

Century + Restorative Care Village PSH

Community Design Workshop
Thursday, May 11, 2023



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Spanish-Language Interpretation

Restrooms

Refreshments

Child Coloring Area



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Present the project and design to community members in a clear and transparent manner.

Communicate the depth and range of community benefits that the project will provide.

Provide an opportunity to engage community members and receive input and ideas from them.

Ensure that this project is as beneficial to the community as possible.



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Community Design Workshop
Thursday, May 11, 2023

6:30PM – Community Welcome

6:40PM – Workshop Orientation

6:50PM – Project Presentation

7:00PM – Design Presentation

7:15PM – Interactive Stations

8:30PM – Workshop Concludes



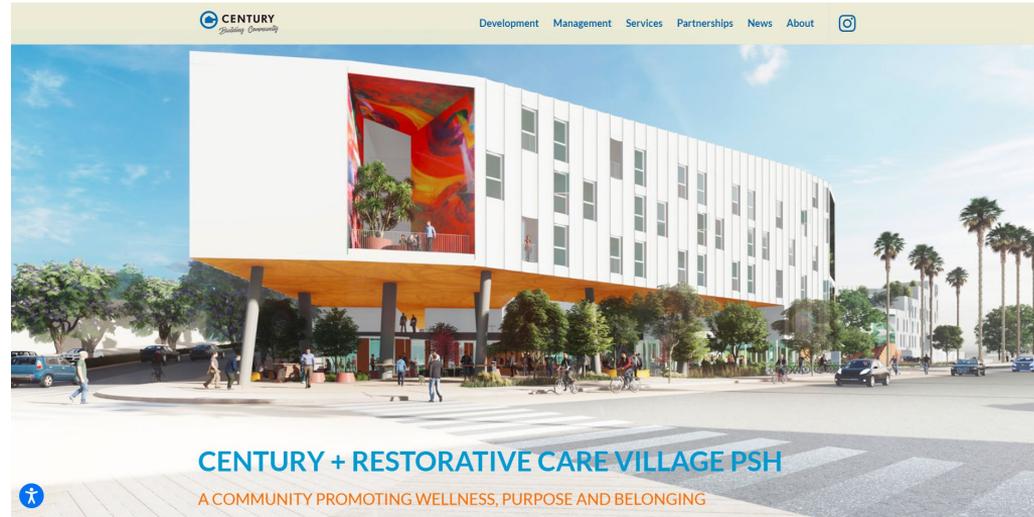
Century + Restorative Care Village PSH

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Thursday, May 11, 2023

Post feedback on
project website

Follow-up meeting with
HICP Subcommittee

Ongoing connections
with community



<https://centuryaffordable.org/restorativecarevillage>

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 and operates affordable housing.

Financial Strength

Century has invested over \$2.0 billion of capital that has resulted in the creation of more than 47,000 new affordable homes in California.

Vertically -Integrated Operations

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



Century + Restorative Care Village PSH

Project Team

Developer



Architect



Landscape Architect



Property Management



Service Provider



Strategic Services Advisor

DAVE PILON

Radical Hospitality



Community Engagement



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The **County's vision** for the Project Site is a **permanent supportive and affordable housing** project that may contain **community-serving commercial space**, and supporting parking that meets the needs and goals of the County, the LACDA, the County's Department of Mental Health (“DMH”), and the surrounding community (“Proposed Project”). The housing development will be **part of the Restorative Care Village** on the LAC+USC campus.



REQUEST FOR PROPOSALS FOR LAC+USC RESTORATIVE CARE VILLAGE SUPPORTIVE HOUSING PROJECT

OCTOBER 19, 2021

RFP NO. LACDA21-043

Century + Restorative Care Village PSH

Maximize Benefits: Housing, Community Assets, Neighborhood Connectivity

300 Apartment Homes (2 Buildings)

150 Parking Spaces

12-Bed Peer Respite Program

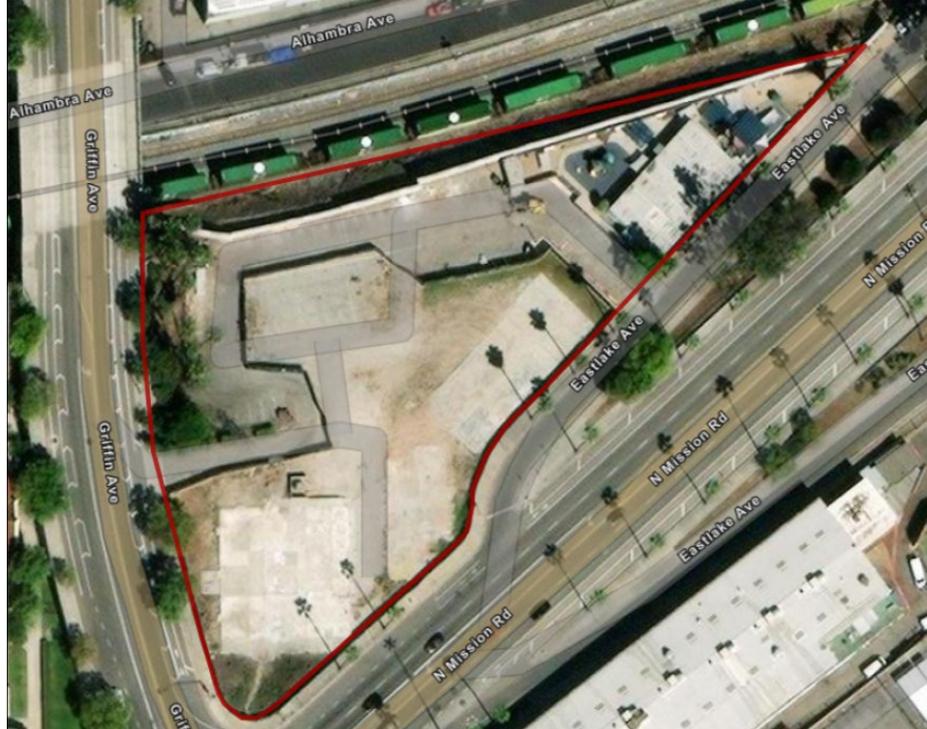
Workforce Development Kitchen, Café
& Retail

Extensive Landscaped Outdoor Space
Accessible to Community

Prominent Opportunities for
Community Art

Mobility Improvements to Sidewalks,
Streets and Intersection

Multi-Modal Plaza (shuttle / ride share
drop off)



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Project Timeline

2022: RFP Selection, ENA with County, Initial Outreach

2023: Community Outreach, Entitlements, Financing

2024: Financing Applications (NPLH; MHP; IIG; AHSC; AHP; LIHTC; T-E Bonds)

2025: Finance Closing; Construction Start (summer 2025)

2026: In Construction

2027: Construction Completion; Lease Up (summer 2027)

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Permanent Supportive Housing (“PSH”)

Permanent supportive housing is a proven solution to homelessness for the most vulnerable chronically homeless people. It pairs housing with case management and supportive services. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment and employment services.



- **Housing (Studio / 1-BR)**
- **Rental Subsidy**
- **Intensive Case Management Services**
- **Enrichment Services**
- **Supportive Property Management**

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Building 1 (adjacent to train tracks)

- Permanent Supportive Housing
 - 67 Studio Units
 - 8 1-BR Units
- Affordable Housing (30%-60% AMI)
 - 24 Studio Units
 - 50 1-BR Units
- Property Manager
 - 1 2-BR Unit

Building 2 (corner of Griffin/Mission)

- Permanent Supportive Housing - Seniors
 - 60 Studio Units
 - 15 1-BR Units
- Affordable Housing (30%-60% AMI) - Seniors
 - 60 Studio Units
 - 14 1-BR Units
- Property Manager
 - 1 2-BR Unit

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Supportive Services / Spaces for Residents

- 6 ICMS Case Managers
- 5 Case Managers
- Case Management Offices
- Sensory Therapy Rooms
- Wellness Studios
- Therapeutic Garden Spaces



CENTURY
Building Community

"TO BE COMFORTABLE
in a place to call home is the
biggest thing the Villages gave us."

More than
96% of residents
retained permanent
housing at CYC,
exceeding the
benchmark by 11
percentage points*

Resident Services

Collective Impact: On- and off-site partners coordinate to provide comprehensive and complementary supportive services to our community.

Focus: We provide housing-based case management services and youth and family services to residents in permanent supportive housing.

County-contracted Provider: We offer intensive Case Management Services (ICMS) for those residents enrolled in the DHS' housing for health program.

Housing is the first step to recovery for people who have experienced homelessness, extreme poverty, trauma, mental illness, or substance abuse. Century services are voluntary, client-driven, flexible, and focused on helping residents integrate into the community. For more than 10 years, Century has worked to coordinate these services within a collaborative network spanning multiple Century properties and outside agencies.



Improving residents' quality of life by supporting them to achieve their goals, lifting up their strengths and building their resiliency

* Benchmark: Home for Good: Standards of Excellence

CENTURYAFFORDABLE.ORG

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Radical Hospitality



- Assumes a culture of **coming alongside people** as fellow human beings
- Embraces **horizontal relationships** instead of vertical power dynamics
- **Breaks down the boundaries** that separate us – be they physical, historical or institutional
- Leans toward **inclusion and acceptance**





Community Outreach Session 01

Introducing
Century + Restorative Care Village Project
Design Approach

11 May 2023



STUDIO-MLA



FRAMING VALUES

RECONNECT

Urban Connections, Site and Open Space

REMEMBER

History of a Place and People

RESTORE

Wellness, Trauma Informed Design

RESOURCE

Programming and Cultural Resources

RESILIENT

Sustainability and Environmental Justice



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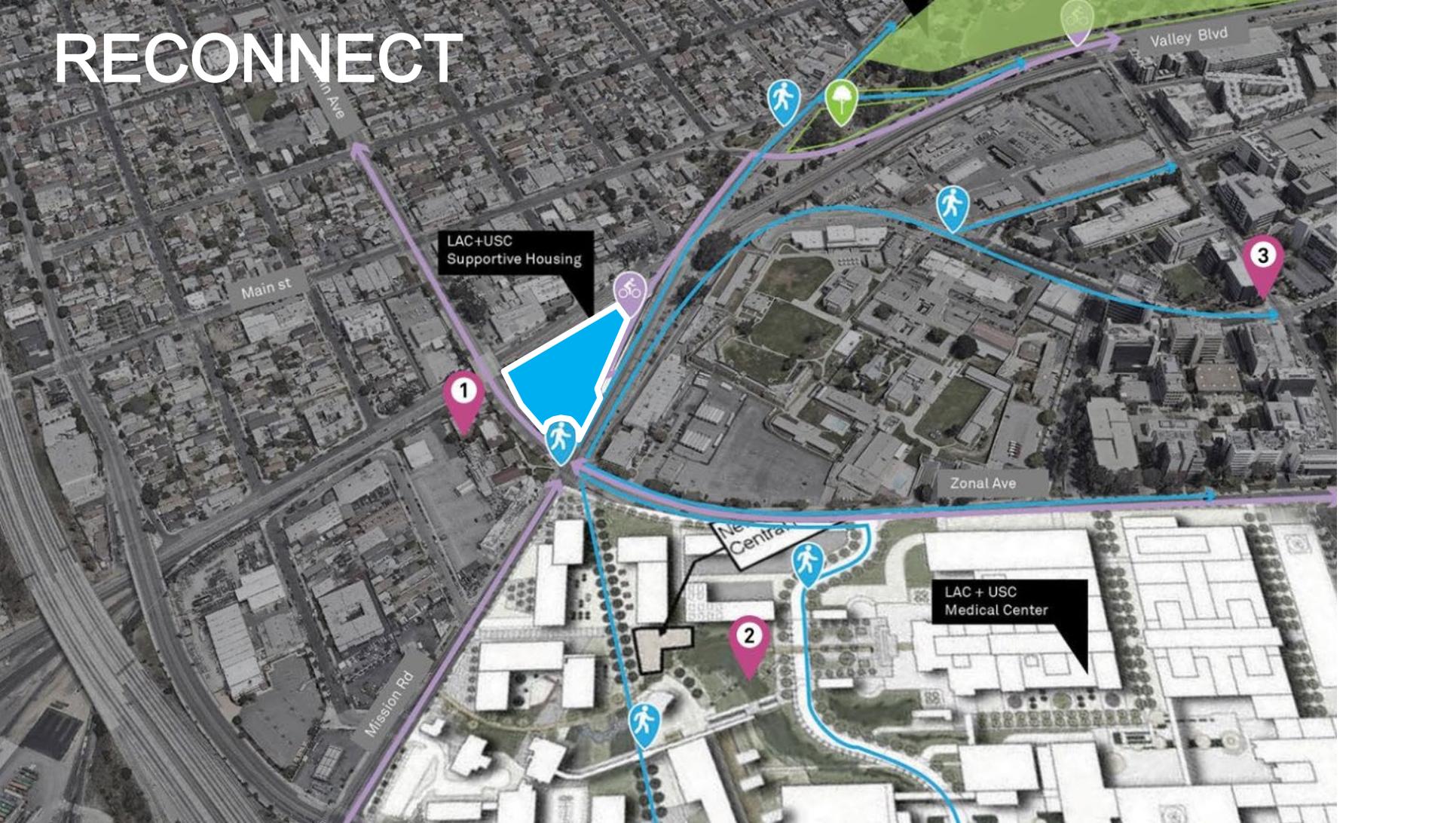


RECONNECT

**Woven into the fabric of the LAC+USC Hospital
Masterplan and surrounding context,
LAC + USC Restorative Care Village is a vision
for a holistic community designed for
Wellness, Recovery, and Finding Purpose**



RECONNECT



LAC+USC
Supportive Housing

1

2

3

LAC + USC
Medical Center

New
Central

Main st

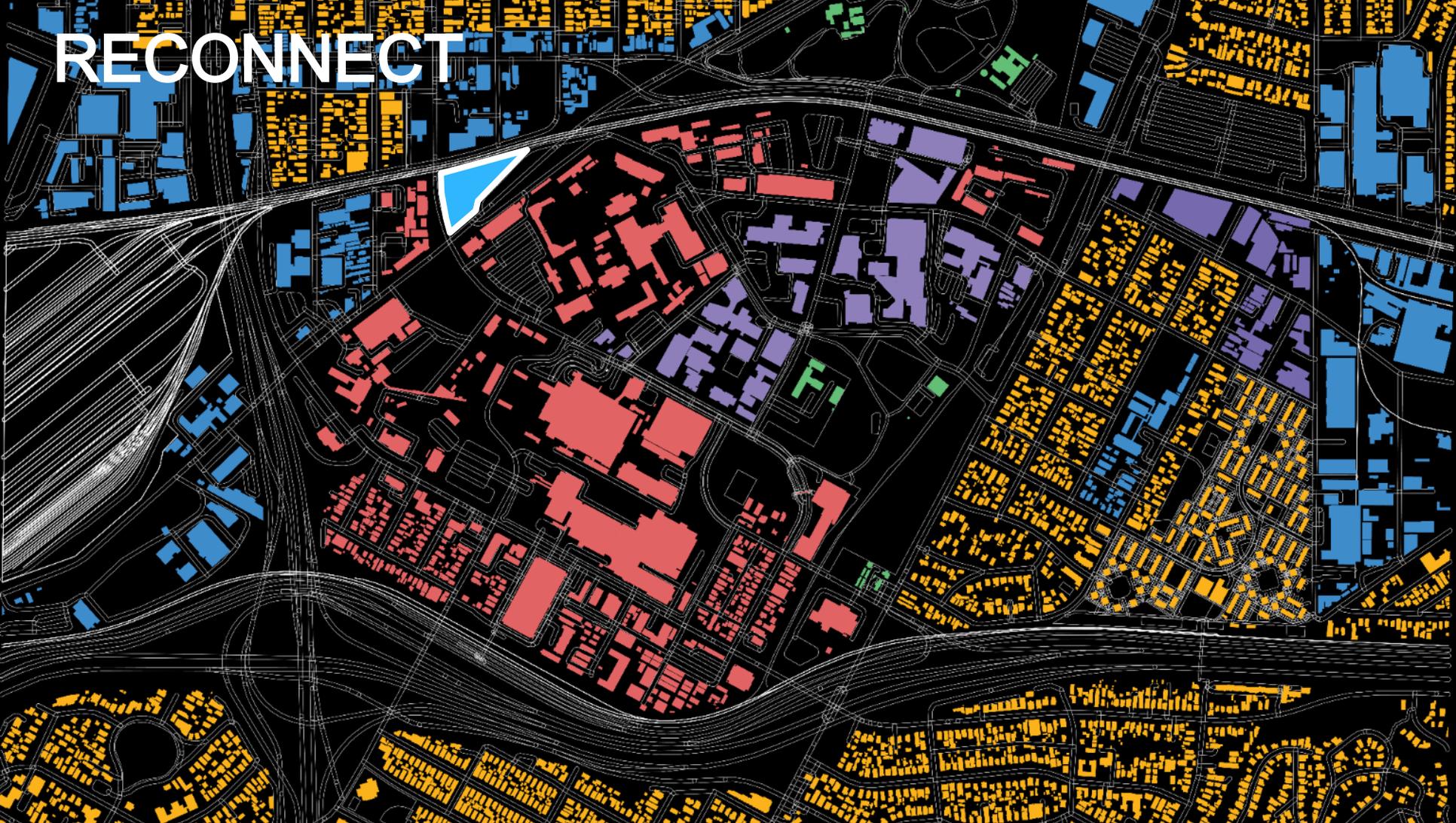
in Ave

Mission Rd

Zonal Ave

Valley Blvd

RECONNECT



RECONNECT: 2 CONTEXTS

CONTEXT 2: Residential

CONTEXT 1: Medical / Industrial



GRIFFIN STREET

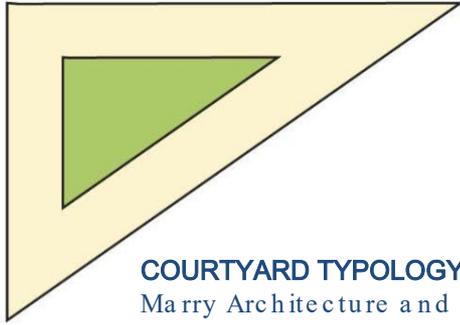
RAILROAD

SITE

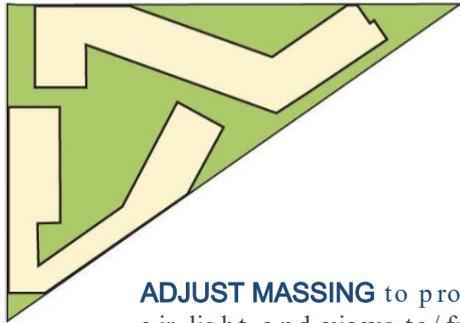
MISSION ROAD

RECONNECT: 2 CONTEXTS

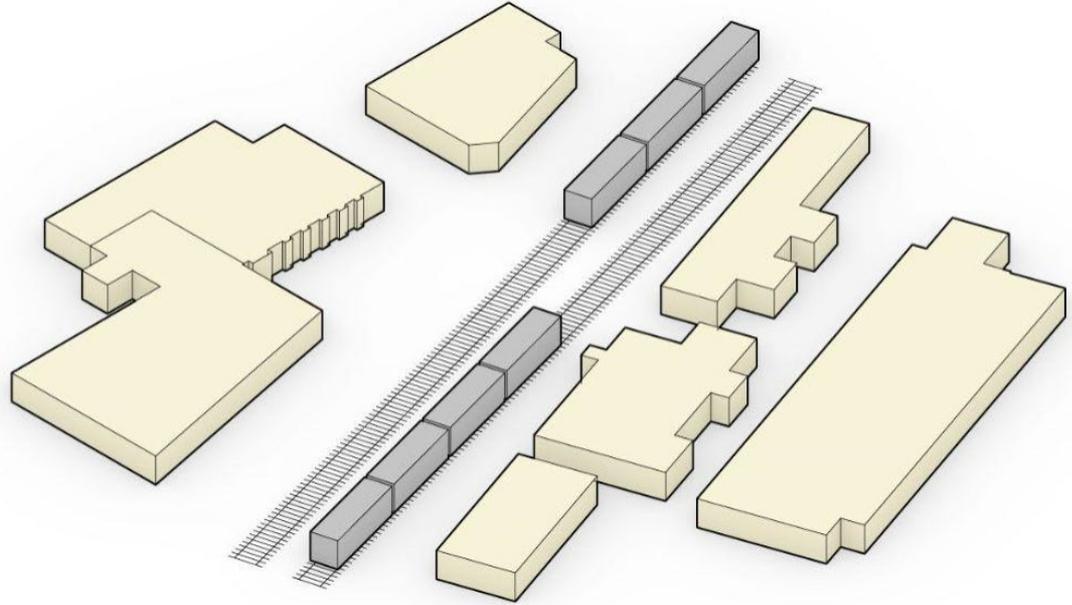
LAC + USC General Hospital / Railway / Commercial & Industrial District



COURTYARD TYPOLOGY
Marry Architecture and Landscape



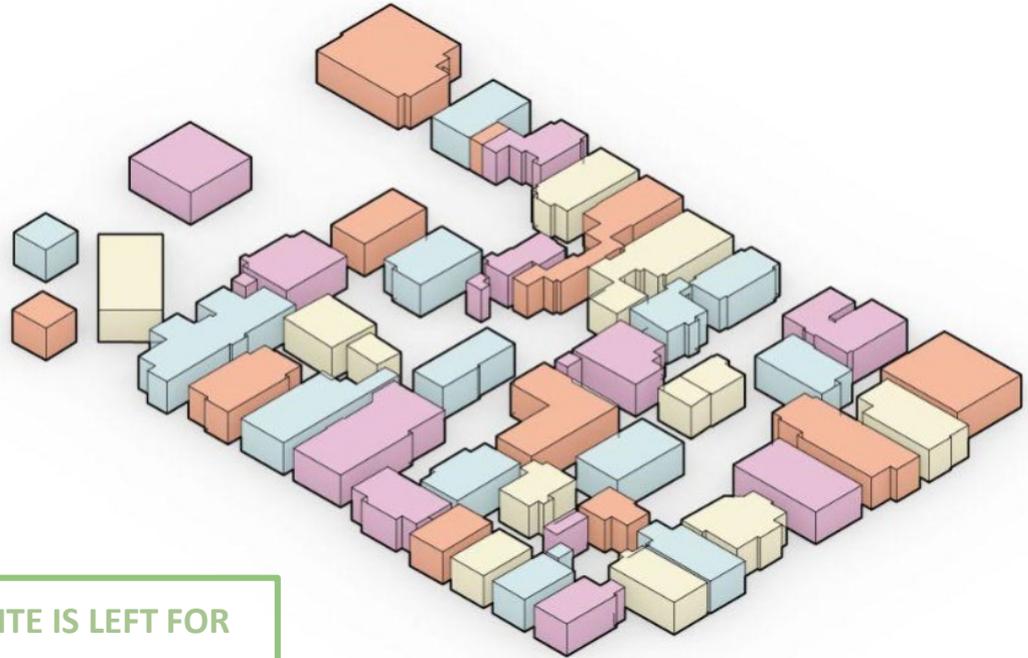
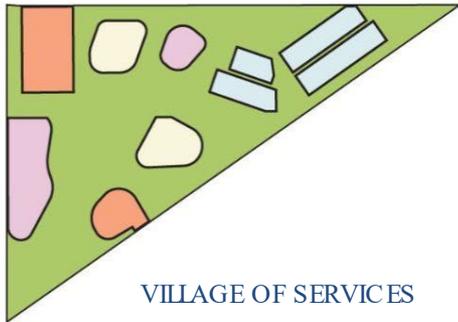
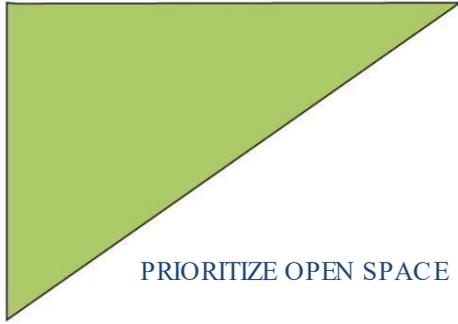
ADJUST MASSING to provide for
air, light, and views to/from units.



■ Building Mass ■ Open Space ■ Trains

RECONNECT: 2 CONTEXTS

Boyle Heights + Lincoln Heights Communities



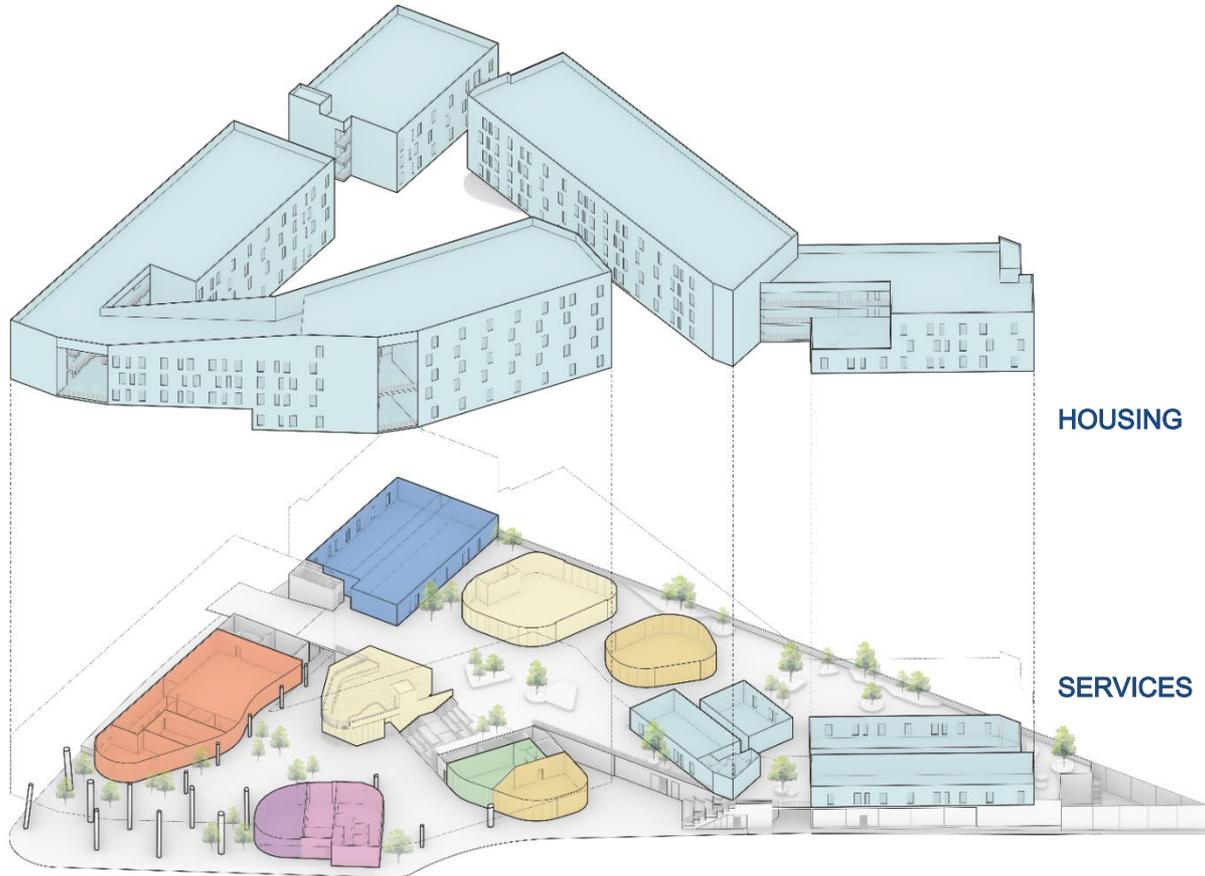
**66% OF THE SITE IS LEFT FOR
OPEN SPACE.**

BUILDING FOOTPRINTS ONLY COMPRISE 34%.

Programs

Open Space

RECONNECT: 2 CONTEXTS



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RESILIENT

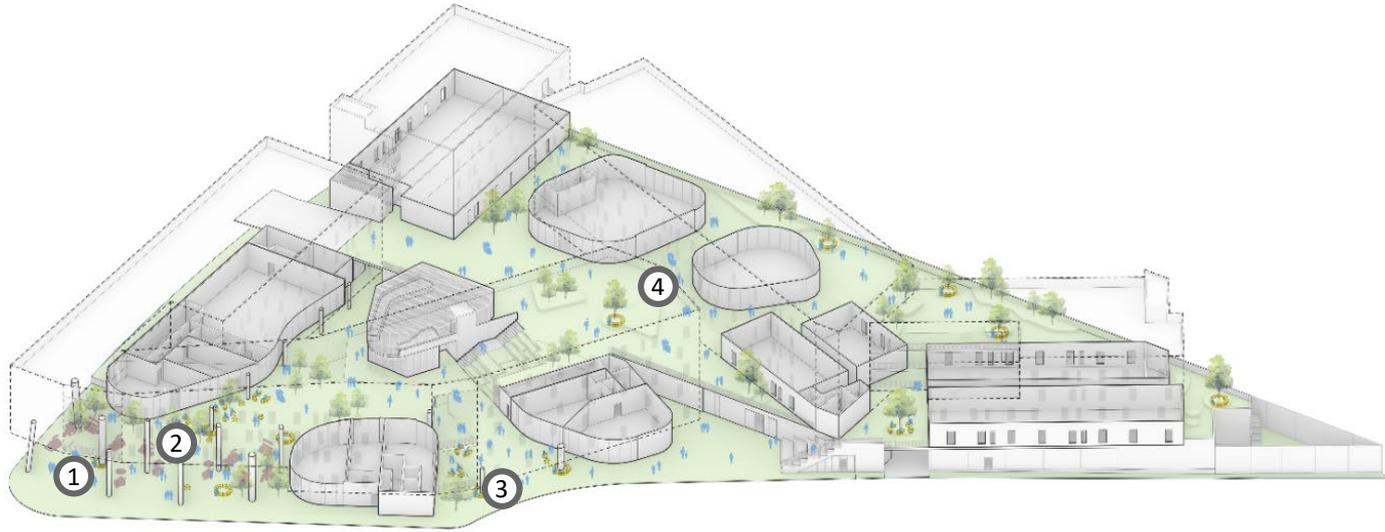
Sustainability and Environmental Justice



REMEMBER: PORCHES



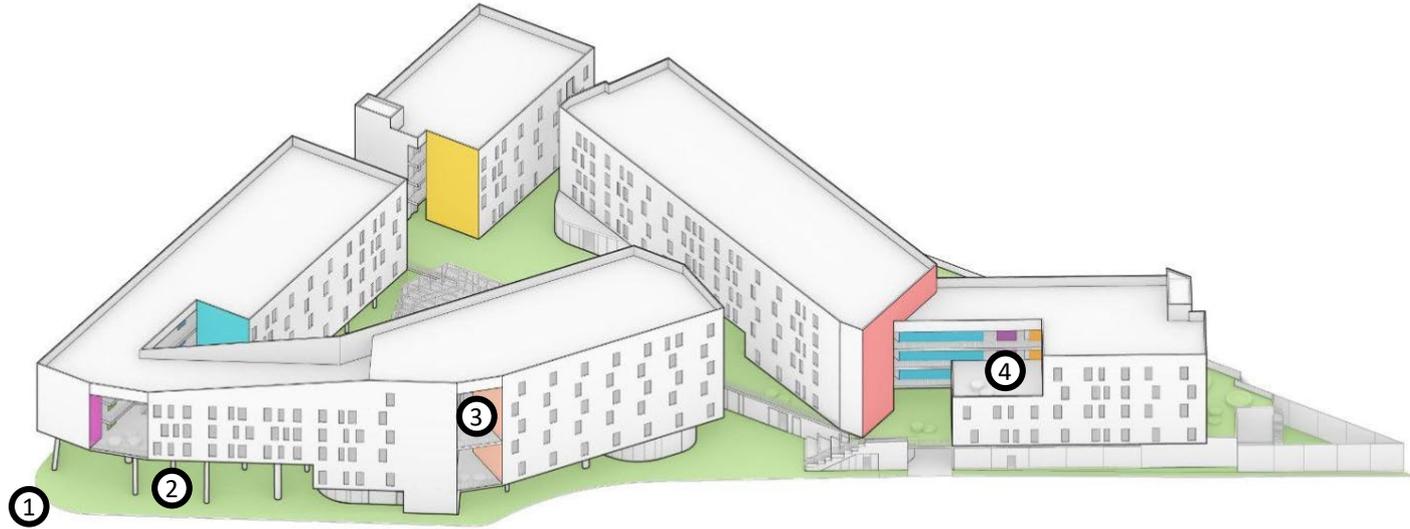
REMEMBER: PORCHES & ACTIVITIES



REMEMBER: COLOR. ART. CULTURE.



REMEMBER: COLOR. ART. CULTURE.



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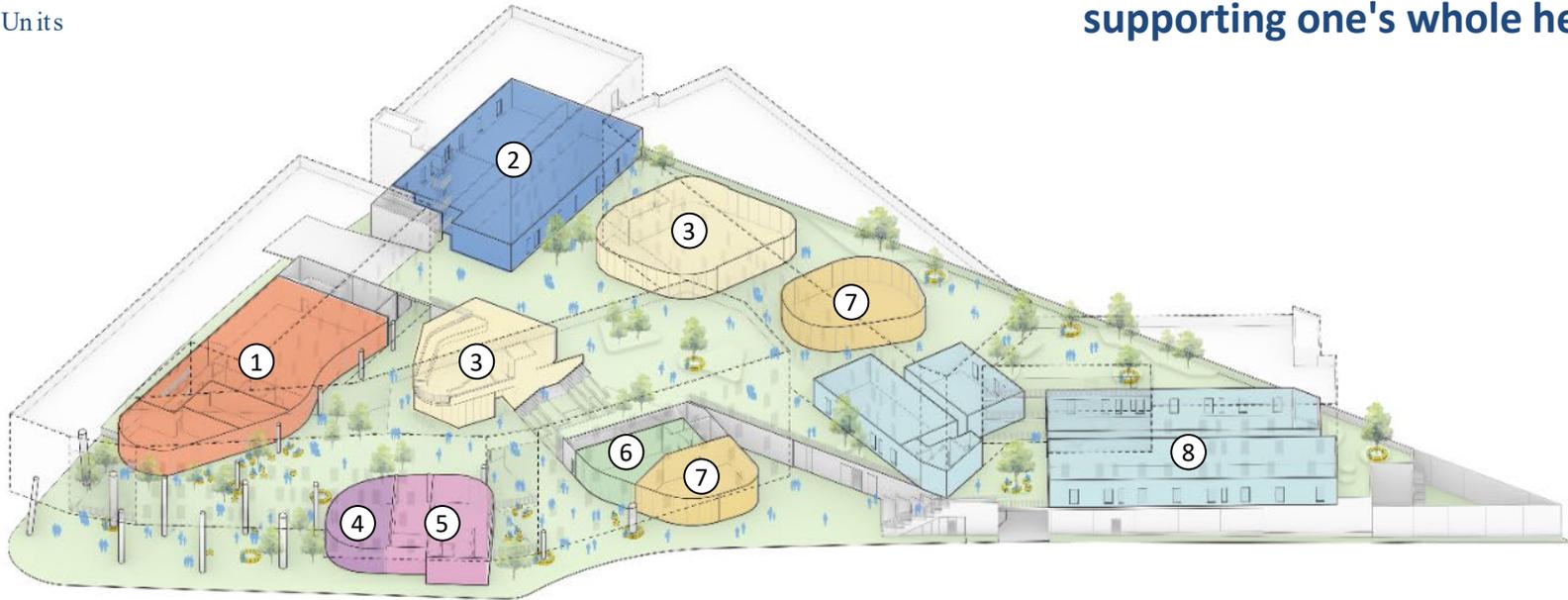
Sustainability and Environmental Justice



RESOURCE: PROGRAMMING AND SERVICES

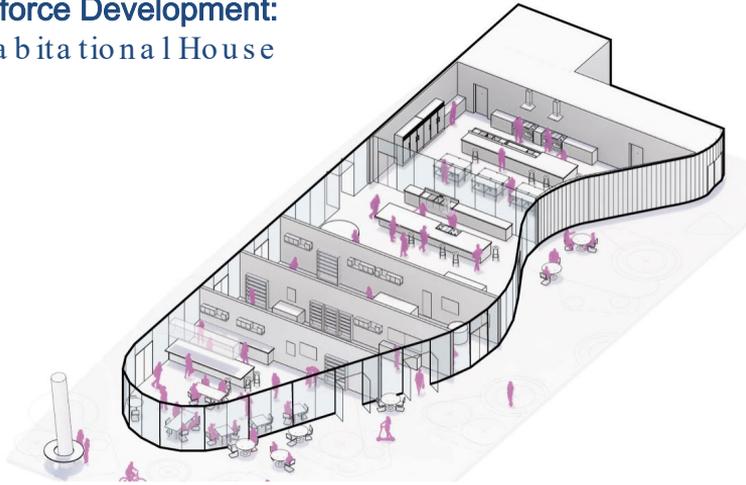
1. Workforce Development Program
2. Peer Respite
3. Community
4. Wellness Studio
5. Lobby/ Management
6. Sensory Therapy
7. Residential services
8. Units

**A socially woven livable place
enmeshed in helping people
heal through holistic and
restorative environments
supporting one's whole health**



RESOURCE: SERVICES

Workforce Development: LA Habitation House

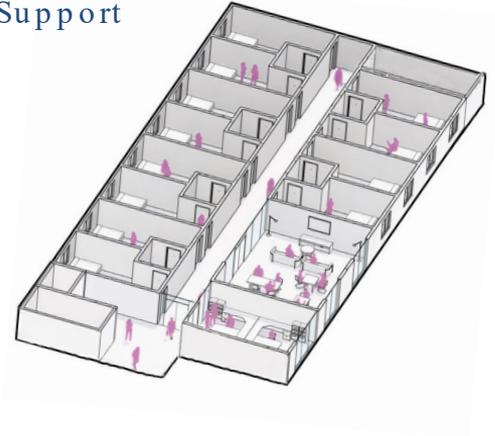


- 6,000 Square Foot Program Social Enterprise
- Kitchen, cafe, retail storefront.
- Job training, Career Development, overcoming barriers.



<https://lahabitationhouse.org>

Peer Respite: Project Return Peer Support



- A “step down” program for 12 individuals to stay for 2-4 weeks following mental health challenges.
- Located on private floor within the project with a distinct entry, staffing, and common space



<https://prpsn.org/>

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RESTORE: THE THREE "C"s

Trauma Informed Design

COMFORT

Joy, Beauty, and Meaning

Peace of Mind Safety, Security, and Privacy

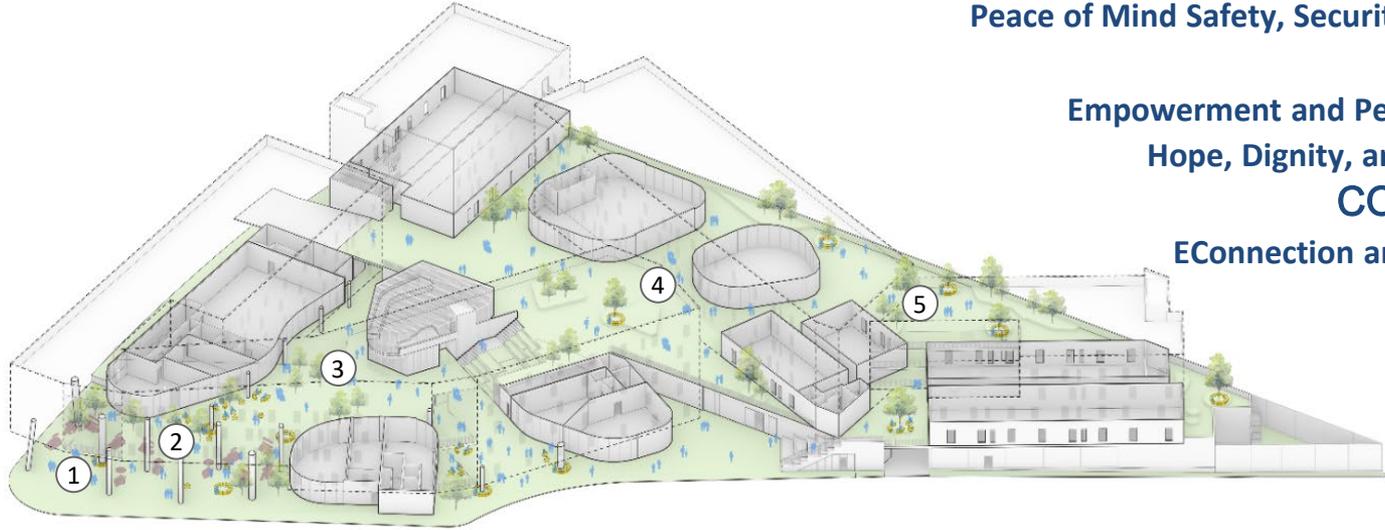
CHOICE

Empowerment and Personal Control

Hope, Dignity, and Self-Esteem

COMMUNITY

EConnection and Community



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RESILIENT: SUSTAINABLE MEASURES

Sustainability Measures

- 1. ENERGY** - PV Solar Array (typical at rooftop)
- 2. ENERGY** - Daylighting & Natural Ventilation (Windows at front + back of unit)
- 3. CARBON REDUCTION** - Multimodal Transportation
- 4. Heat Reduction** - Greening / Landscape
- 5. ENERGY** - All Electrical Building System
- 6. ENERGY** - Naturally Ventilated Exterior Corridors and Building Circulation

