



Former Naval Housing Site Expands Supportive Housing Continuum

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If it takes a village to raise a child, it also takes a village to break the cycle of homelessness by getting individuals and families back on the road to independence. That's the philosophy and spirit of collaboration behind the Century Housing Corporation's Villages at Cabrillo community in Long Beach, Calif.

Over the past 15 years, the Villages has evolved from an old naval housing site to a 27-acre, multiphase supportive housing campus with more than 20 on-site service providers. Each phase of the property's permanent housing was financed using federal low-income housing tax credits (LIHTCs) and its latest addition was no exception. Made possible by \$25.9 million in LIHTC equity, the new 80-unit Cabrillo Gateway development serves as both the physical entrance into the Century Villages at Cabrillo complex and as a symbolic gateway to self-sufficiency.

Altogether, the Villages at Cabrillo is home to more than 1,300 residents on a given night. Depending on need, families are housed in short-term emergency shelters, transitional housing or permanent housing. Century developed three existing phases of

permanent housing before Cabrillo Gateway was built, but the demand for additional permanent housing was growing. "We have many families cycling out of our shelter and transitional programs," said Brian D'Andrea, president of Century Villages at Cabrillo, a community development financial institution (CDFI) and affiliate of Century Housing Corporation.

Opened in August 2015, Cabrillo Gateway provides 80 units of permanent supportive housing for households earning 30 percent or less of the area median income (AMI). The apartment building is a haven for veterans and working families in a city where 56.9 percent of renters are housing-cost-burdened (spend 30 percent or more of their household income on rent). Cabrillo Gateway apartments range from one to three bedrooms, each one subsidized with a project-based voucher through the Housing Authority of the City of Long Beach. Sixteen of the units are allocated to residents eligible under the Mental Health Services Act (MHSA).

Just as important as brick and mortar, the Villages' more than 20 on-site service providers play a pivotal role in promoting housing stability and restoring health. The network of services available on one

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campus helps ensure that residents are never far from the programs and care they need. "I think the scale of real estate and the fabric of service providers located in one place makes us unique," said D'Andrea. Campus services range from workplace training and child care to veterans' services and substance abuse recovery programs.

The newest service partner on the block is The Children's Clinic, "Serving Children and Their Families" (TCC), a system of 11 community health centers in the most underserved areas of greater Long Beach. Their newest health center is located on the ground floor of the Cabrillo Gateway housing complex. TCC at Cabrillo Gateway supports 10 new jobs for clinical and support staff and expects to see about 3,000 patients a year. It serves residents of the entire Century Villages property and the surrounding neighborhood.

Dr. Elisa Nicholas, chief executive officer of TCC, said that the health center's new location allows TCC to tailor

services and programs to the community's specific needs. Current services include primary and preventive health care for children and adults, mental health services, women's health, immunizations, chronic disease management, substance abuse counseling, enrollment services, health education and outreach. Dr. Nicholas said that each staff member is trained in "trauma-informed care," an approach that recognizes and seeks to heal physical and emotional trauma. TCC is also training Century Villages' other staff members and service providers in trauma-informed care. "Century Villages at Cabrillo is a unique opportunity to do important work in population health, working in collaboration and partnership with the other service providers to improve the health and well-being of the residents" said Nicholas. "I believe in complementing—not duplicating—services and in working together to achieve more."

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Image: Courtesy of Zheji Dai

Cabrillo Gateway adds 80 units of permanent supportive housing to Century Housing Corporation's Villages at Cabrillo community in Long Beach, Calif.





Image: Courtesy of Zheji Dai

Cabrillo Gateway permanent supportive housing features a community room.

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“The tax credit program has played an important role in the development of Cabrillo Gateway”

Financing

The LIHTC has been the financing backbone of the Century Villages at Cabrillo. “It’s the primary vehicle by which the whole campus was developed; prior phases have all benefited from competitive allocations of 9 percent tax credits,” said D’Andrea. “From phases one through four, we have benefited from \$66 million in tax credit investment, an integral component of the more than \$115 million invested to date.”

“Cabrillo Gateway is an excellent example of how the Low-Income Housing Tax Credit program attracts private investments in the public good,” said Eric Barnett, CPA and partner at Novogradac & Company, which provided accounting services for Cabrillo Gateway.

Others agreed. “The tax credit program has played an important role in the development of Cabrillo Gateway,” said Paul Buckland, senior vice president of direct investments for Wells Fargo, which provided the \$25.9 million in LIHTC equity for Cabrillo Gateway. Wells Fargo also provided a \$21 million construction loan. “We’ve seen the huge impact of bringing brand-new, state-of-the-art developments to these communities; they change the feel and character of those communities,” said Buckland.

Cabrillo Gateway also received a \$2.9 million permanent loan from the California Community Reinvestment Corporation, \$1.6 million through MHSA and \$800,000 from the Federal Home Loan Bank of San Francisco.

Continued Expansion

The next phase of Century Villages is Anchor Place, another permanent supportive housing development

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that received reservations of federal and state LIHTCs and broke ground in November 2015. For Anchor Place, Wells Fargo provided \$34.5 million of LIHTC equity and a \$32 million construction loan. Anchor Place is scheduled to open in fall 2017 and will house homeless veterans and families in need. ❖

Cabrillo Gateway

FINANCING

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This article first appeared in the March 2016 issue of the Novogradac Journal of Tax Credits.

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ISSN 2152-646X

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