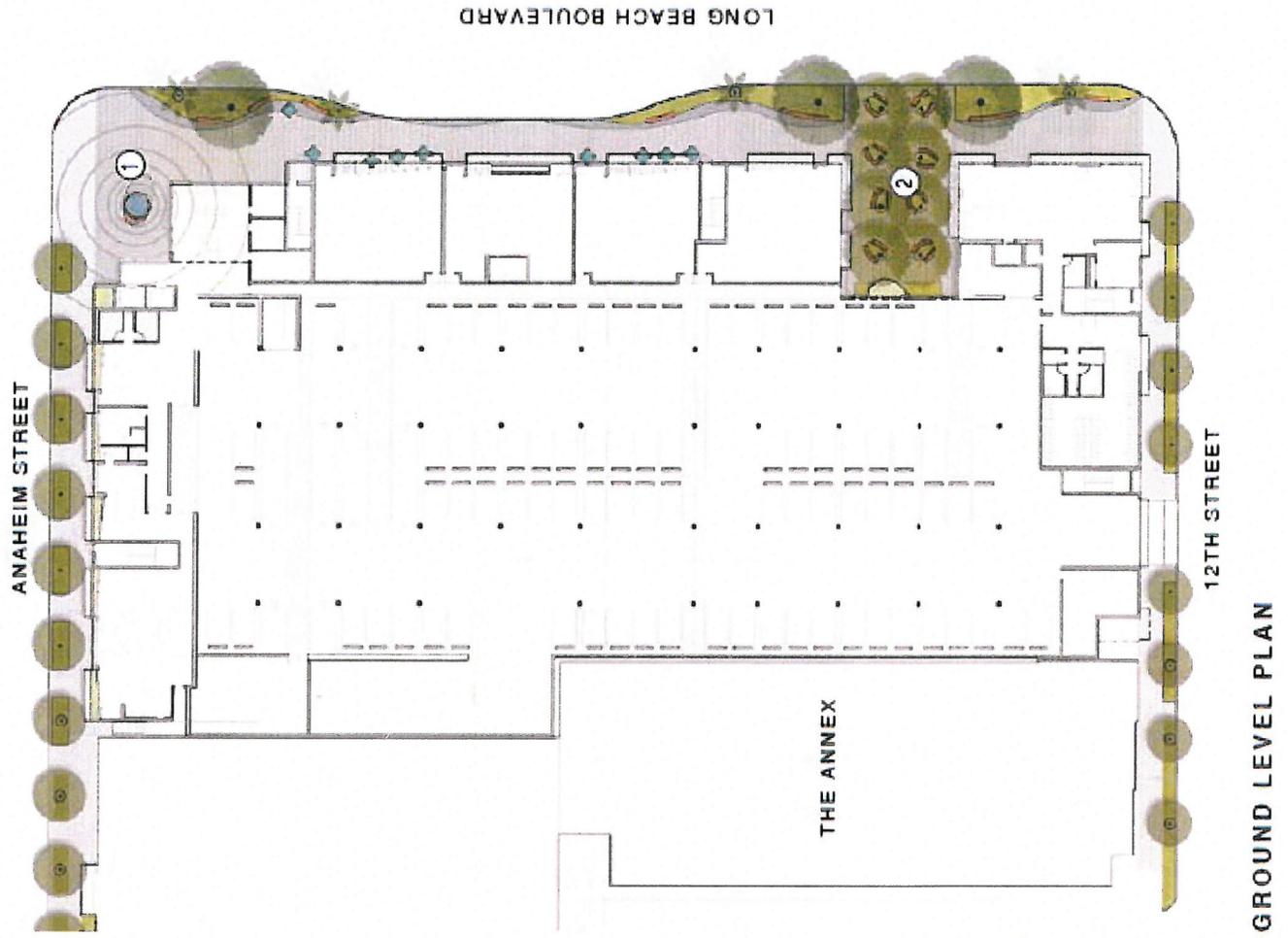
The Beacon

Rendering



The Beacon

Site Plan 1st Floor



The Beacon

Site Plan 3rd Floor



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

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

0' 25' 50'

N

THIRD LEVEL PLAN

Thank you.

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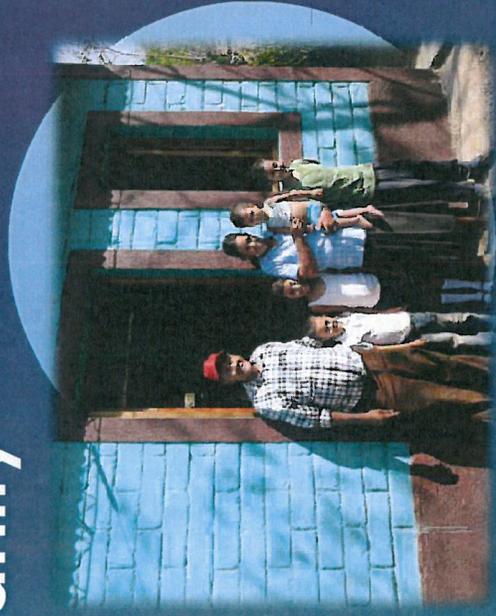


Housing Action Plan (HAP) – Long Beach





Who is Habitat for Humanity



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





Serving 51 cities and 61
unincorporated communities
in Los Angeles County

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

Our Solution A Hand Up, Not a Hand Out

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



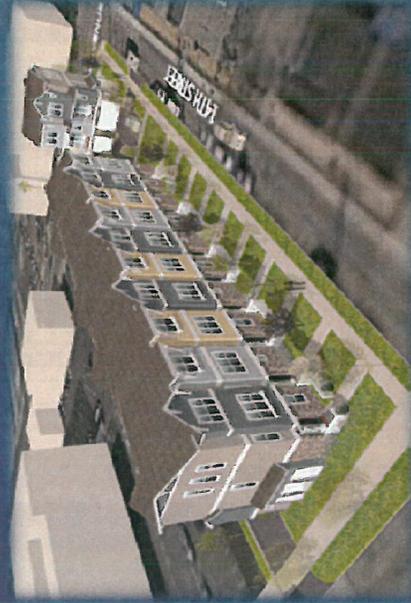
Washington Neighborhood Revitalization Initiative

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

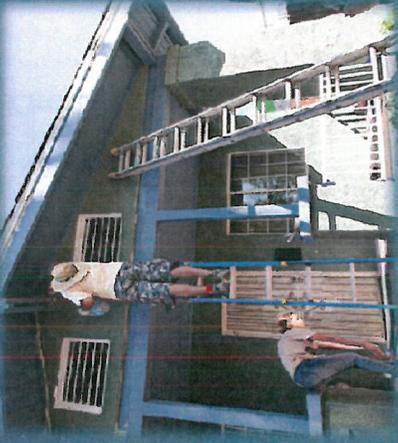


Habitat's Commitment

Housing – New Construction



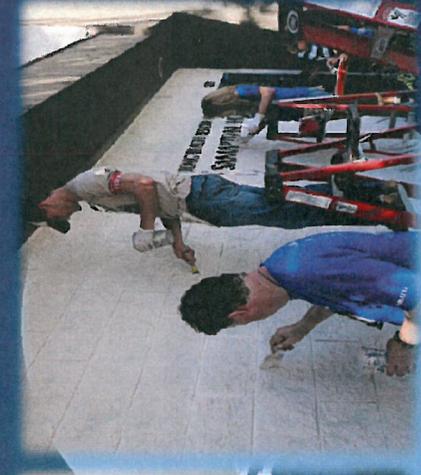
Housing Preservation



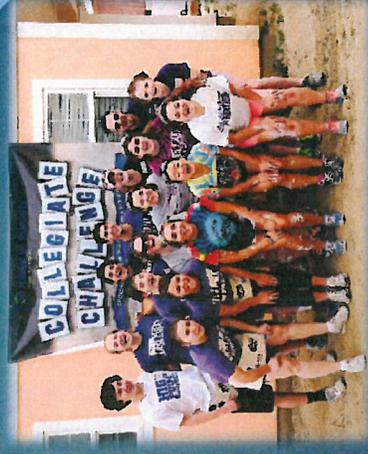
Community Education



Non-Profit Assistance



Veteran Engagement

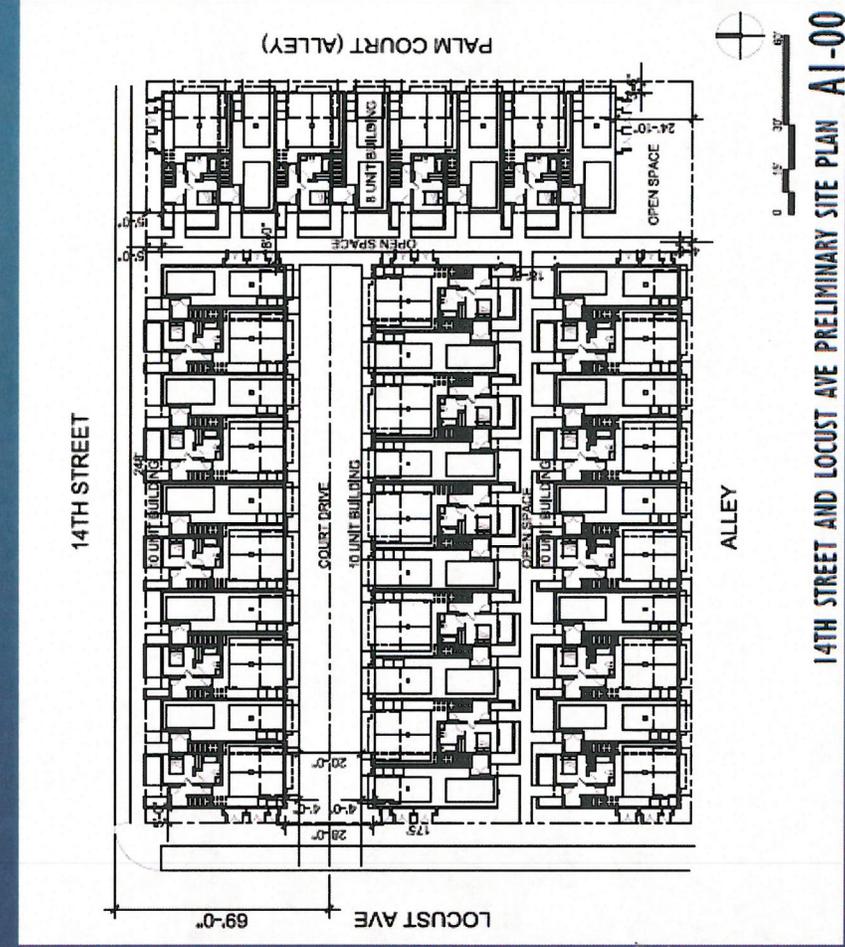


Youth Development



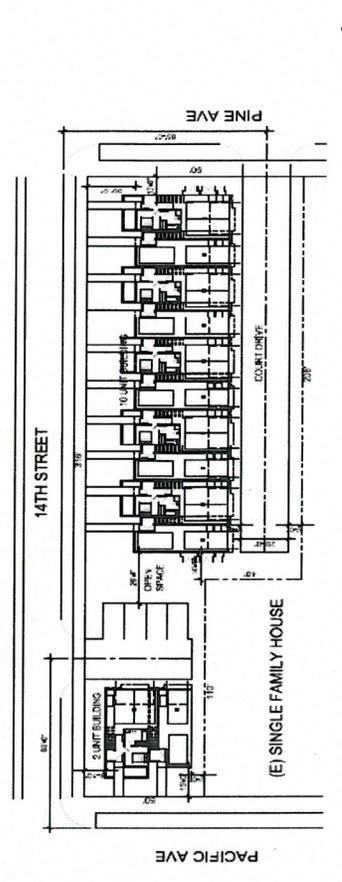
Community Improvement

14th and Locust Avenue

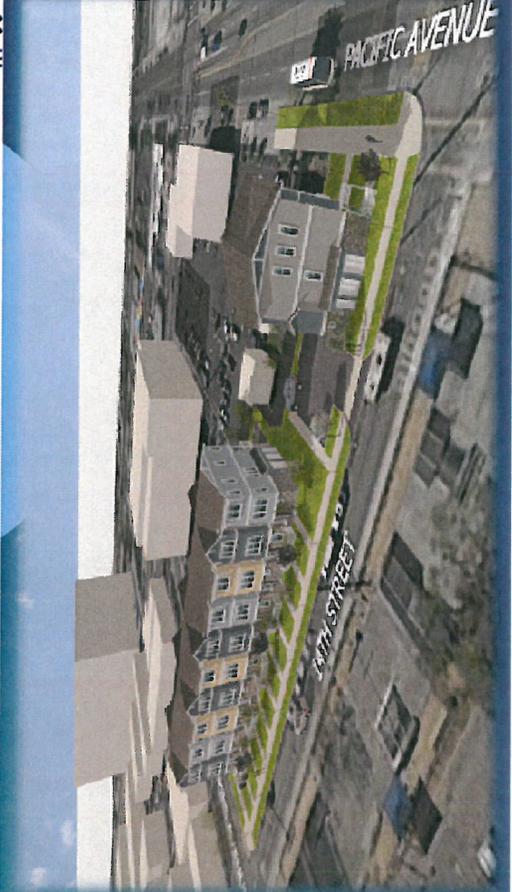




14th street and Pine Avenue



LONG BEACH
14TH STREET AND PINE AVE PRELIMINARY SITE PLAN A1-00



1950-1960 Avenida Henderson

The homes:

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



Join us!

Habitat LA's
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Facebook & Twitter:
[@HabitatLA](https://www.facebook.com/HabitatLA)

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