# FAMILY SHELTERS I & II





Catholic Charities of Los Angeles, Inc.

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   |
| Total                              | \$2,325,845      | \$2,674,155       | \$5,000,000 |

## **PROJECT TEAM**

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

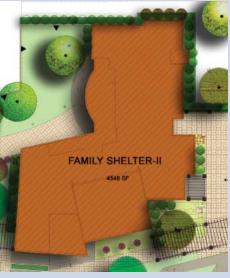




#### **FAMILY SHELTER I**

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