

Section 4.2.1 Development Description

Menlo Family Housing is a proposed new construction development of 60 units of multifamily affordable rental housing. The project site is 1230, 1236, & 1240 S. Menlo Ave. in the Koreatown neighborhood in the City of Los Angeles. The project location is convenient to neighborhood amenities such as bus stops and light rail, groceries, medical clinics and pharmacies, retail stores, sit-down restaurants, city park space, recreation centers and employment centers.

Construction will consist of Type 5 wood frame construction of four residential stories above a ground floor cement podium and one level of subterranean parking. The project also will offer approximately 4,000 square feet of common space, including tenant activity rooms, social service offices, meeting rooms, and a total of 76 parking spaces. The project will provide 5 1-bedroom, 35 2-bedroom, and 20 3-bedroom units. Units will be affordable to tenants with incomes between 30% and 50% AMI.

The development team comprises LTSC Community Development Corporation (LTSC CDC), the Koreatown Youth and Community Center (KYCC), and the Los Angeles County – Department of Mental Health (DMH). The development team is a comprehensive team with affordable housing development expertise, social service/mental health service experience, and community outreach capacity rooted in the local community. LTSC CDC will serve as the lead developer and project manager through the development process. KYCC will serve as the primary service provider, and will also provide overall tenant services. KYCC will provide service coordination, mental health counseling, social services, and case management services specific to the MHPA-eligible TAY for the project on-site and off-site.

5 1-bedroom units will be funded by MHPA and targeted for Transition Age Youth who have been certified by DMH. Occupancy of these units will be restricted to youth who are homeless or at-risk-of-homelessness between 18 and 24 years of age, with income up to 30 percent of the area median income. The target population includes youth exiting from the juvenile justice system, institutional care, and foster care. Youth ages 16 or older emancipated from the foster care system will also be eligible for these units. The project prioritizes underserved API populations (including but not limited to: Cambodian, Chinese, Fijian, Filipino, Hawaiian, Hmong, Japanese, Korean, Laotian, Mien, Samoan, Tongan and Vietnamese) but also serves the general population as a whole.

The goal of the MHPA funded program is to foster, self-sufficiency, self-esteem, and employment opportunities for the youth to sustain independence when they transition to adult services and age-appropriate housing after age 25. The project's housing and supportive services provided by KYCC and DMH are designed assist MHPA eligible tenants to become retain permanent housing and thrive as community members. The MHPA-eligible tenants will be fully integrated into the overall project population, with MHPA-funded units on each story of the project, and communal and counseling space wrapped into the building's ground floor services.

A comprehensive service plan including on- and off-site services provided by KYCC and DMH will meet the full range of needs of the project's tenants. KYCC will provide tenant services for the entire building, including afterschool programs and academic support, life skills, and financial literacy. KYCC will provide the primary services exclusively for the MHSA-eligible tenants as well as an on-site service coordinator as a single point of contact for the MHSA supportive services. MHSA-eligible tenants will be encouraged to participate in these activities on a strictly voluntary basis. Supportive service staff will work with tenants on individual service plans, with goals tailored to each tenant's needs and interests.

KYCC and DMH seek to (1) strengthen and enhance the independence and well being of youth clients, and (2) provide young comprehensive community mental health services that are voluntary, client-directed, strength-based, built on principles of recovery and resilience, delivered responsively and respectfully in the community in a manner sensitive to the cultural needs of the individual served. Services specifically targeted to transition age youth will be provided following a four-phase intervention or continuum based on the client's functioning and readiness level. The four phases are: 1) Engagement; 2) Intensive/Structured/Teaching; 3) Supportive/Individualized/Mentoring; and 4) Follow-up/Peer-mediated/Self-Directed. Under this model, KYCC and DMH clinical staff, including licensed psychologists and social workers, will provide intensive and comprehensive case management, employment training and life-skills coaching on site. Door-to-door transportation services are available when there are no other available services and when it is assessed that it will be beneficial for the youth to obtain needed services.

The transition plan for TAY who wish to continue residing in the building after age 25 will allow for permanent residence within the project in a non-MHSA funded unit. Because the project is a permanent affordable family housing project, there will be an opportunity to permanently house these consumers within the project.

The project's total development cost of \$25,456,669 will be funded through a variety of financing sources, summarized in the table below.

Funding Source	Amount	Date Committed
Los Angeles Housing Department	\$5,819,240	<i>Will apply Dec 09</i>
Los Angeles CRA	\$3,175,000	October 2008
Chase (Permanent Loan)	\$1,109,000	<i>Will apply Mar 10</i>
9% Tax Credits (TCAC)	\$14,052,459	<i>Will apply Apr 10</i>
CA MHP Special Needs	\$676,820	October 2008
MHSA	\$524,150	Pending
Total	\$25,456,669	