

## Section 4.2.1 Development Description

Los Angeles Housing Partnership is the owner and developer of Parkview on the Park, an 80 unit senior permanent supportive housing development in Westlake/ MacArthur Park, slated to begin construction in early 2010. The gut-rehab will transform a cramped and dilapidated 198 unit SRO into 80 large efficiency rental units. Parkview on the Park is a green/sustainable development which has secured committed funding from TCAC, LAHD and is now pursuing additional capital development funds through the Los Angeles County Department of Mental Health. The total development cost is \$23,708,140, LAHP is requesting a total of \$1,859,760 in MHSA funds (\$659,760.00 for capital development and \$1,200,000.00 in operating subsidies) LAHP has partnered with St. Barnabas Senior Center as the lead service provider, Brackenhoff Property Management group as the on-site property management company and will coordinate with a network of mental health providers. Parkview on the Park is the first permanent supportive housing development for LAHP and is the first green/sustainable permanent supportive housing development of its kind in the Westlake/ MacArthur Park community (LEED certified).

*Parkview on the Park* features over 8,000 sq ft of social service space which will be used to house a variety of on-site programs, resident activities, food and clothing distribution, health care and office space for service providers. Parkview will feature a library, fitness room, 3 multipurpose lounges, case management offices, an on-site health clinic and counseling rooms. The single loaded corridors allow for maximum natural ventilation and lighting, while also providing large space for supportive services on each floor. LAHP has made a concerted effort to develop a green community at Parkview and has incorporated sustainable design features into the building such as; eco friendly recyclable and recycled materials, energy efficient appliances and fixtures, water conserving fixtures, improved indoor air quality, non-toxic materials and more. Parkview is a transit oriented development, located near amenities such as the Metro Red line, Good Samaritan Hospital, MacArthur and Lafayette Parks and many community service organizations. The development will contain 80 units 40 of which are dedicated to MHSA households at or below the 30% area medium income. Additionally project based section 8 vouchers have been retained to further deepen the affordability of all units. This affordability is a powerful component to helping those with mental illness maintain tenancy in permanent housing.

The goal of *Parkview on the Park* is to provide an exceptional opportunity for seniors who are mentally ill, chronically homeless, homeless, or who have very low incomes. Residents of *Parkview on the Park* will live in a community with full access to services and programs that will meet their specific needs, while encouraging independence and financial growth. All services will be offered on a voluntary basis to all residents and will emphasize the residents' ability to take ownership of their individualized plan. Due to the nature of the future residents of the project, Parkview will offer different levels of support depending on the service needs of its residents. Services will be offered through a coordinated effort among the owner, property management staff, on-site social service staff, case managers and the residents themselves ensuring a healthy living environment for all residents. Experience has taught us that special needs populations tend to stabilize and flourish in an environment that offers a variety of levels of support specifically tailored to their needs.

Parkview will utilize a layered service model to address the varying needs of each resident. Each resident will be assigned to a case manager and participate in the development of their own individualized service plan to ensure it is tailored to their goals as well as maintaining their housing.

From nearly two decades of experience, the supportive housing industry has learned that special needs populations, and particularly homeless seniors and seniors with a mental illness, require a rich array of support services to help them maintain stable housing, develop greater self-determination and self-sufficiency, and achieve their life goals. Los Angeles Housing Partnership has researched projects with populations that are similar to that of *Parkview on the Park* and consulted with experts in the field of supportive housing to arrive at the following description of the expected service needs of the target populations:

Population	Service Needs
Homeless, chronically homeless Seniors with substance abuse or mental illness - Up to 50% of resident population	Intake and assessment, information and referral, recreational and socialization activities, community building activities, support groups, on-site educational opportunities (i.e. computer classes). Intensive case management, with emphasis on accessing mainstream services and other community-based resources including; independent living skills, behavioral health and primary health issues and vocational/educational goals. Intensive case management includes individualized service planning and goal setting, counseling and support, coordination of services, access to substance abuse programs, and money management.

St. Barnabas Senior Services (SBSS), the lead service provider at Parkview on the Park, will focus on case management, support services and independent living skills for all residents. SBSS will hire and supply the development with one full-time Resident Services Coordinator (RSC) and 2 full time case managers on-site. Additionally St. Barnabas Senior Center, run by SBSS, provides a wealth of intensive senior services and is located just a couple blocks from the proposed Parkview on the Park. SBSS social workers and case managers are the gateway to more than two dozen direct services offered by St. Barnabas Senior Center. SBSS has an extraordinary track record providing services to seniors and will provide the following on-site at minimum: case management, information and referral resources, advocacy, translation, transportation, escorts, congregate meals, home delivered meals, grocery shopping and delivery, supportive services in the home, money management, legal assistance, independent life skills, power of attorney, representative payee, recreation, socialization, adult education, assistance with application for benefits and other benefits to seniors.

SBSS RSC will coordinate with case managers, the on-site property management company, JWCH clinics, the network of mental health providers, Belmont Education and Career Center and other providers to improve communication flow and effectively facilitate service provision. Bi-weekly regular meeting in addition to meetings needed for special circumstances will make sure that all parties are on the same page at all times.

The network of mental health providers will provide a number of direct services to residents based on their individual need, services such as: Employment and Training Services, Linkages to Health Care, Support Groups, Medical Services, Legal and Benefits Advocacy, Money Management Counseling, and Independent Life Skills training. The network will be in constant communication with both the RSC, case management and the property management company to address any issues that may affect residents housing stability.

LAHP is currently working with JWCH clinics to establish a FQHC on-site at Parkview to serve the needs of the residents as well as the general community. We realize that after being homeless many individuals suffer from various conditions and the ability to those conditions on-site is of great advantage to our residents. The JWCH clinic will occupy 1500 sq ft. on the ground floor with storefront access to serve the impoverished surrounding community as well.

Belmont Education and Career Center (BECC- formally Belmont Adult School) is an experienced partner of LAHP and has helped to implement fitness, computer and adult school classes in previous developments. Belmont ECC has agreed to provide English as a Second Language (ESL) classes, at no cost to the residents, and is able to provide the following courses to residents of Parkview on the Park, also free of charge: adult education programs, adult basic education, adult secondary education, citizenship preparation, Fitness – Yoga, Tai chi, aerobics and more, and programs for adults with disabilities.

Community integration is a crucial component rebuilding trust creating a supportive environment conducive to resident empowerment. All providers will actively work to promote community integration within *Parkview on the Park*. Community development activities shall include, but not limited to, encouraging residents to participate in community meetings held at *The Parkview*, creation of a Resident Council, participate in emergency planning preparation in the event of earthquakes, fire and/or other crises, and all other reasonable services in connection with the building of a community within *Parkview*. LAHP is also connected to a variety of reputable organizations in the area which will additionally allow Parkview residents access to community events, services and facilitate increased integration into the neighborhood fabric. The extensive social service space will allow for a range of activities such as arts and crafts, basic fitness, senior events/gatherings (i.e. dances, bingo, cards), AA meetings, computer classes, and neighborhood watch meetings.

