



News From Our Abode

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Questions? Answered.

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Partnerships for Better Communities

Perhaps one of the most significant responsibilities as an affordable housing developer is forging partnerships with like-minded people and organizations for the advancement of the communities we serve. During a recent advocacy trip to Washington D.C., I was compelled to revisit this philosophy after meeting with several government representatives to discuss leveraging the current legislative landscape to advocate for the production and preservation of affordable housing. After nearly 30 meetings, I left with a renewed appreciation for the cooperation and collaboration of working together to ensure our voices are heard.

Partnerships of all types are pivotal to developing safe, high-quality affordable communities. Since our inception 47 years ago, Abode Communities has teamed with more than 500 community groups for the advancement of our industry. As such, the organization is excited about several upcoming projects with some of Los Angeles' most esteemed organizations.

Highlights in this newsletter include a collaboration with LAUSD to bring much-needed affordable workforce housing to district employees; a partnership with Trust South L.A. to offer a mixed-use affordable housing development near USC; a partnership with charitable entity American Gold Star Manor to perform a substantial rehabilitation of 348 homes in Long Beach to improve the livelihoods of seniors and veterans by enhancing real estate assets and ensuring long-term affordability; and conceptual design of



a massive multipurpose recreational sports complex in Wilmington in partnership with the Wilmington Jaycees Foundation and USA Institute of Sports to transform a once gang and crime-ridden community into a cultural and civic center for health and wellness.

With a robust development pipeline totaling 1,123 homes to be produced or preserved by 2019, Abode Communities remains extremely thankful for these collaborations that help fulfill its mission. The organization looks forward to forging more new relationships as we continue to share our vision of transforming and revitalizing underserved communities through the provision of service-enhanced affordable housing.

Sincerely,

Robin Hughes
President & CEO



Architectural Services Commissioned for Wilmington Jaycees & U.S.A. Institute of Sports' New Sports & Wellness Center

Abode Communities has teamed with Wilmington Jaycees Foundation and U.S.A. Institute of Sports to provide conceptual design services for a massive recreational complex spanning an 18-acre site in the Port-based neighborhood of Wilmington.

With a focus on syncing conscious design with the owner's goal to re-invest the current site, the design team introduced state-of-the-art facilities that would create an economic base for the community while promoting health and wellness through sports event opportunities at national and local levels.

Abode Communities design team's modern architectural style complements the high-performance, contemporary nature of the sites' various programmatic elements while also directly relating to the surrounding neighborhood by virtue of the materials used and how they are modulat-

ed. The design consists of metal and glass walls that promotes natural light and create a direct relationship to the play fields while engaging the outdoor communal spaces. Situated along the intersection of Lomita & Figueroa amongst residential, industrial and commercial buildings, the design team appropriately sited the buildings' entrance along the western side on Figueroa street allowing for proper scale and massing in an effort to minimize the residential impact along the eastern and southern edges.

Upon completion in 2017, the site will feature a diverse architectural program that integrates four distinct structures (training facility, multipurpose hall, football and baseball/softball V.I.P. concessions) that are sited to activate exterior gathering areas and are connected via a central promenade. The largest structure includes a state-of-the-art training center with basketball courts, weight training

room, classroom spaces, administrative offices, meeting rooms and an outdoor eating area. The remaining three pavilions feature a multi-purpose room to host community events and large gatherings during sports tournaments; football, baseball and soccer fields; VIP seating lounges with kitchens, ground floor concessions and restrooms.

Aligning owner sustainability goals with the design teams' philosophy of minimizing environmental impact, the development is anticipated to achieve a LEED® certified rating. Sustainable design measures include a solar thermal system to reduce natural gas consumption; bioswales to retain water onsite, covered parking stalls with photovoltaic panels to offset electricity, controlled lighting to reduce energy usage and drought tolerant landscaping, amongst more.



Developments in Detail



Abode Communities received land use approvals for **Rolland Curtis Gardens** in South Los Angeles! In partnership with community land owner T.R.U.S.T. South LA, Rolland Curtis Gardens addresses the neighborhood's dire need for access to affordable housing and health services in a community that has suffered from increased displacement as the result of the conversion of properties into market-rate student housing. Upon completion, Rolland Curtis will feature 140 service-enhanced affordable homes; a Federally Qualified Health Center to be operated by St. John's Well Child & Family Center; and 1,500 square feet of community-serving retail. Situated just 100 feet from the Metro Expo/Vermont light rail station, the development boasts an unprecedented 0.8:1 parking ratio, a first for multifamily affordable housing in the City of Los Angeles.



Construction is underway on **Selma Community Housing**, Abode Communities' second joint-use development with Los Angeles Unified School District (LAUSD). Selma will feature 66 service-enhanced affordable family and workforce homes with shared parking in a transit-rich location near the Metro Red Rail Station and Rapid/ local bus lines. Residents will enjoy amenities such as a community center, computer lab, central courtyard with tot lot, and a landscaped roof terrace.

Nods

Abode Communities is pleased to announce the following honors and awards:

NAHMA™

Vanguard Award for
Major Rehabilitation
**Hudson Oaks
Pasadena**

wegowise

Top Energy Efficiency &
Top Water Efficiency
**Rio Vista Apartments,
Los Angeles &
Centennial Place,
Pasadena**



LEED® for Homes Gold
Riverwalk at Reseda

THANKS TO OUR 2014 SUPPORTERS!

Alpha Construction Company
Arroyo Insurance Services
Bank of America
California Community Foundation
Citi
Community Economics
Craig Lawson & Associates
Dreyfuss Construction
Gail Goldberg
HD Supply Facilities Maintenance
Holly Benson
Jim Dixon
John & Sharon Benson
Julia Bidwell
Julie Chandler
Kimberly Krug
Linda Eisenhart
Manufacturer's Bank
Optimus Construction
Pasadena Community Foundation
Ralph M. Parsons Foundation
Rick & Caroline Saperstein
Robin & Michael Hughes
Sandra Kulli
The Ahmanson Foundation
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Beyond Homes: Enhancing Livelihoods

"Listen, I'm Speaking" Women's Empowerment Workshop

At Grisham Community Housing in Long Beach, a seven-month-long women's empowerment group titled, "Listen, I'm Speaking" engaged adult participants through a variety of workshops on parenting, healthy living, personal goal setting, forgiveness, empowerment/love, overcoming adversities and self-motivation. Through ongoing group support, two participants returned to school, three gained new employment and four learned how to be more proactively involved in their children's lives.



Campfires, S'Mores and Team Building, Oh My!

Working in collaboration with Knights of Pythian, Beyond Homes' Wilmington-based programs sent 22 children ages 9 - 11 to the Sequoia National Forest for a five-day overnight camp tuition-free. Youth participated in outdoor activities that promoted physical health, education, safety, self-confidence and team building; arts and crafts to promote creativity; aquatic adventures to improve life skills; and nightly campfires to boast community.



Jewelry Making: More than Glitter and Glam

Morgan Place resident Vivian De Leon shares her passion for jewelry making by using her skills (and some supplies!) to teach weekly workshops of the trade. Studies have shown that jewelry making as a hobby helps participants recover from illness, trauma and addiction while reducing stress, enhancing fine motor skills and promoting cognitive memory skills through pattern making. The workshop has been so successful that participant Cecile Johnson noted that bead stringing "has been therapeutic," and she has even made a small profit from the sale of her pieces.



Maintaining Long-Term Mental Health

Resident coordinators at Hudson Oaks and Terra Bella enlisted experts from the Department of Mental Health to provide workshops on topics such as depression, memory loss and dementia, fall prevention, Alzheimer's prevention, managing diabetes, and managing nutrition and health. In conjunction with ongoing workshops, residents surveyed have revealed newly established supportive peer networks, improved emotional stability, reduced isolation, improved health outcomes and the general maintenance of cognitive health.