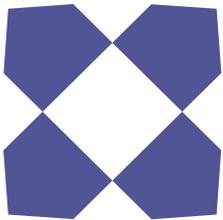


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HOMES  
WITHIN  
REACH AWARDS

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SCANPH ANNUAL CONFERENCE  
SEP. 27-28, 2018 • DTLA

## HOMES WITHIN REACH AWARDS: SCANPH ANNUAL CONFERENCE 2018

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. 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.

### 2018 JURORS

- **Beulah Ku**, Assistant Vice President, Century Housing
- **Christopher Goett**, Senior Program Officer, California Community Foundation
- **Gio Aliano**, Senior Vice President, Principal Architect, Abode Communities
- **Javier Guzman**, Vice President of Community Lending and Investing, CIT OneWest Bank
- **Kathleen Calvert**, Vice President, U.S. Bancorp Community Development Corporation
- **Kristin Taday**, Program Associate, Conrad N. Hilton Foundation
- **Perica Bell**, Managing Director, MUFG Union Bank, N.A.
- **Alan Greenlee**, Executive Director, SCANPH
- **Jeannette Brown**, Director of Public Affairs & Programs, SCANPH
- **Andrew Oliver**, Membership & Communications Associate, 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 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.

**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.

**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.

# NOMINATIONS FOR INDIVIDUAL AND ORGANIZATION CATEGORIES

## Advocate of the Year:

- **KeAndra D. Cylear Dodds**, Senior Program Director of Policy, Enterprise Community Partners, Inc.
- **Laura Archuleta**, President, Jamboree Housing Corporation
- **Shashi Hanuman**, Directing Attorney, Public Counsel
- **Tommy Newman**, Director of Public Affairs, United Way of Greater Los Angeles
- **Will Wright**, Director of Government & Public Affairs, AIA Los Angeles

## Developer of the Year:

- Abode Communities
- Century Housing
- Clifford Beers Housing
- Integrity Housing
- LA Family Housing
- LINC Housing Corporation

## Staff Member of the Year:

- **Christopher French**, Assistant Asset Manager, Hollywood Community Housing
- **Doug Smith**, Staff Attorney, Public Counsel
- **Derrick Wada**, Senior Project Manager, Many Mansions
- **Gio Aliano**, Senior Vice President, Principal Architect, Abode Communities
- **Maryam Hosseinzadeh**, Resident Services Coordinator, Community Corporation of Santa Monica
- **Ryan Roman**, Community Involvement Coordinator, LINC Housing



**DEVELOPMENT CATEGORY:**  
**BEYOND LA**  
**AWARD RECIPIENT:**  
**FULLERTON HEIGHTS**

**Developer:** A Community of Friends

**Architect:** DEArchitects

**Construction Team:** Optimus Construction; Construction Manager:  
Egan I Simon Architecture

**Targeted Income of Residents:** 30-50% of Area Median Income

**City and County:** Fullerton, Orange County

**Description:** Fullerton Heights is one of very few permanent supportive housing developments in Orange County. It was designed to respond to two opposing challenges: Providing a secure and nurturing environment for families with children and special needs residents, and at the same time respecting the commercial nature of Orangethorpe Avenue. This mixed use, permanent supportive rental community features 36 units (18 one-bedroom, seven two-bedroom, and 11 three-bedroom units) and approximately 2,000 square-feet of commercial space. Amenities include a community room with computer lab, community kitchen, community garden, and on-site laundry. A community plaza provides a space for cook-outs and outdoor dining and serves as an extension of the community room. The one-bedroom and two-bedroom units will be rented to special needs tenants who are homeless or at-risk of homelessness, a diagnosed mental illness, and with incomes at 30 percent of AMI. The three-bedroom units are designed for low-income family households, who will earn no more than 50 percent of AMI. Services will be provided on-site by Orange County Healthcare Agency and Pathways of Hope, two local agencies dedicated to providing quality supportive services. Services will include case management, services coordination, group activities, and life skills classes.

ACOF staff overcame two major obstacles during the predevelopment and construction of Fullerton Heights. The first obstacle was when the city of Fullerton did not approve the original site due to NIMBY concerns, so ACOF had to find another site that was in a less favorable location. This not only delayed the project, but led to the next obstacle: Escalating industry-wide construction costs at the time of bidding forced ACOF's project manager to go through an extensive value engineering process.



WINNER

**DEVELOPMENT CATEGORY:**  
**SENIOR HOUSING DEVELOPMENT**  
**AWARD RECIPIENT:**  
**OLIVERA SENIOR APARTMENTS**

**Developer:** Integrity Housing and Mayans Housing Corporation

**Architect:** KTG Architecture + Planning and MJS Landscape Architect

**Construction Team:** Dreyfuss Construction and Primus Building Solutions, Inc.

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

**City and County:** Pomona, Los Angeles County

**Description:** Olivera Senior Apartments embodies the best practices of smart growth by transforming a vacant urban infill site into a beautiful, amenity-rich senior community. Olivera offers 84 affordable units in a park-like setting with Spanish Revival style architecture. The community serves seniors earning 30 to 60 percent AMI, with five units reserved for veterans with Veterans Affairs Supportive Housing (VASH) Vouchers. In addition to high-end finishes within the units, the community features ample indoor and outdoor community spaces to encourage residents to stay active and connected. Olivera also has partnered with EngAGE, a nonprofit that provides on-site arts, wellness, lifelong learning, and intergenerational programs. Olivera received the highest Gold Rating under the Green Point Rated Sustainable Program. Olivera offers life-enriching affordable homes with best-in-class amenities to seniors and veterans in a beautiful, sustainable environment.

The team gave careful consideration to the design and the ultimate operations of Olivera, which allowed it to require only 9% low income housing tax credits to develop the project. Olivera was successful in receiving tax credits without the commitment of other funding. This is the first project in the state of California to do so in many years. Subsequent to the award of tax credits, the project applied for and received AHP Funding, which allowed additional services, energy conservation technology, enhanced security, and amenities to be added to the development. Olivera was designed to be an asset to the community and initiate neighborhood revitalization. The street on which Olivera is located was in disrepair when the property was purchased. The addition of a beautiful community along with off-site improvements has greatly improved the feel of the neighborhood.



WINNER

**DEVELOPMENT CATEGORY:**  
**SUPPORTIVE HOUSING DEVELOPMENT**  
**AWARD RECIPIENT:**  
**ANCHOR PLACE**

**Developer:** Century Housing

**Architect:** Richard Prantis – The Architects Collective

**Construction Team:** Century Housing

**Targeted Income of Residents:** 30 to 60% AMI (93 of the 119 affordable units feature project-based subsidies and pay 30% of their adjusted income in rent)

**City and County:** Long Beach, Los Angeles County

**Description:** Anchor Place is a five-story, 120-unit LEED Platinum, mixed population affordable housing development with 75 apartment homes set aside for homeless veterans and 45 apartment homes set aside for homeless and low-income families. Anchor Place serves as the 5th phase of development at the Century Villages at Cabrillo (CVC), a 27-acre residential community that previously served as a military housing site for the Long Beach Naval Shipyards. In the spirit of the Villages' mission to promote community and well-being, the development also offers extensive communal open spaces and recreational areas, including a gym, dance/yoga studio, community gardens, raised and ground-level courtyards, BBQ areas, and multiple community rooms. The development also features the principles of active design, promoting resident movement up, down, and around the development to access amenity spaces, do their laundry, and enjoy private spaces. In addition, Anchor Place promotes improved connection to the outside world with the relocation of the previously adjacent Long Beach Transit bus stop to the center of the Villages at Cabrillo. These transit improvements were funded by the state's Affordable Housing and Sustainable Communities (AHSC) program—of which Anchor Place was an inaugural awardee and the very first AHSC transaction to convert to permanent financing. On-site supportive services include case management, physical and mental health services, employment services, life skills training and counseling. Services are coordinated by CVC's Oasis Community Center (OCC) in its capacity as lead service provider.

While CVC plays an important role as owner, developer, manager and community development backbone, the defining feature of the Villages is the amalgamation of more than 30 different nonprofit and government agencies that have convened to pursue collective impact; namely, the recovery and transformation of persons and families in need. Residents at Anchor Place benefit from the services available through these service partners, including the L.A. County Department of Mental Health, the Children's Clinic, U.S VETS, the VA, and others.



WINNER

**DEVELOPMENT CATEGORY:**  
**TRANSFORMATIVE COMMUNITIES**  
**AWARD RECIPIENT:**  
**THE CAMPUS**

**Developer:** LA Family Housing

**Architect:** Gonzalez Goodale Architects

**Construction Team:** AMJ Construction Management, Optimus Construction, Inc., Walton Construction

**Targeted Income of Residents:** People experiencing homelessness and chronic homelessness living below 30 percent of Area Median Income

**City and County:** North Hollywood, Los Angeles County

**Description:** The Campus at LA Family Housing has transformed a neighborhood, an agency, and most importantly, the lives of thousands of vulnerable people experiencing homelessness. By leveraging its real estate expertise to design and build an 80,000 square-foot mixed-use, residential, service, health, and administrative campus in North Hollywood, LA Family Housing has responded to the community's greatest needs with excellence, empathy, and effectiveness. While the Campus will directly provide a wide-range of resources to its residents and clients, this master-planned community aims to serve as a new model for homeless services across the region; notably, it will be the first in Los Angeles to consolidate the full continuum of housing and service needs. The Campus expands LA Family Housing's role as the region's leader for providing housing of all types enriched with supportive services for households transitioning out of homelessness. With new permanent supportive housing (50 units) and renovated Bridge Housing (for 250 individuals and 12 families) co-located around a state-of-the-art primary health clinic and two service centers, LA Family Housing has doubled its impact to transform lives.

As the Coordinated Entry System (CES) lead for the county's 1,700 square-mile SPA 2 region, the new Campus centralizes all of LA Family Housing's public and private partnerships to meet the needs of our most vulnerable neighbors. Through its Family Solutions Center, LAUSD, Department of Public Social Services, Department of Mental Health, and Department of Public Health all sit together to coordinate the intake and assessment of families experiencing homelessness. LA Family Housing's housing navigation and stabilization teams work with these families to successfully become self-sufficient.



**DEVELOPMENT CATEGORY:**  
**MULTI-FAMILY DEVELOPMENT**  
**AWARD RECIPIENT:**  
**MOSAIC GARDENS AT WESTLAKE**

**Developer:** LINC Housing Corporation

**Architect:** Lahmon Architects

**Construction Team:** Walton Construction Services

**Targeted Income of Residents:** 50 units at 30% Area Median Income (AMI); 13 units at 35% AMI; 25 units at 50% AMI; 35 units at 60% AMI; two managers' units

**City and County:** Los Angeles

**Description:** In response to Los Angeles' homelessness epidemic and shortage of affordable housing, this 125-unit community provides permanent housing with supportive services in a new housing paradigm by intermingling families, seniors, homeless, and chronically homeless from diverse ethnic backgrounds. It truly meets the area's needs. Located at Beverly Blvd. and Lucas Ave. in Los Angeles, the beautifully designed Mosaic Gardens at Westlake includes 63 units of supportive housing for individuals and families that have experienced homelessness, with 52 of these for the chronically homeless. The remaining homes are for families and seniors earning 30 to 60 percent of area median income. The community's intergenerational nature, combined with extensive services for formerly homeless residents and LINC Cares resident services for everyone, provides the support necessary for housing stability, healthier lifestyles, and positive social networks. The spacious and open community areas show LINC's commitment to ensuring these vulnerable populations have spaces tailored to their needs. There's a quiet area for seniors, kitchen to teach nutrition, health room for partners to provide health services, and spaces specifically for the after-school program, among other amenities. Supportive services include coordination of mental and physical health services, employment counseling, job placement, substance abuse counseling, money management, assistance in obtaining and maintaining benefits, and referrals to community-based resources.

The new building replaced a blighted site with dilapidated buildings, broken down cars, trash, and unmaintained overgrowth. The modern design fits into the revitalization of the neighborhood and downtown Los Angeles, helping to keep low-income residents – who would likely be priced out – in the neighborhood and giving them easy access to the city. The building is designed to enhance its context and provide a cherished asset to the neighborhood. The stunning building helps melt away the stigma surrounding homelessness and low-income housing, clearing the path for more widespread acceptance of affordable housing.

**HONORABLE  
MENTIONS:**

**DEVELOPMENT  
NOMINEES**



**HONORABLE MENTION:**  
**CALVET REN**  
**HOMES 4 FAMILIES**  
**SANTA CLARITA, LOS ANGELES COUNTY**

**Description:** This project is a 78-home community specifically for low-income veterans (below 80 percent area median income) and their families. Homeowners pay no more than 35 percent of their monthly income toward their mortgage, interest, insurance, and HOA dues for a two-story or a one-story, fully-compliant ADA (Americans with Disabilities Act) single-family home within a community featuring health and wellness amenities. Along with this affordable home ownership opportunity, families receive self-sufficiency and resiliency-building services proven to move families up the economic ladder. This innovative Veteran Enriched Neighborhood® model has been proven to have positive, long term impacts on military families, such as income increases, above-average high school graduation and post-secondary educational attainment rates, and zero foreclosures.



**HONORABLE MENTION:**  
**CASA CARMEN**  
**1010 DEVELOPMENT CORPORATION**  
**CITY AND COUNTY OF LOS ANGELES**

**Description:** Casa Carmen is in the Pico Union Historic Preservation Overlay Zone (HPOZ), so the developer was responsible for preserving the façade of the original structure, which was designed and constructed more than 100 years ago. This gives the project a classic look that fits well into the fabric of this historic neighborhood. Casa Carmen will be built to LEED Silver or equivalent standards. The project will serve a population of homeless seniors aged 62 and over who are very low-income (30 percent area median income) and have a disability. The disability is expected to be a chronic health condition that makes them frequent users of the Los Angeles County health system. PATH is engaged as the service provider, and Barker Management will manage the property. The building was named after Carmen Vaughn, a 40-year resident of Pico Union who serves as an active member on the neighborhood council and was instrumental in establishing the Pico Union HPOZ.



**HONORABLE MENTION:**  
**CIELITO LINDO APARTMENTS**  
**EAST LA COMMUNITY CORPORATION**  
**(ELACC)**  
**CITY AND COUNTY OF LOS ANGELES**

**Description:** Completed in February 2018, Cielito Lindo provides 50 units of affordable housing for low-income families and individuals. The project offers a central courtyard, community terrace with amazing views, onsite laundry, and office space for property management and ELACC's Tenant Services. Due to ELACC's Equitable Transit-Oriented Development (TOD) community benefits campaign, its agency is pioneering part of an initiative to develop transit-oriented communities just a few steps from Metro's Soto Gold Line Station. Cielito Lindo is a key example of ELACC's model of community development, helping address the underserved community of Boyle Heights and contribute to the critical need for more affordable housing. Cielito Lindo also combats gentrification using ELACC's model of community development, which prioritizes low-income families through purchasing land for community control and building permanent quality affordable housing. Almost two-thirds of the tenants at Cielito Lindo were already from the eastside; ELACC helped provide them more stability and the opportunity to stay in their community.



**HONORABLE MENTION:**  
**HOLT FAMILY APARTMENTS**  
**CLIFFORD BEERS HOUSING**  
**POMONA, LOS ANGELES COUNTY**

**Description:** Holt Family Apartments in the city of Pomona is a beautiful 50-apartment community for low-income families who have experienced homelessness or are at risk of homelessness. Fifty percent of the apartments are reserved for clients of Tri-City Mental Health Services, which provides full-time on-site staff. Resident services coordinators create activities for residents and ensure supportive services are tailored to their individual needs, focusing on improving stability, self-sufficiency, benefits enrollment assistance, mental health, counseling, job training, and life skill development. There were 877 homeless people in Pomona in 2017, and the Holt Family Apartments are a big part of the city and county's solution to this challenge, as they provide the stability of a home for 147 people, including 61 children, 19 young adults, 52 adults and 15 seniors.



**HONORABLE MENTION:**  
**IMMANUEL PLACE**  
**THOMAS SAFRAN & ASSOCIATES IN**  
**PARTNERSHIP WITH CLIFFORD BEERS**  
**HOUSING AND THE CITY OF LONG BEACH**  
**LONG BEACH, LOS ANGELES COUNTY**

**Description:** Immanuel Place is a model for converting the many under-utilized, abandoned spaces that sit in various degrees of disrepair throughout Southern California. By utilizing the architectural assets that our communities already have to serve as affordable new housing, Immanuel Place shows how we can breathe new life and new purpose into these properties. By providing affordable rents, adult education, and health and wellness programs, Immanuel Place has transformed itself into an inviting space for the Long Beach community. When the developers purchased the site, they made a commitment to restore and revitalize this cultural site, preserve its architectural heritage, and provide housing for people most in need. As such, all residents at Immanuel Place are 62 years and older who qualify as low-income seniors, seniors with special needs, or formerly homeless seniors. This project represents how to achieve shared goals of providing sustainable housing and maintaining a strong network of viable neighborhoods throughout Long Beach, thereby making it a better place to live, work, and visit.



**HONORABLE MENTION:**  
**KING 1101 APARTMENTS**  
**CLIFFORD BEERS HOUSING**  
**CITY AND COUNTY OF LOS ANGELES**

**Description:** The King 1101 Apartments embody an all-inclusive approach to permanent supportive housing. Its stylish and high-quality design features are intended to give residents a welcoming home to restart their lives. What makes the project especially unique is that it is mixed-use, mixed-income, and mixed-population. Clifford Beers Housing transformed a vacant lot in Exposition Park into an affordable community for 26 families. The building's units will house veterans who have experienced homelessness and formerly homeless households with special needs. It includes studio, one-bedroom, and three-bedroom units designed to suit the needs of various types of households. The ground-level retail space will serve to integrate King 1101 Apartments into the surrounding area. The developer is collaborating with the Los Angeles Economic and Workforce Development Department and LA RISE to include a social enterprise on the ground floor.



**HONORABLE MENTION:**  
**LA PUENTE PARK APARTMENTS**  
**PRESERVATION PARTNERS**  
**LA PUENTE, LOS ANGELES COUNTY**

**Description:** La Puente Park Apartments is a six-acre site featuring 132 family units across 14, two-story buildings with a variety of on-site services, including educational classes, after-school programs, and special events. The re-syndication and rehabilitation of the property was completed in spring 2018 and included a new façade, unit interiors, accessibility upgrades and a new, freestanding community building with new landscaping throughout. The project – the largest of its kind in La Puente – was completed on schedule and featured a seamless flow of temporary relocation assistance as each building was renovated. The greatest achievement of this project was the successful re-syndication of the property, keeping its affordability for the next 15 years while also repositioning it through rehabilitation for the next 20 years. Dramatic before-and-after images reveal a project that shows it is possible to achieve a quality environment through design, while meeting the strict budgets and schedules that govern the affordable housing industry.



**HONORABLE MENTION:**  
**MERIDIAN APARTMENTS**  
**AMCAL**  
**CITY AND COUNTY OF LOS ANGELES**

**Description:** The Meridian Apartments are a unique 100 percent affordable multi-family transit-oriented development (TOD) that fully leverages close proximity to the Metro Red Line Railway Station (less than 0.10 miles away) by providing residents with free transit passes for unlimited use on Metro railways and buses. These passes were made available to every unit for 15 years, funded by an operating reserve created by the developer to encourage a “green” lifestyle for the project’s residents. The Meridian Apartments are one of the first mixed-use projects of the Vermont/Western TOD Specific Plan, igniting the progressive transition and redevelopment of the Vermont/Western corridor. The building was designed as an “E”-shaped building to allow for the higher density of units with abundant natural sunlight and outdoor space for communal gatherings. The “wings” extend westward and create three large courtyards, allowing full daylight into the courtyards until sunset, which include a children’s playground, landscaping, lounge seating and picnic areas with barbeques.



**HONORABLE MENTION:**

**OAKCREST HEIGHTS  
NATIONAL COMMUNITY RENAISSANCE  
YORBA LINDA, ORANGE COUNTY**

**Description:** Oakcrest Heights, with its stunning American farmhouse/ranch-style architecture and LEED Gold for Homes certification, provides 54 beautiful apartment homes for individuals and families earning between 30 and 60 percent of the area median income, with set-asides for people experiencing homelessness and individuals living with mental illness. The 4,300 square-foot community center, prominently located at the front of the development, offers residents an array of programs and services, including a state-licensed preschool. All programs and services at the community center are offered at no cost to residents and the community at-large. Oakcrest Heights serves as an example of what is possible when developers, cities, and businesses work together to find smart solutions to meet the demand for affordable housing in their communities while addressing the growing number of abandoned commercial properties.



**HONORABLE MENTION:**

**PANAMA APARTMENTS  
SRO HOUSING CORPORATION  
CITY AND COUNTY OF LOS ANGELES**

**Description:** This project is a reconfiguration of an existing outdated SRO hotel into a modern and contemporary apartment building. Semi-historic due to the city of Los Angeles' standards, the outside of the Panama Apartments looks like the original Panama Hotel. The Panama Apartments was a 221-unit, emergency housing shelter, which has been converted into a 72-unit affordable permanent supportive housing project. The original building consisted of SRO units, shared bathrooms, shared showers, and a community kitchen. All new units have individual bathrooms and kitchens in every unit, in addition to a new community kitchen and lounge space, computer lab, security office, property manager and case management offices, laundry rooms, and a new elevator. All units are fully furnished. The development is now home to 71 chronically homeless individuals who have been living on the streets for years and now have a place to call home.



**HONORABLE MENTION:**  
**PARADISE CREEK APARTMENTS**  
**RELATED CALIFORNIA**  
**NATIONAL CITY, SAN DIEGO COUNTY**

**Description:** As a partnership of Related California and Community HousingWorks, along with the city of National City, Paradise Creek Apartments is a 201-unit, pedestrian and transit-oriented affordable apartment community on six acres in the Westside of National City. The first phase of the development was completed in 2016. The second phase of the development was completed in May of 2018. Paradise Creek Apartments provides sustainable and energy-efficient homes to families with incomes of 50 percent area median income or lower (in a city where incomes are far below the San Diego County average). 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. Paradise Creek Apartments could not have happened without the resilience and commitment of the community members advocating for sustainable affordable housing and access to transportation hubs and community amenities.



**HONORABLE MENTION:**  
**PARC DERIAN**  
**INNOVATIVE HOUSING**  
**OPPORTUNITIES AND C&C**  
**DEVELOPMENT**  
**IRVINE, ORANGE COUNTY**

**Description:** Parc Derian is an 80-unit multi-family residential community that serves low-income families along with other special needs individuals and families. Residents have a wide range of amenities, including a tot lot with shade structure, outdoor barbeques, pool, outdoor fireplace, community garden, fitness room, community room, onsite laundry facilities, and secured bicycle storage. Parc Derian was built on 2.2-acre urban infill site and features almost a half-acre of open space. Innovative Housing Opportunities and C&C Development have partnered with Families Forward, the Regional Center Orange County, and United Cerebral Palsy to set aside several of the units for previously homeless families and people living with mental and physical disabilities. Preference has also been given to veterans. Parc Derian underscores both developers' mission to design and build affordable housing that is indistinguishable from market-rate housing and provides a secure and comfortable environment for families and individuals that improves their lives.



**HONORABLE MENTION:**  
**ROSENA FOUNTAINS**  
**RELATED CALIFORNIA**  
**FONTANA, ORANGE COUNTY**

**Description:** Rosena Fountains is a 69-unit affordable apartment community for low and very low-income families located on 4.36 acres of land in the city of Fontana. A public-private partnership with Related California, LaBarge Industries, Housing Partners I, and Fontana Housing Authority, Rosena Fountains is Related California's eighth affordable development in Fontana since 2003. The development consists of 48 two-bedroom units and 21 three-bedroom units located in six residential buildings. There is 3,915 square-feet of community space. Rosena Fountains offers low-income families a beautifully designed, environmentally-friendly residence with great amenities and a variety of social services to enhance their lives. Rosena Fountains provides a robust social services program for residents to enjoy. Life Skills Training and Educational Programs, Inc. (LifeSTEPS) provides afterschool services, educational classes, on-site case management, crisis management, mediation services, and social activities for the residents.



**HONORABLE MENTION:**  
**THE ARROYO**  
**COMMUNITY CORPORATION**  
**OF SANTA MONICA**  
**SANTA MONICA, LOS ANGELES COUNTY**

**Description:** Formerly on the site of an automobile repair and maintenance garage, the Arroyo is a new, 64-unit affordable multi-family development located in downtown Santa Monica. At 64-units, this highly sustainable, LEED Platinum development represents Community Corporation of Santa Monica's largest development to date, and will provide much needed affordable units for families on the highly expensive Westside of Los Angeles. Community Corp. will own, manage, and provide on-site social services to residents of the Arroyo. The Arroyo is the catalyst to turn the street into a thriving, urban, pedestrian-oriented residential neighborhood. The future residents will benefit due to the close proximity to all of the amenities downtown Santa Monica offers, including the Expo Line, shops, restaurants, schools, and Santa Monica Beach.



**HONORABLE MENTION:**  
**THE DEPOT AT SANTIAGO**  
**C&C DEVELOPMENT**  
**SANTA ANA, ORANGE COUNTY**

**Description:** The Depot at Santiago includes 70 apartments with one, two and three bedrooms, a 3,000 square-foot community room, and approximately 8,500 square-feet of community-serving retail space, including the project leasing office. The community features 10 units that are set aside for formerly homeless individuals. With the community's affordable rents, residents with incomes that range from 30 to 60 percent of area median income (AMI) will be able to live adjacent to a transit hub. A partnership with the city of Santa Ana and Orange County Health Care Agency will ensure formerly homeless individuals from the Santa Ana area receive services that will enable them to maintain their housing and meet their personal goals. The Depot at Santiago exceeds California's Title 24 energy efficiency standards and is currently seeking a LEED Gold Certification.



**HONORABLE MENTION:**  
**THE FIESTA**  
**LA FAMILY HOUSING**  
**NORTH HOLLYWOOD,**  
**LOS ANGELES COUNTY**

**Description:** The Fiesta is permanent supportive housing for low-income, chronically homeless adults. Located on a residential street and less than a mile from a grocery store, the building is part of The Campus at LA Family Housing: a transformative project that places social services, a healthcare center, and a homeless resources center together in one central hub. The Fiesta is designed to provide a high-quality living environment with integrated supportive services and communal spaces tailored to the needs of its residents. Its design also facilitates community building and self-sufficiency. In addition to a full-time property manager and resident advocate, services include direct access to a network of services located onsite through The Campus. The Fiesta embodies LA Family Housing's core design principles of ample space, light, high ceilings, and wide glass panes.



**HONORABLE MENTION:**  
**THE VILLAGES AT WEST VIEW**  
**BRIDGE HOUSING**  
**CITY AND COUNTY OF VENTURA**

**Description:** The Villages at Westview is a partnership between BRIDGE Housing and the Housing Authority of the City of San Buenaventura to redevelop Westview Village as part of the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration program. Almost 10 years have been invested in an extensive and exhaustive planning effort for the Westview Village reconstruction project. Over the four phases of development, a total of 180 units of public housing will be transformed into 320 new affordable apartments (for families and seniors) and for-sale homes. The development is an infill project located in a mixed residential and commercial area near transit and downtown Ventura, which will provide residents with easy access to employment opportunities and many community and commercial services. The development will have approximately 1,600 square-feet of community space, including a community room, a community kitchen, laundry facilities, and Housing Authority offices for social service delivery. The project will also have extensive outdoor space. With its generous amenities, quality services, and ample sized units, The Villages at Westview will draw families seeking safe, new affordable homes.



**HONORABLE MENTION:**  
**VISTA DEL MAR & CAMINO DEL MAR**  
**ABODE COMMUNITIES & MERCY**  
**HOUSING CALIFORNIA**  
**WILMINGTON, LOS ANGELES COUNTY**

**Description:** Vista del Mar & Camino del Mar is part of a transformational master-planned community that reimagined eight infill parcels of vacant land into 176 service-enhanced affordable homes combined with nearly 35,000 square-feet of open and recreational space. Situated in the port-based neighborhood of Wilmington, this affordable community comprises the fourth and final phase of the New Dana Strand Revitalization, fulfilling the Housing Authority of the City of Los Angeles's (HACLA) 15-year vision for the redevelopment of a 20.7-acre post-war distressed public housing site. The dire need for the development of Vista del Mar & Camino del Mar in this underserved community is evident by the nearly 3,000 leasing applications that were received for just 174 units. Today, affordability is maximized for residents via 174 project-based section 8 vouchers and a 67-year ground lease from HACLA.



**HONORABLE MENTION:**

**WALNUT FAMILY APARTMENTS  
MANY MANSIONS AND AREA HOUSING  
AUTHORITY OF THE COUNTY OF  
VENTURA  
MOORPARK, VENTURA COUNTY**

**Description:** The Walnut Apartments is the first affordable housing development project co-sponsored by the Area Housing Authority of the County of Ventura and Many Mansions (several additional joint ventures developments are in the pipeline). It's a 24-unit new construction affordable housing development that features six units for extremely low-income (35% AMI) households and 17 units for very low-income (50% AMI) households with one unrestricted unit reserved for a resident manager. This development is also an example of a very successful public/private partnership. Many Mansions partnered with the city of Moorpark, which provided land, additional funding, development impact fee waivers, and support in getting entitlements completed. Based on the success of this development and the collaboration with both the City and the County's housing authority, the City Council has signed an Exclusive Negotiating Agreement, which allows Many Mansions to pursue developing six more sites within the city of Moorpark. These developments will encompass 55 additional units of affordable housing.



**HONORABLE MENTION:**

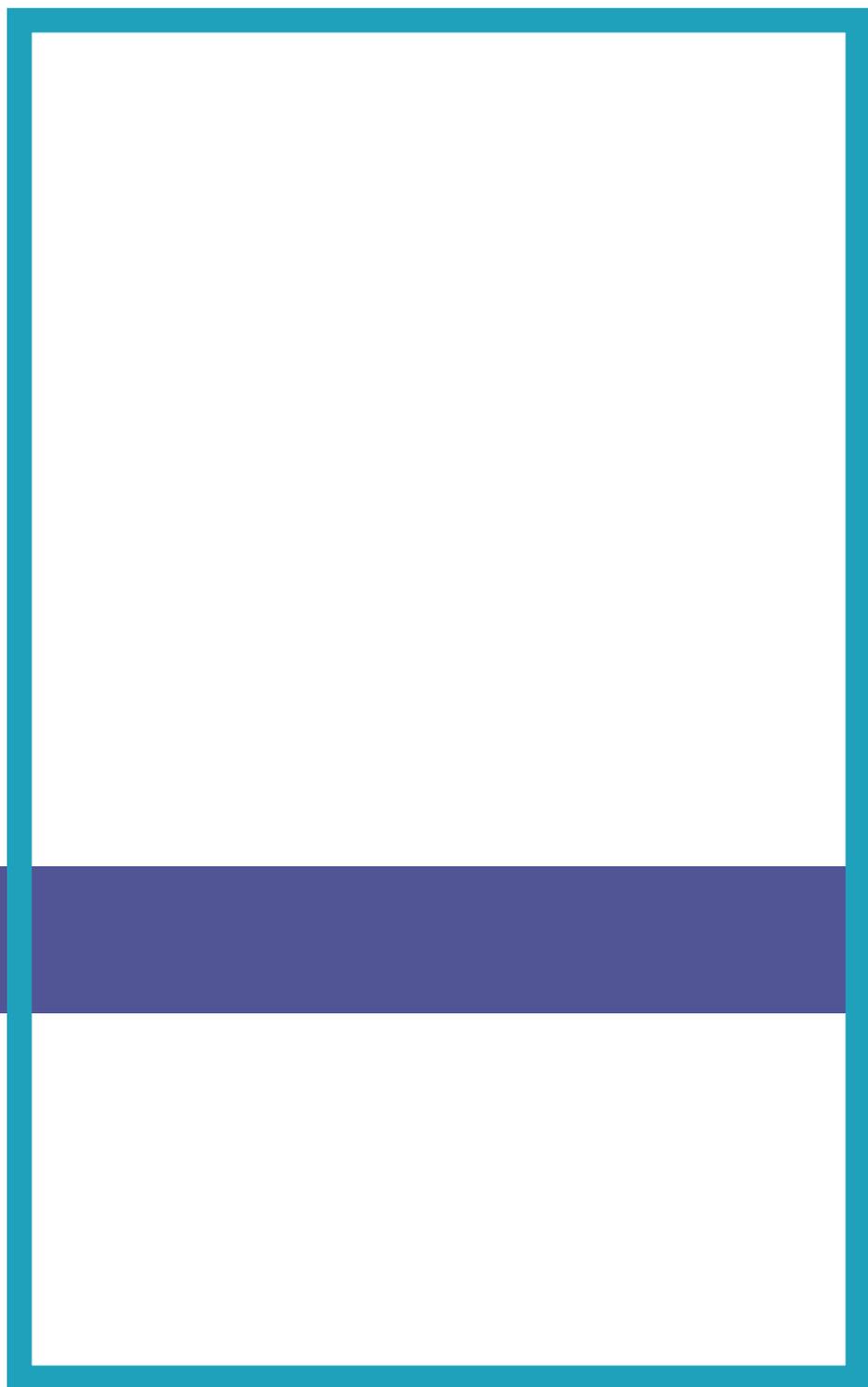
**ZINNIA  
META HOUSING CORPORATION  
SIGNAL HILL, LOS ANGELES COUNTY**

**Description:** Zinnia is a new 72-unit affordable housing, family-oriented community located within walking distance of numerous amenities, including the Signal Hill Civic Center, schools, parks, and retail. This affordable community was designed at a neighborhood village scale with three varying scaled buildings framing the quarter acre of open space. The city of Signal Hill Planning Commission recently awarded Zinnia its Beautification Award for excellence in architecture and landscape design. The community was concerned about bringing an affordable housing project to the neighborhood, but by adding an accessible park/dog park to the space, the team was able to get the community on board. This project also was a restoration of a brownfield site, which was originally considered not suitable for market-rate developers. The city of Signal Hill had access to an affordable housing grant to clean up a former industrial site before starting construction. This allowed the city to be able to develop a beautiful affordable housing community called Zinnia, named after the city's flower.

**THANK YOU!**

**WE APPRECIATE YOUR  
SUPPORT OF THE HOMES  
WITHIN REACH AWARDS.**

**CONGRATULATIONS TO THIS  
YEAR'S AWARD RECIPIENTS  
AND ALL THE NOMINEES.**



**SAVE THE DATE!**

**SCANPH ANNUAL MEMBERS'  
MEETING & HOLIDAY MIXER  
THURSDAY,  
DECEMBER 6, 2018  
6:00 PM - 9:00 PM**

**WANT TO SPONSOR THE HOLIDAY MIXER? GET IN TOUCH:  
[JBROWN@SCANPH.ORG](mailto:JBROWN@SCANPH.ORG) OR 213-480-1249**

**SCANPH**  
SOUTHERN CALIFORNIA ASSOCIATION OF NON-PROFIT HOUSING