

# FAMILY SHELTERS I & II

Operated as the Elizabeth Ann Seton Residence



Family Shelters I and II is a new emergency shelter complex on the west side of the Century Villages at Cabrillo campus. In partnership with Catholic Charities of Los Angeles, the new complex replaces and expands the existing Elizabeth Ann Seton Residence which has operated at CVC since 1998. The Family Shelter I and II complex features more appropriate space for the provision of shelter and supportive services.

Targeting the unique needs of homeless families, the facilities have been designed to help residents develop life skills as well as assisting them in finding and maintaining stable employment. The communal shelter complex features safe and secure family dwellings along with shared recreational play space, a community room, counseling offices, a commercial kitchen, and dining facilities. Combined, Family Shelters I and II will accommodate a maximum of 20,440 nights of shelter per year, and can serve a maximum of 448 homeless individuals each year.

Family Shelters I and II expands CVC's continuum of supportive housing which is structured around fostering self-sufficiency and independence. As families matriculate from the shelter complex, they are eligible for the various transitional or permanent housing opportunities on the CVC campus.

## PROJECT FINANCING

Family Shelters I and II have been structured as separate and independent projects. With a combined cost of \$5.0 million, the Family Shelter projects exhibit a constellation of 7 distinct funding sources, both public and private. CVC and Catholic Charities closed on this omnibus financing package in December 2010. Construction began in January 2011 and was completed in March 2012. This combined project has been nearly 8 years in the making, with CVC's original funding application submitted to HCD in 2004.

Team Member	Family Shelter I	Family Shelter II	Total
State EHAP/CD Loan	\$1,000,000	\$1,000,000	\$2,000,000
County of LA HHPF Loan	\$883,830	\$1,016,170	\$1,900,000
County of LA ESG Grant	\$232,587	\$267,413	\$500,000
Ahmanson Foundation Grant	\$67,500	\$132,500	\$200,000
Weingart Foundation Grant	\$67,500	\$132,500	\$200,000
Murphy Foundation Grant	\$0	\$40,000	\$40,000
Century Villages at Cabrillo Grant	\$74,428	\$85,572	\$160,000
<b>Total</b>	<b>\$2,325,845</b>	<b>\$2,674,155</b>	<b>\$5,000,000</b>

## PROJECT TEAM

Source	Family Shelter I	Family Shelter II
<b>Partners</b>	Century Villages at Cabrillo Catholic Charities of Los Angeles	Century Villages at Cabrillo Catholic Charities of Los Angeles
<b>Developer</b>	Century Villages at Cabrillo	Century Villages at Cabrillo
<b>Legal Counsel</b>	Gubb & Barshay	Archdiocese of Los Angeles Anderson & Anderson LLP
<b>Architect</b>	Birba Group	Birba Group
<b>General Contractor</b>	American Constructors of California, Inc.	American Constructors of California, Inc.
<b>Construction Manager</b>	RedStone Project Management	RedStone Project Management
<b>Civil Engineer</b>	KPFF	KPFF
<b>Soils Engineer</b>	MTGL	MTGL
<b>Title and Escrow</b>	Lawyers Title	Lawyers Title
<b>Insurance</b>	Frenkel & Company	Frenkel & Company
<b>Lenders</b>	State of California, Department of Housing & Community Development County of LA, Community Development Commission	State of California, Department of Housing & Community Development County of LA, Community Development Commission
<b>Grant Funding</b>	County of LA, 4th Supervisorial District Weingart Foundation Ahmanson Foundation Century Villages at Cabrillo	County of LA, 4th Supervisorial District Weingart Foundation Ahmanson Foundation Murphy Foundation Grant Century Villages at Cabrillo



## FAMILY SHELTER I

- 3,946 SF
- 9 shelter dwelling units
- Up to 36 residents
- 566 SF community room
- Residential kitchen facility
- 1 counseling office



## FAMILY SHELTER II

- 4,538 SF
- 5 shelter dwelling units
- Up to 20 residents
- 1,129 SF dining facility
- Commercial kitchen facility
- 3 counseling offices