



## Liberty Lane

# Supportive housing for veterans in Redlands



# Who is A Community of Friends?

- ▶ **Nonprofit organization founded in 1988 to provide permanent supportive housing for low-income people with special needs. Full service-development, services, property management and long-term operator.**
- ▶ **Developed 44 apartment communities throughout Southern California (over 1,700 units)**
- ▶ **Active developer: Currently have 2 projects under construction, 3 breaking ground in 2015, and 7 in the predevelopment stage**



# Project partners and participants

- ▶ **Western Community Housing**
- ▶ **Service providers – Phoenix FSP and US Vets**
- ▶ **Architect – KTG Y Group**
- ▶ **Sustainability – Green Dinosaur**
- ▶ **Property manager – Barker Management**
- ▶ **City of Redlands - jurisdictional**
- ▶ **Proposed lender partners:**
  - **State of California Housing & Community Development**
  - **California Tax Credit Allocation Committee**
  - **Tax credit investor and construction lender**
  - **County of San Bernardino**
  - **Potentially Home Depot Foundation and Federal Home Loan Bank of San Francisco**



# ACOF Approach

- ▶ **Quality design and construction**
- ▶ **Community input**
- ▶ **Complements the character of the neighborhood**
- ▶ **Aesthetically pleasing yet cost-effective**
- ▶ **Specific needs of tenants in mind**
- ▶ **Project amenities**
- ▶ **Sustainability**



**A Community of Friends**  
*Building Independent Lives*

# Programming and Services

- ▶ Gardening
- ▶ Cooking classes
- ▶ Fitness and health
- ▶ Social activities



# ACOF PROJECT EXAMPLES

## New Directions Sepulveda I and II

- 147 units of permanent supportive housing for homeless veterans
- Full gut rehabilitation of two existing buildings on the VA campus in North Hills  
Completed in 2013



## Villas at Gower

### Supportive housing for families Hollywood, CA

- New construction of 70 units
- Product: Four stories, podium parking
- Resident population: Adults who are formerly homeless and living with mental illness (some MHSA units)
- Construction Completed:  
December 2011
- First ACOF LEED Platinum project



# Vista del Rio

## Memory Lane, Santa Ana

- 41 apartments for people with developmental and/or physical disabilities
- Completed construction in 2013
- Studio, 1 and 2 bedroom apartments
- Community amenities
- Service partners: Project Independence and Regional Center Orange County



# Avenida Villas

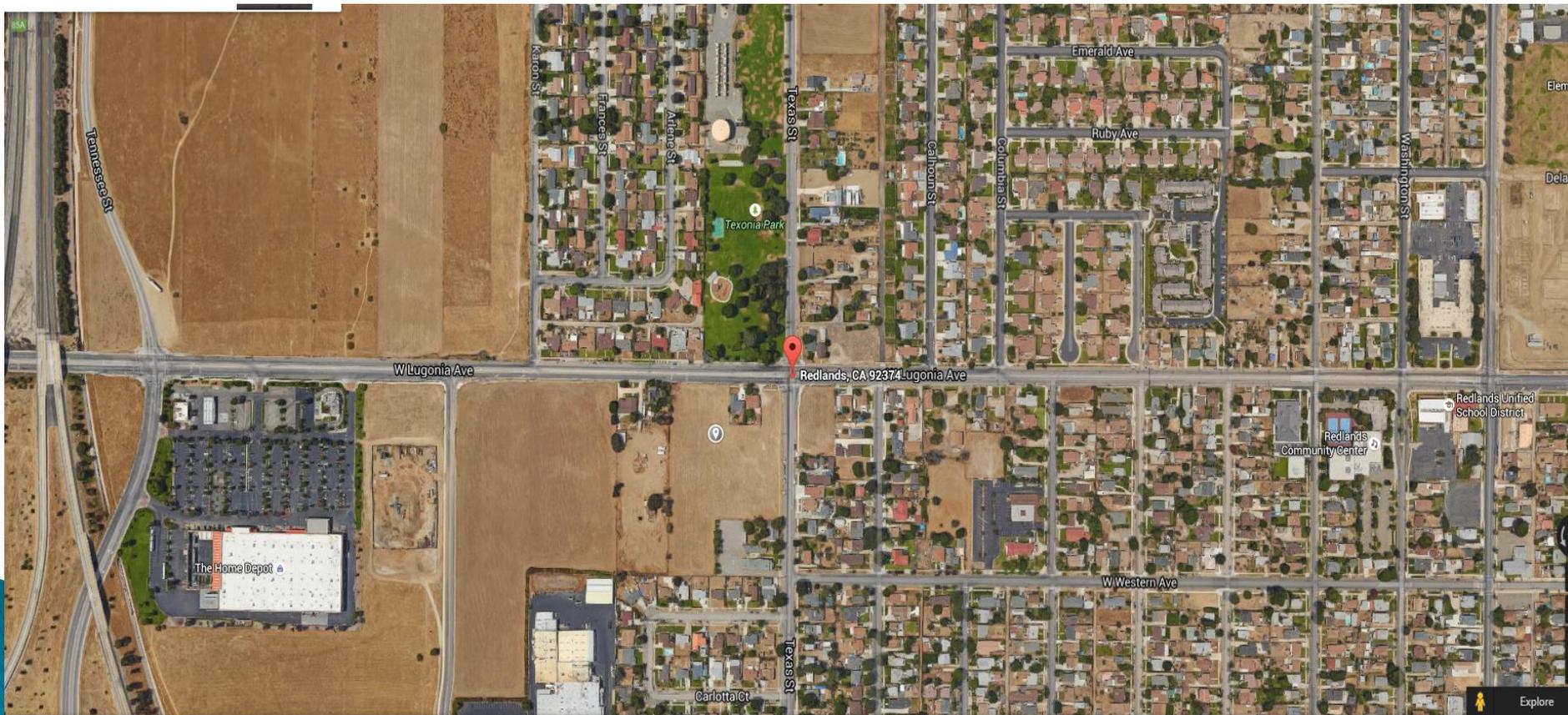
## Ball Road, Anaheim

- 29 apartments for low-income and special needs people (all MHSA units)
- Completed construction in 2012
- 1 and 2 bedroom apartments
- Community amenities such as computer room, community kitchen, recreation area with ping-pong table, barbeque and patio area, and childrens playground
- Service provider: Telecare of Orange



# Liberty Lane

- Located at the corner of Texas and Lugonia Streets in Redlands
- 80 units – 60 1-bedrooms, 19 2-bedrooms, 1 3-bedroom
- Total project costs \$26.8 million
- Anticipated to break ground in December 2016



## Redlands Amenities



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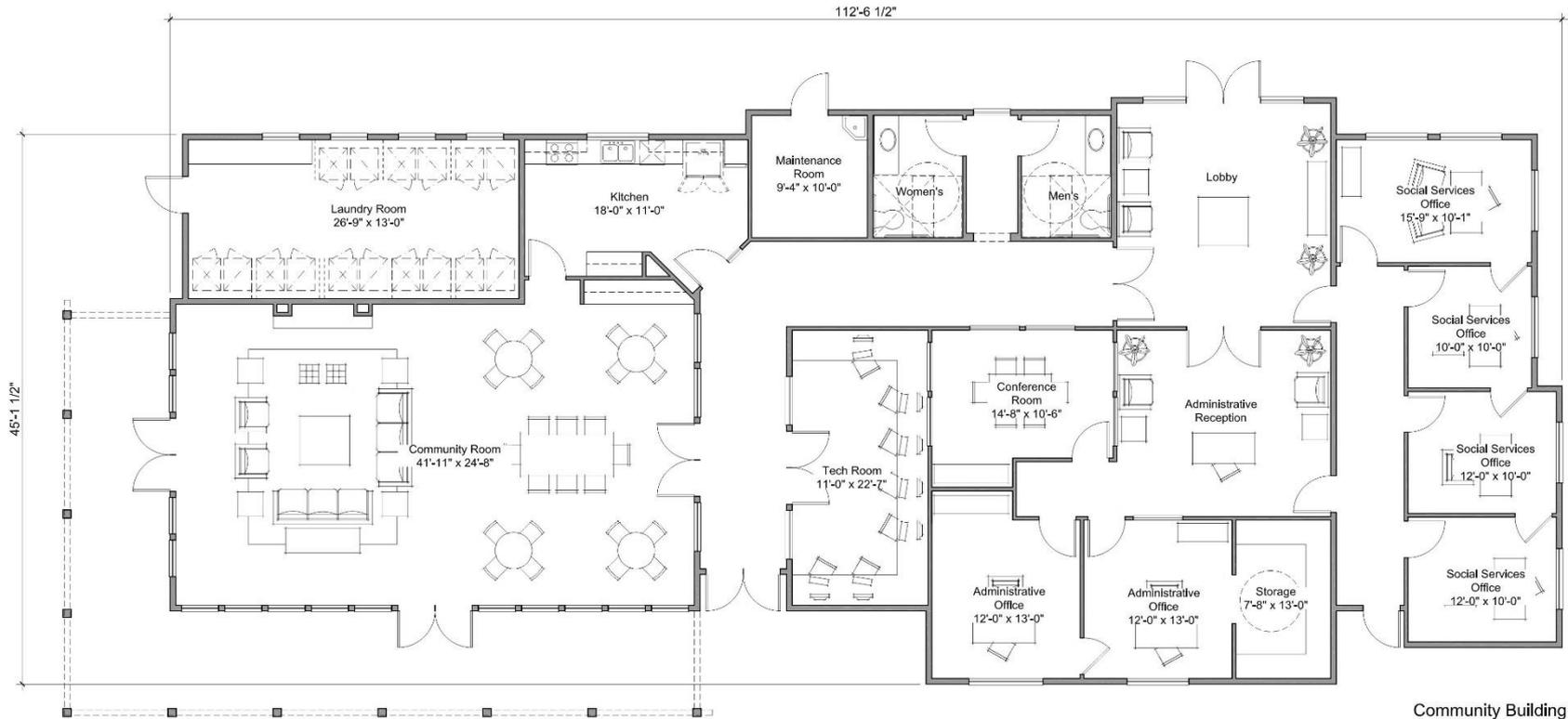
# Site/Landscape Plan



## **Proposed Architecture**



**Aerial View**



Community Building  
4525 NSF

# Clubhouse Floorplan

# Supportive housing builds communities

