

## **PWC Family Housing**

### **4.2.1 Development Description**

PWC Family Housing is a proposed new construction development of 45 units of multifamily affordable rental housing. The project site is 153 N. Glendale Boulevard in the Historic Filipinotown neighborhood in the City of Los Angeles. The project location is convenient to neighborhood amenities such as bus stops, groceries, medical center and pharmacies, retail stores, sit-down restaurants, city park space, public library, recreation centers and employment centers.

The development is a Type V 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 54 parking spaces. The project will provide 6 singles, 18 1-bedroom, 6 2-bedroom, and 15 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 Pilipino Worker Center (PWC), Asian Pacific Counseling and Treatment Center (APCTC), 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. APCTC will serve as the primary supportive service provider. PWC will provide overall tenant services, as well as service coordination. If needed, DMH will provide additional mental health counseling, social services, and case management services specific to the MHSA eligible tenants for the project on-site and off-site.

5 single units will be funded by MHSA and targeted for Transition Age Youth (TAY) who have been certified by DMH. Occupancy of these units will be restricted to TAY 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 MHSA funded program is to foster, self-sufficiency, self-esteem, and employment opportunities for the TAY 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 -PWC, APCTC, and DMH are designed assist MHSA-eligible tenants retain permanent housing, and thrive as community members. The MHSA-eligible tenants will be fully integrated into the overall project population, with MHSA-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 PWC, APCTC, and DMH will meet the full range of needs of the project's tenants. PWC will provide tenant services for the entire building, including case management, life skills, job-readiness trainings and job placement. APCTC will provide the primary services exclusively for the MHSA-eligible tenants. PWC will provide staffing for 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.

PWC, APCTC, and DMH seek to (1) strengthen and enhance the independence and well being of TAY 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, APCTC 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 TAY to obtain needed services.

The transition plan for MHSA-eligible 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 clients within the project.

The project's total development cost of \$20,401,904 will be funded through a variety of financing sources, summarized in the table below.

<b>Funding Source</b>	<b>Amount</b>	<b>Date Committed</b>
Los Angeles Housing Department	\$4,186,640	<i>Will apply Dec 09</i>
Housing Authority of the County of Los Angeles (City of Industry Funds)	\$1,732,815	April 21, 2009
HCD MHP Homeless Youth	\$1,158,078	<i>June 30, 2009</i>
Permanent Bank Loan	\$732,000	<i>Will apply Mar 10</i>
9% Tax Credits (TCAC)	\$10,875,471	<i>Will apply Apr 10</i>
CalREUSE Program	\$957,750	November 19, 2008
EPA	\$200,000	April 29, 2009
MHSA	\$524,150	Pending
Deferred Costs/ Fees	\$35,000	N/A
<b>Total</b>	<b>\$20,401,904</b>	