

Willis Avenue Apartments Narrative Development Description

Housing and Service Goals

In April 2008 A Community of Friends (ACOF) purchased the site for the Willis Avenue Apartments at the corner of Willis Ave. and Rayen St. in the Panorama City neighborhood of the San Fernando Valley. ACOF plans to build a 3-story apartment complex with 41 one bedroom units and one-3 bedroom manager's unit. Community space, service coordination offices and a fitness center will be located on the 1st floor of the project. Occupancy will be restricted to homeless seniors who have mental illness and who are eligible for Los Angeles County Department of Mental Health (LACDMH) services. Heritage Clinic has been identified as the lead service provider and resident services coordinator.

ACOF has over 20 years of experience developing and managing permanent supportive housing and providing supportive services to tenants. Heritage Clinic, an experienced provider of services to homeless and disabled seniors, will be responsible for coordinating services for tenants at the project.

Willis Avenue Apartments will be marketed to homeless seniors throughout Los Angeles County. There is a shortage of permanent supportive housing for homeless seniors as most projects are not reserved for seniors. Willis Avenue Apartments will be constructed with the needs of seniors in mind. All units will be American Disabilities Act (ADA) adaptable and approximately half will be ADA fully accessible. Additionally, service and education programs will be targeted to the senior population.

Characteristics of Tenants to be Served

The target population at Willis Avenue Apartments is adults 60 years of age and older, with no maximum age limit in compliance with federal and state fair housing laws. Transitional adults age 55-59 may be considered for occupancy if they have been entered into the DMH older adult system of care. Tenant incomes will not exceed thirty percent (30%) of the Los Angeles AMI.

All prospective tenants will be eligible for or enrolled in services with a qualified mental health care provider contracted with the Los Angeles County Department of Mental Health.

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 Heritage Clinic and 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.)

Willis Avenue Apartments will be designed specifically for seniors. Building and unit layout will be designed to allow tenants to age in place and live comfortable, healthy lives. Each floor of the 3 story, 27,000 sq. ft. building will be serviced by an elevator and a community room, service offices and fitness center will be located on the first floor. All supportive housing units are 1-bedroom units with a living area, full kitchen, bedroom and bathroom. Additionally, the project is located near amenities such as grocery stores, retail centers, public transportation, a hospital, service centers and other neighborhood amenities.

All supportive housing units at Willis Avenue Apartments will be ADA adaptable. This means that units will be built so that they can easily be converted to a fully accessible unit if the tenant is in a wheel chair or has limited mobility. Approximately half of the units will be ADA accessible when the project is opened as well.

Willis Avenue Apartments will have a well-landscaped court yard, adjacent to the community room, which will encourage interaction amongst tenants and help create a sense of community at the project. The project also includes 21 underground parking spaces. The project architect is ONYX Architects.

Project Financing

The project financing for Willis Avenue Apartments will include 9% Low Income Housing Tax Credits (TCAC), Los Angeles Housing Department Permanent Supportive Housing Program (LAHD PSHP) funds, Mental Health Services Act (MHSA) capital development funds, Federal Home Loan Bank Affordable Housing Program (AHP) funds, Project Based Section 8 rental subsidies and US Housing and Urban Development Supportive Housing Program (HUD SHP) capital and supportive services funds.

The total anticipated project cost for Willis Avenue Apartments is \$16,150,574. Permanent funding sources are anticipated as follows; \$7,923,133 from TCAC, \$3,478,838 from LAHD PSHP, \$348,603 from AHP, \$400,000 from HUD SHP, \$4,000,000 from MHSA. Additionally HUD SHP will provide \$85,000 over two years towards the cost of supportive services. The Corporation for Supportive Housing provided an acquisition and predevelopment loan which will be re-paid when construction starts.

Service Providers

The lead service provider and Residential Service Coordinator will be Heritage Clinic. Heritage Clinic is an experienced provider of services to homeless seniors. Heritage Clinic will provide mental health supportive services to their clients on-site and offer off-site services as well. Heritage Clinic will oversee two full time residential service coordinators (RSCs) who will assist all tenants to engage in services with their identified mental health service providers to address each tenant's service goals. RSCs will work to

insure all tenants receive a high level of on-site and off-site services. Heritage Clinic is currently working with service partners to establish a range of services that will be available at Willis Avenue Apartments.