

About Family Commons



The Family Commons at Cabrillo adds 81 dwelling units to accommodate the needs of formerly homeless families within the largest, most comprehensive residential and social service complex of its kind in the country. The project aims to provide families with a higher sense of independence and self-sufficiency within a service-enriched setting. Located within the context of a 26 acre campus

dedicated to the benefit of the homeless, the project brings to fruition a continuum of housing for families, ranging from emergency shelter, transitional housing, and now permanent affordable housing. The project specifically targets homeless families with a mentally disabled family member and benefits from nearly \$1.0 million in annual service funding and rent subsidy to support the population.

The development program consists of nine structures representing some 92,989 SF of combined residential and community space. Six of the buildings are residential in nature, comprising a mix of 2, 3 and 4 story buildings. These buildings house a range of 1, 2, 3 and 4 bedroom apartments, encompassing both flats and townhomes. Each of our residential buildings is denominated after a tree, invoking the symbolism of permanence, the spreading of roots, and the offering of shade and protection. Subsequently, each residential building is represented by a namesake tree planted in its honor amongst our various courtyards and planters.



In addition to the residential component, the program also includes 3 community buildings representing over 8,000 SF of flexible space. This component includes a clubhouse, administrative offices and counseling rooms for the on site service provider, new space for a volunteer driven clothing donation program, a classroom for an on site academic tutoring program, a community laundry facility, and ample meeting space for our community's various tenant council meetings, town hall meetings, and workshops/trainings. Each of our community buildings is denominated after distinct California geographies, capturing the natural orientation of our site.

The Family Commons at Cabrillo seeks to expand the notion of sustainability beyond built form to encompass social and economic issues by fostering positive self-identity and empowerment through the ability of residents to shape their environment. Ultimately this is intended to serve as a spring board for successful integration with the broader community.

Project Summary

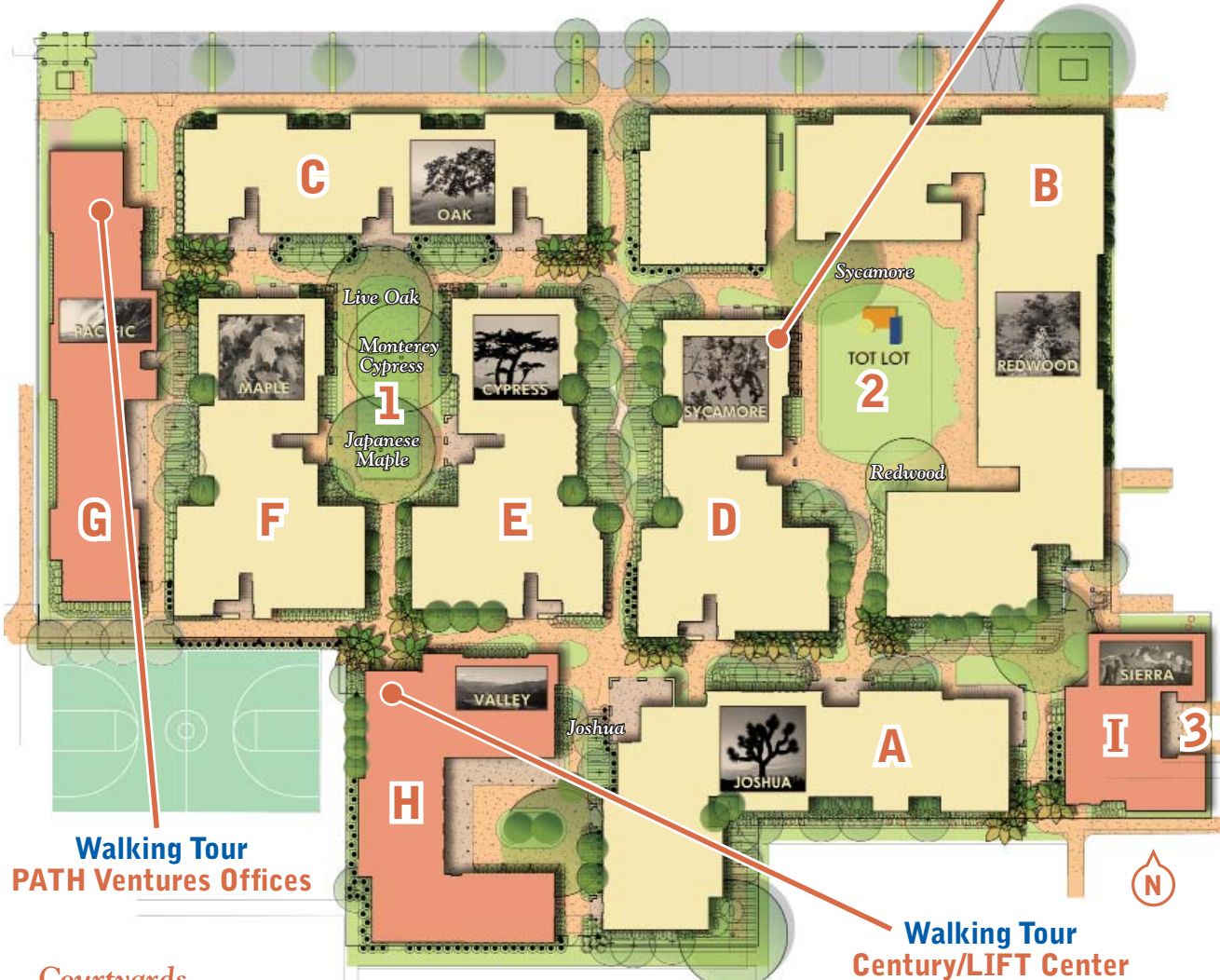
Development Mission	Provide service enriched, dignified permanent housing opportunities to families in need, helping them transition to independent living
Development Program	81 units of permanent affordable housing (mix of flats / townhomes) 6 residential buildings: 84,721 SF 3 community buildings: 8,268 SF Total square footage: 92,989 Land area: 1.73 acres
Unit Mix	One Bedroom: 12 (~583 SF) Three Bedroom: 33 (~1,201 SF) Two Bedroom: 27 (~790 SF) Four Bedroom: 8 (~1,225 SF) Flats: 57 Townhomes: 24
Affordability	Average Family Income: 32.5% of area median income 46.3% of population earns less than 30% of area median income 85.0% of population earns less than 50% of area median income
Rents	1 Bed: \$404 to \$830 3 Bed: \$533 to \$1,124 2 Bed: \$471 to \$982 4 Bed: \$587 to \$1,246
Community Space	3 Buildings (8,268 SF)
Construction Schedule	Construction start: April 2007 Construction end: March 2009
Total Development Cost	\$32,597,775
Financing Structure	9% Tax Credits: \$19,228,700 City of Long Beach: \$11,775,000 AHP: \$972,000 Century Housing: \$621,209
Project Team	
Developer / GP	Century Villages at Cabrillo, Inc.
Equity Investor	John Hancock Realty Advisors, Inc.
Permanent Financing	Long Beach Housing Development Company First Federal Bank of California Century Housing Corporation
General Contractor	American Constructors
Architect	Quatro Design Group
Service Provider	PATH Ventures
Target Population	Homeless families with mental disabilities
Service Funding	City of Long Beach HUD Supportive Housing Program grant County of Los Angeles Mental Health Services Act grant
Current Population	54 homeless families <u>and</u> 40 homeless & mentally disabled families 179 children and 131 adults
Long Beach Origins	63.8% of population is of Long Beach origins, including 72.2% of homeless population



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Tour Map & Site Plan

The Family Commons at Cabrillo constitutes a village within the broader Century Villages at Cabrillo. Our village contains a collection of nine buildings, six of which are residential in nature while three of which community in nature, supporting our resident population. Beyond our structures, the development contains a number of courtyards and meandering walkways intended to foster interaction, exploration, and a sense of community.



Courtyards

- 1** West Courtyard
- 2** Central Courtyard/Tot Lot
- 3** East Courtyard

Walking Tour
Open Apartment

Walking Tour
PATH Ventures Offices

Walking Tour
Century/LIFT Center

Residential Buildings

Each of our residential buildings is named after a tree, invoking the symbolism of permanence, the spreading of roots, and the offering of shade and protection.

- A Joshua Building:** A two story residential building containing 8 residences, including a mix of flats and townhome style apartments.
- B Redwood Building:** A four story residential building containing 37 residences, all of which are flat apartments.
- C Oak Building:** A three story residential building containing 9 residences, including a mix of flats on the ground floor and townhome style apartments above.
- D Sycamore Building:** A three story residential building containing 9 residences, including a mix of flats and townhome style apartments.
- E Cypress Building:** A three story residential building containing 9 residences, including a mix of flats and townhome style apartments.
- F Maple Building:** A three story residential building containing 9 residences, including a mix of flats and townhome style apartments.

Community Buildings

Each of our community buildings is denominated after distinct California geographies, capturing the natural orientation of our site.

- G Pacific Building:** A 3,163 SF community building containing the counseling offices of PATH Ventures, conference rooms, classrooms and flexible space.
- H Valley Building:** A 3,417 SF community building containing CVC's volunteer clothing program run by Ms. Viola, main laundry facility, the Century LIFT classroom, and flexible space.
- I Sierra Building:** A 1,688 SF community building containing conference rooms and flexible space.