

The Moonstone

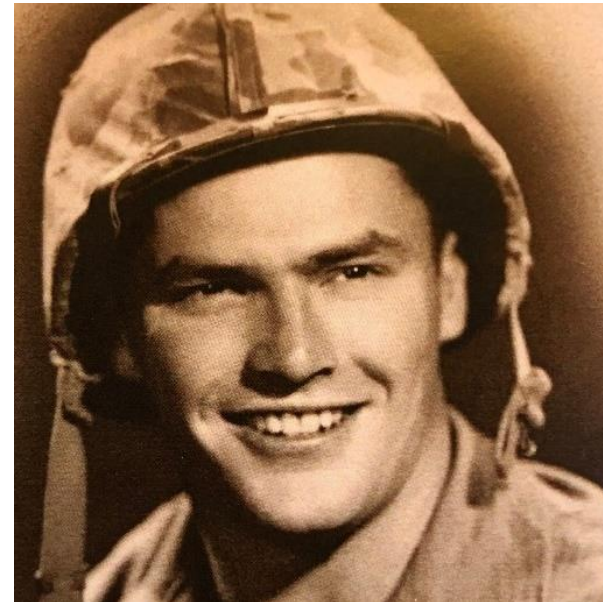
716 S. Pacific Coast Highway

Addressing Homelessness in Redondo Beach

Community Meeting

Council District #1

June 27, 2022



ABOUT CENTURY

Headquartered in Los Angeles, Century's mission is to invest in homes and communities so that low-income individuals and families may have a dignified living environment, achieve economic independence, and enjoy beautiful and vital places to live and work.

Unique Story



Founded in 1995, Century Housing is a local mission-driven 501(c)(3) nonprofit organization that finances and develops affordable housing. Roots in EJ.

Financial Strength



Century has invested >\$2.0 billion of capital that has resulted in the creation of more than 47,000 new affordable homes in California. Century is one of a handful of S&P rated Community Development Financial Institutions (CDFI) in the Nation.

Vertically-Integrated Operations



Century brings an integrated solution to our PSH assets, braiding real estate development, property management, residential services, and community engagement together with a common purpose.

CENTURY'S PORTFOLIO



>2,000 affordable homes

Throughout Los Angeles County; concentration within the Harbor Area, including Long Beach.



Pipeline in excess of 2,500 homes

Consists of affordable and supportive homes in master planned communities and infill sites.



Focus on supportive housing

Commitment to supportive housing dates back to the origins of Century and the founding influence of the late Judge Harry Pregerson who had a passion for Veterans, children and families experiencing homelessness.



Master planned communities expertise

Villages at Cabrillo experience has been leveraged into new and exciting communities that have the potential to be regionally transformative.



Building communities with proven social impact

LISTEN

COLLABORATE

DELIVER

Century works through the lens of a backbone organization acting as a catalyst for conversation between residents, management, services, local officials, and the surrounding community. This generates the clear intent and "buy in" necessary to deliver industry-leading build quality and a lasting presence in the communities we serve.



Development Leveraging two decades of experience with master-planned communities and infill development, Century connects residents with services, and each other, by creating beautiful shared spaces and encouraging collaboration between agencies.



Property Management The relationship between the plan and the person starts at the property office, where every opportunity is taken to foster a feeling of belonging and hope within thoughtfully maintained assets.



Community Engagement Community is built through long-term collaborative relationships and trust between partners and residents.



Resident Services Putting clients at the center of the planning process and operations assures that individual successes translate to community-wide economic and social impact.

CENTURYAFFORDABLE.ORG CENTURY.ORG
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Villages at Cabrillo

centuryvillages.org



LEED-ND



Anchor Place LEED Platinum



Anchor Place LEED Platinum



Cabrillo Gateway

LEED Platinum



Cabrillo Gateway

LEED Platinum



The Beacon

Long Beach, CA



The Beacon

Long Beach, CA

TRANSFORMING A CAMPUS INTO A

COMMUNITY



VETERANS COLLECTIVE

West LA VA

www.wlavc.org



**One
San
Pedro**

One San Pedro

www.onesanpedro.org



A short video

0:01 / 1:49



Project Homekey



- Program designed for state, regional, and local public entities, in partnership with the private sector, to develop a broad range of housing types, including hotels, motels, and other housing sites.
- Homekey provides incentives to expedite projects and quickly house vulnerable populations.
- The conversion of already existing structures allows for much lower development costs than ground-up construction.
- Project Homekey provides capital and operating subsidy

The Players

- Developer: Century Affordable Development, Inc.
- Property Manager: Century Villages Property Management
- Service Provider: Century Oasis Residential Services
- CES Coordinator: Harbor Interfaith Services

Redondo Beach Resources

- The Pallet Shelter
- Homeless Court
- City Homeless Coordination
- South Bay Council of Governments
- Faith-based resources

and...

- The Moonstone



Current Property Condition

- Former site of Pacific Inn Motel
- 0.34-acre property
- (20) motel units
- 2-bedroom manager's home

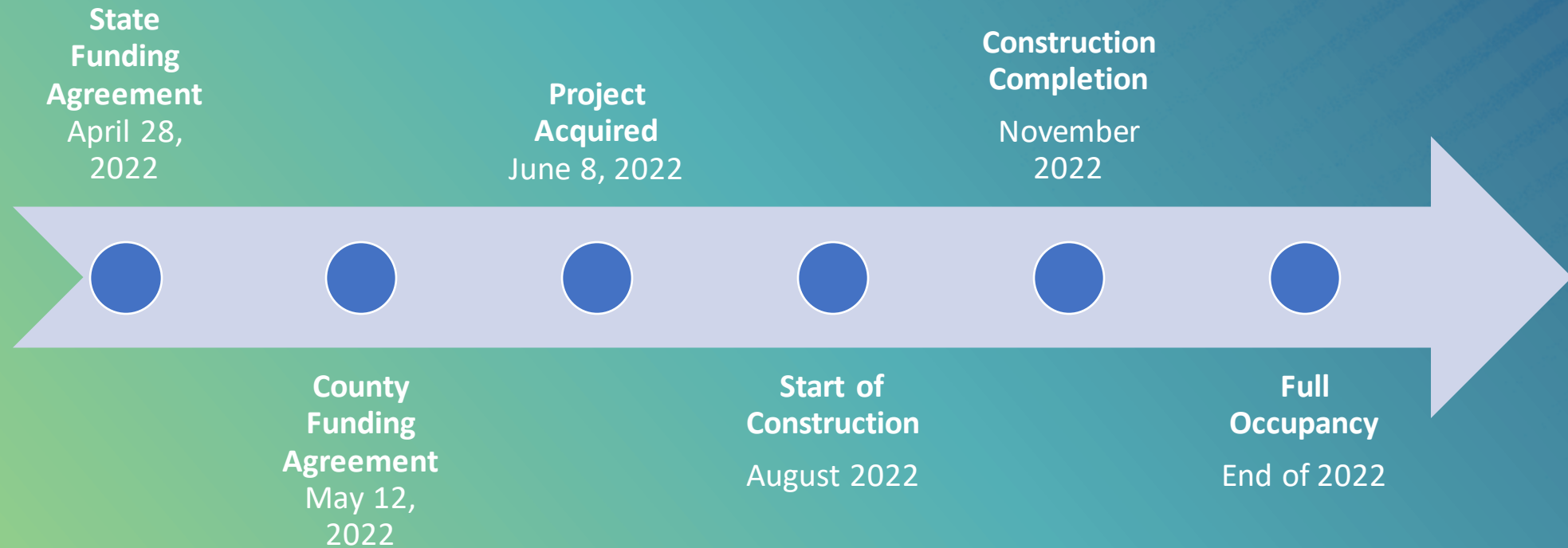


Scope of work

- Renovation of all motel units and the Manager's Unit
- Manager's unit reconfiguration: add (2) offices for the Property Manager and Case Manager
- Kitchenettes will be added to the motel units
- Accessibility improvements
- Exterior paint
- Access control gate
- Streetscape improvements including landscaping



Project Timeline



Resident Screening



- Lease up through localized Coordinated Entry System
- Housing First will be practiced
- Criminal background and credit checks
- Non-starter offenses

What is Housing First?

Housing First is an approach to serving the needs of our community's most vulnerable by providing "low barrier" supportive housing opportunities as a platform for personal growth, health and wellness.

Safety and Security



- Two full time employees on-site:
 - *24-hour property manager*
 - *One full time case manager for the provision of services (on-site weekdays on-call after hours for emergencies)*
- Third party remote monitoring surveillance system
- 24-hour crisis intervention resource
- Comprehensive Emergency Response Plan
 - Emergency preparedness drills will be coordinated regularly
- Open and active line of communication with the Redondo Beach PD

Resident Population

- Individuals experiencing homelessness
- Local Redondo Beach preference
- Disabling condition
- Permanent Supportive Housing ("PSH") development
- Units will be targeted towards those earning less than 30% the Area Median Income



What is Permanent Supportive Housing?

PSH is rental housing wherein households that previously experienced homelessness and have disabling conditions enjoy access to safe, decent and affordable housing that is supplemented with an array of supportive services to promote health, wellness, and housing stability.

Supportive Services

Century's Residential Services staff will provide high quality Intensive Case Management Services ("ICMS") to all clients at Moonstone designed to assist them in achieving and maintaining health, mental health, and housing stability, including:

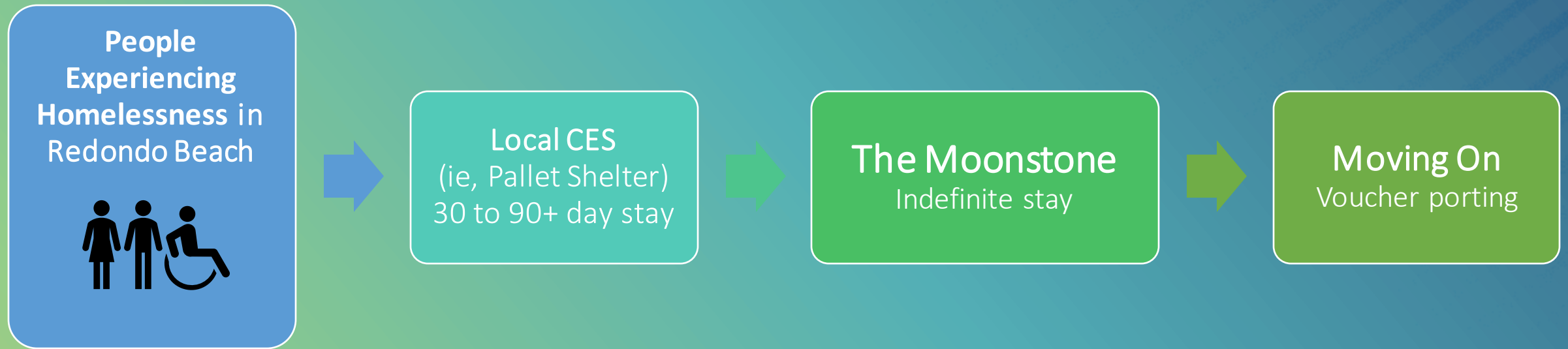


- “Whatever it takes” approach to ensure clients are successful
- Developing individualized case management plans, connecting them to resources, ensuring they can pay rent and are good neighbors, accompanying clients to appointments, helping them in times of crisis, and much more.
- Meeting with households at least once per week to assist with goals and check-in.
- Working closely with property management and other service providers and partners, to ensure seamless support is provided to the clients.
- Helping clients apply for the benefits they are entitled to.
- Assisting clients with their educational and employment goals.
- Resource linkages to assist with legal issues, family support, health issues, etc.

Kathy and Hank



A local continuum of housing in Redondo Beach *a typical path: from Pallet to PCH and beyond*



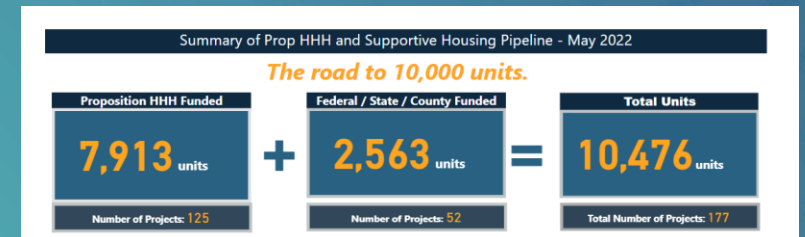
Project Cost

Moonstone Cost
~\$400,000 per unit

VS

HHH Cost
~\$596,486 per unit

~50% more
cost effective
than average
HHH deal



Where can I learn more?

www.centuryaffordable.org/moonstone

Sign up to receive project updates!



How can I help?

- Volunteer
- Donate
- Read, learn and share info about Homekey and PSH



Thank you!

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