

#### **4.2.1 Narrative Development Description NoHo Senior Villas**

##### Housing and Service Goals of the Development

Clifford Beers Housing, Inc. (“CBH”) and PATH Ventures (“PATH”) have joined forces to develop, NoHo Senior Villas, a proposed senior multifamily community that entails the acquisition of three contiguous parcels located at 5525 - 5539 ½ Klump Avenue in North Hollywood, CA. Currently, there are seven existing housing units on the site that will be demolished once financing is secured and relocation of three tenant households is complete. After demolition, the site will be redeveloped into a new five-story, 49-unit apartment building offering 48 one-bedroom, one-bathroom units and 1 two-bedroom manager’s unit. The ground floor will feature a community room with a community kitchen that opens up to a landscaped courtyard, a management office, a counseling room, and offices for onsite mental health and social service personnel. The top floor will feature a roof deck with planters, patio furniture, and a laundry room.

The goal of the development is to provide homeless, mentally ill seniors in the North Hollywood community with permanent, affordable housing and a program of services that will help them maintain housing and reintegrate into mainstream society. The property will be staffed by a full-time property manager living on site, a full-time Resident Services Coordinator paid for out of the property’s operating budget, and a full-time Case Manager that is a PATH employee. San Fernando Valley Community Mental Health Center (SFVCMHC) will act as the primary mental health services provider for the property.

##### Characteristics of the tenants to be served

Of the 48 rental units, 30 units will be reserved for seniors 55 years of age and older that meet the MHSA definition of homeless and have been diagnosed with a severe and persistent mental illness. Eighteen of these 30 MHSA units will be reserved for MHSA eligible seniors who qualify as chronically homeless. Chronically homeless, as defined by the State of California Governor’s Homeless Initiative Notice of Funding Availability, means an individual has been continuously homeless for a year or more during the past three years or has experienced four or more episodes of sustained homelessness during the past three years. The 18 units reserved for chronically homeless MHSA eligible seniors will be set aside for households who earn incomes of 25% AMI or below and the 12 units reserved for homeless MHSA eligible seniors will be set aside for households who earn incomes of 30% AMI or below.

##### Type of housing and how the housing meets the housing and service needs of the tenants

NoHo Senior Villas’ target population is homeless mentally ill seniors, a group with a higher proportion of medical and mental health problems than non-homeless persons of the same age. This is also a group likely to have numerous barriers to employment, including difficulty learning new skills due to a lack of education and unemployment. They are also more likely to face challenges maintaining housing due to several factors including: difficulty keeping their units clean, failure to pay rent, and dementia and other forms of mental illness that compromise their ability to live independently. NoHo Senior Villas will meet the unique needs of the homeless and mentally ill senior population by providing intensive case management, mental health services, and connecting tenants to the full range of support services they need to gain increased independence and remain stably housed, including a safe and secure housing environment, linkages to health and dental care, mental health care, life skills workshops, substance abuse treatment, and self help groups.

CBH and PATH will collaborate to provide affordable, subsidized permanent housing for the tenants, while PATH and SFVCMHC will provide a program of mental health and other supportive services necessary to ensure the tenants' continued success at remaining housed. In addition, North East Valley Health Corporation, CLARE Foundation, and Tasteful Adventures have agreed to partner with PATH to provide tenants with health care services, alcohol and substance abuse counseling, and cooking and nutrition classes, respectively.

Unit layouts are simple and efficient in design, ranging from 500 to 600 SF and include a living area, bedroom, bathroom, and full kitchen. The building will feature approximately 1,200 SF of onsite services space including two offices for the resident service coordinator and case manager to work with tenants, a management office, a meeting room, a counseling room, and a community room with community kitchen for classes and activities. The location of the proposed project is ideal, as the site is located in proximity to public transportation, grocery stores, retail, and medical offices.

#### Primary service provider

PATH will act as the primary service provider to the MHSA units at NoHo Senior Villas. PATH is led by Executive Director John Molloy. Mr. Molloy has more than thirty years of planning, development, redevelopment, financial management and policy development experience in the housing sector. Mr. Molloy was previously Executive Director of the Community Redevelopment Agency, where he participated in numerous Downtown and Hollywood revitalization efforts, among others, and he has administered or oversaw the approval and implementation of such major projects as the Staples Arena, the Hollywood/Highland (Academy Awards) project, the Colburn School of Performing Arts and many other significant developments. PATH is currently working on a supportive housing project called the Villas at Gower, which has applied for MHSA funding.

#### Project financing

The demolition of the existing housing units and the construction of NoHo Senior Villas are anticipated to cost a total of approximately \$17,618,001. The development will be financed with equity from the sale of 4% Tax Credits in the estimated amount of \$4,754,711, Mental Health Services Act funds of \$3,144,900, Governor's Homeless Initiative funds of \$2,698,290, Los Angeles Permanent Supportive Housing Program funds of \$5,334,500, Affordable Housing Program funds of \$500,000, Accrued Interest of \$177,900 and a Developer Note of \$1,007,600. It is anticipated that \$9,600,000 of tax exempt bonds will be used as a construction source. CBH has secured all of the project's soft financing and will apply for tax exempt bonds and tax credits in November 2010.

#### Development Team and Development Schedule

CBH is the lead developer of NoHo Senior Villas, and will be responsible for the A-Z development of the project, including supervision of the acquisition, predevelopment, financing, construction, leasing, and long term ownership and operations activities for the property. PATH is acting as co-developer and will assist with development activities. PATH will also be the primary service provider and will employ a full-time case manager to provide wrap around case management services for residents of the building. SFVCMHC will act as the primary mental health services provider for the property and provide onsite mental health case management services for its tenants. The John Stewart Company will be the property management agent. Construction is expected to begin in April 2011 and completion is anticipated by August 2012, with stabilized occupancy by winter 2012. There are three tenants at the property who will be permanently relocated prior to construction.