

Parker Apartments

4.2.1 Narrative Development Description

Housing and Service Goals

The Parker Apartments is a complete gut-rehabilitation of an existing, three-story masonry apartment building originally constructed in 1923, which is currently subdivided into very small SRO units. Parker Apartments will be reconfigured to provide 14 livable studio apartments for homeless individuals with persistent mental disabilities earning at or below 30% AMI. Affordability of all units is made possible with Shelter Plus Care rental subsidies. The project is designed to meet the need for permanent, service enriched housing by providing on-site supportive services.

Parker's rehabilitation is necessary in order to increase the development's livability. Though Parker Apartments has provided 30-units of affordable housing since 1995, the current units are grossly undersized, resulting in poor living conditions for residents, high vacancy rates, and high levels of physical deterioration in units, common kitchens and community rooms, and all major building systems. The units currently average 170 square feet, and three community rooms and common kitchens provide amenities of only 40 square feet per resident. In addition, no units are ADA accessible. The gut-rehabilitation and reconfiguration will increase unit sizes by 65% to 280 square feet, provide residents with private kitchenettes and bathrooms, rehabilitate all community space while maintaining its size, and increase the efficiency of all major building systems. By adding an elevator and chair lift, the rehabilitation will also allow all units to be ADA accessible. Additional special project features include an outdoor common space, to be used for social and recreational activities, training, education, and case management services.

In addition to the amenities provided on-site, many supportive-service, cultural, recreational, employment and educational programs are located within a two-mile radius of the project. Parker Apartments is located in the Westlake community, near downtown Los Angeles. This area offers a variety of grocery stores, employment opportunities, banks, and retail stores. Access to public transit is plentiful.

Case management and supportive services will be provided on-site by ACOF's Residential Services Department and Lamp Community, a nationally recognized homeless service provider. Supportive services include comprehensive case management; mental health services, which include outpatient, socialization and substance abuse self-help programs; and independent living training (ILT), employment, educational and vocational training.

Characteristics of tenants to be served

Parker Apartments will be home to 14 special needs tenants, all of whom will be designated as MHSA households, homeless individuals with diagnosed severe and persistent mental illness, per a licensed professional in accordance with Los Angeles County Department of Mental Health standards. The target population is adults 18 years

of age and older, with no maximum age limit.. Tenant incomes will not exceed thirty percent (30%) of Los Angeles Area Median Income (AMI).

The targeted population will require intensive services especially in the areas of mental health, substance abuse, health care, legal advocacy and proactive outreach and engagement. Intensive mental health services will be provided by the LACDMH through its network of Directly Operated and contracted providers who will serve as the Single Fixed Point of Responsibility (SFPR) for tenants. These services will include case management, medication support, psychiatric services, crisis intervention, individual therapy, rehabilitation and therapeutic groups, and substance abuse services or referrals to treatment, if appropriate.

How the building in which housing and services will be provided will meet the housing and service needs of the tenants (location, building type, layout, features, etc.)

Parker will be designed and built to vastly improve the current living condition. Currently units at Parker are small and outdated. Units will be made larger, all appliances will be replaced, all major systems (mechanical, plumbing, Electrical) will be updated and a kitchen will be added to each unit. This will greatly improve the quality of life for tenants at Parker and help with reintegration.

Parker will have on-site case management offices and community space. Having on site space for services is extremely important for the tenant population at Parker. Tenants will have regular access to case managers on site as well as services programming in on-site community space. Additionally, Parker will be located near service amenities, public transportation options, grocery stores and job centers. Parker will also have on-site laundry facilities.

Project Financing

Parker will utilize MHSA capital funds, 9% tax credits, and a small Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) loan

The current projected total development cost of Parker is \$6,053,595. There is a current LAHD loan on the property of \$2,117,502. This loan will be re-financed. MHSA has committed \$1,467,620 and we expect \$2,405,453 in equity through the sale of 9% low income housing tax credits. We will apply for a \$63,020 AHP loan in April of 2010. We intend to apply for tax credits in July of 2010 and start construction in February of 2011.

Service Providers

Lamp Community has been designated as the lead service provider. Since its 1985 opening as a small, daytime drop-in center, Lamp Community has grown to become one of the nation's leaders in the provision of permanent supportive housing. Lamp has seven Los Angeles-area sites encompassing nearly 300 private apartment units, two semi-private communal residences housing 80 men and women, an art studio, medical facilities, and a wide array of on-site services. Lamp's 90-person staff assists over 1,200 individuals per year, all of whom were homeless (at entry) and have been diagnosed with

a severe mental illness, and 90% of whom have co-occurring disorders such as chemical dependency and chronic medical conditions.

Additionally Lamp will work with other service providers in the area to link tenants to a broad range of supportive services.