

# The Moonstone

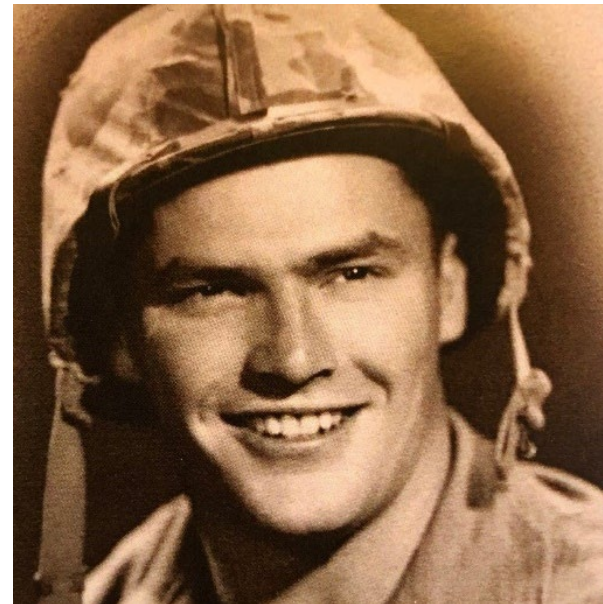
*716 S. Pacific Coast Highway*

## Addressing Homelessness in Redondo Beach

Community Meeting

Council District #1

July 9, 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.





# Villages at Cabrillo

[centuryvillages.org](http://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



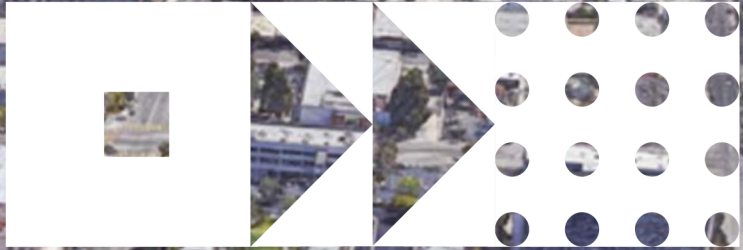
TRANSFORMING A CAMPUS INTO A  
**COMMUNITY**



**West LA VA**

[www.wlavc.org](http://www.wlavc.org)





**One  
San  
Pedro**

**One San Pedro**

[www.onesanpedro.org](http://www.onesanpedro.org)





# A short video

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# 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





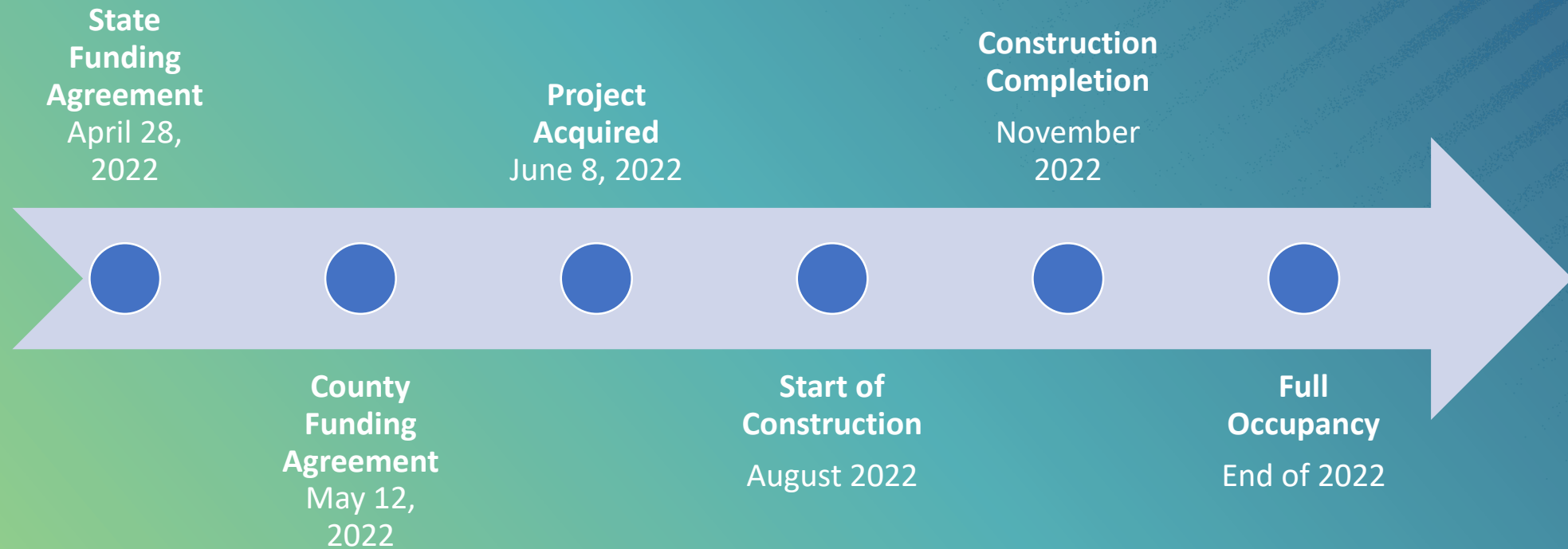
# Scope of work

- 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

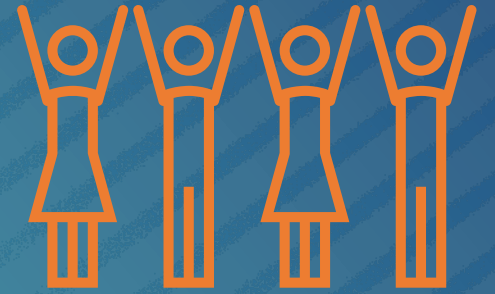


- Two full time employees on-site:
  - *24-hour property manager*
  - *One full time case manager for the provision of services (on-site weekdays on-call after hours for emergencies)*
- Third party remote monitoring surveillance system
- 24-hour crisis intervention resource
- Comprehensive Emergency 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





# Stories from the Pallet Shelter

## Meet Your Redondo Neighbors at the Pallet Shelter

Frank Hanna wants you to know that he's been a Redondo Beach resident for 15 years. Frank fell into homelessness due to negative family dynamics, especially after his mom passed away. The Pallet Shelter has helped Frank fix his life and has kept him out of trouble. He's looking forward to being permanently housed and being a productive member of society!



Linda Hopkins was born and raised in Redondo Beach. She fell into homelessness due to financial hardship. The Pallet Shelter has given her a new sense of stability. Being housed again would mean the world to her. She is already looking forward to decorating her future place!



Pamela Chase fell into homelessness from escaping domestic violence. The Pallet Shelter has helped keep Pamela safe from living on the streets, and has helped her apply for housing. She is looking forward to the happiness and security that a place to call her own would bring!



REDONDO BEACH PALLET SHELTER



# A local continuum of housing in Redondo Beach

*a typical path: from Pallet to PCH and beyond*



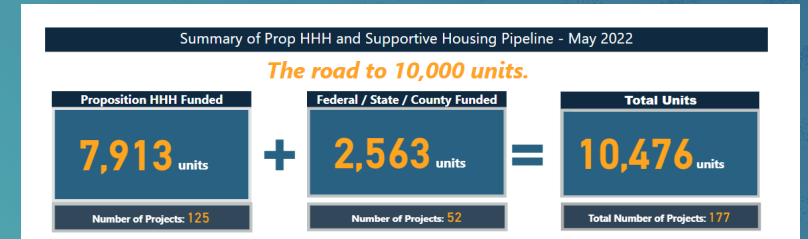
# Project Cost

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](http://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
- It takes a Village!





# Thank you!

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