

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

County Mental Health Department: Los Angeles County Department of Mental Health

Name of Development: Avalon Apartments

Site Address: 13218 – 13224 Avalon Boulevard

City: Los Angeles State: CA Zip: 90061

Development Sponsor: Avalon Apartments, L.P.

Development Developer: A Community of Friends

Primary Service Provider: Kedren Community Mental Health Center, Inc.

New Construction Acquisition/Rehabilitation of an existing structure

Type of Building: Apartment Building Single Family Home
 Condominium Other

Total Development		MHSA Funds	
Total Number of Units:	55	Total Number of MHSA Units:	37
Total Cost of Development:	\$ 18,188,489	Amount of MHSA Funds Requested:	\$ 3,580,644
		Capital:	\$ 3,580,644
		Capitalized Operating Subsidies:	\$ 0

Other Rental Subsidy Sources (if applicable): Project Based Vouchers – HACOLA and Shelter Plus Care Vouchers - HACOLA

Target Population (please check all that apply):

Child (w/family) Transition-Age Youth
 Adult Older Adults

County Contact

Name and Title: Reina Turner

Agency or Department Address: 695 S. Vermont Avenue, 10th Fl., Los Angeles, CA 90005

Agency or Department Phone: (213) 251-6558

Agency or Department Email: rturner@dmh.lacounty.gov

Development Summary Form (Attachment B)

Item D.1

Instructions: Complete and submit the Development Summary Form (**Attachment B**)

Item D.2 Development Description

The Development Description should provide a narrative (approximately two pages) that includes:

1. Name and location of the proposed housing development;
2. Service goals of the development;
3. Characteristics of tenants to be served;
4. Type of housing to be provided (new construction or acquisition/rehab.);
5. How the building(s) in which housing and services will be provided will meet the housing and service needs of the MHSA tenants (location, building type, layout, features, etc.);
6. Name of primary service provider, property manager, and other development partners; and,
7. Summary of the anticipated sources of development financing. (Name sources only, do not include dollar amounts.)

Response:

The proposed Avalon Apartments is a 55-unit new construction development located at 13218 – 13224 Avalon Boulevard, Los Angeles, CA 90061 in unincorporated Los Angeles County. Thirty-seven (37) units will be reserved for tenants under the MHSA program, more specifically, formerly homeless individuals and families where the head of household has a diagnosed mental illness.

The site is currently underutilized and located in an excellent area for family housing. It is situated among sound and well maintained housing; it is on a major bus transit street and has child care centers, schools, parks, a public library and wide-range of shopping opportunities within easy walking distance. Important social services and community facilities are also nearby.

Next door is Avalon Senior Housing, a 42-unit affordable rental building for seniors. Directly east of the site is Enterprise Park and a public elementary school. Further north is another park - Willowbrook Park. Continuing northeast is Martin Luther King, Jr. Hospital, the Charles R. Drew University of Medicine & Science, and the site for the Los Angeles Unified School District's Medical Magnet High School. To the east is the Long Beach-Los Angeles Metro-Blue Line and to the North is the Century Freeway (105), linking this site to major city arteries and surrounding cities.

The project will feature a community room with full kitchen, case management offices for service staff and the on-site property manager, laundry facilities, outdoor recreation areas for children and adults, and outdoor edible garden. The location of the development and site amenities allows Avalon Apartments to establish a community environment and to be conducive to service provision.

The goal of the development is to stabilize low-income families and to enable them to become meaningful participants in their community. The project will be developed and designed to meet the needs of large families and will have units that are attractive, comfortable and affordable, yet compatible with planning standards such as scale, density and land-use. The planning also takes into consideration the project's proximity to social and economic services, including public resources and amenities such as schools and other educational facilities, security, health, transportation, employment centers, etc.

At Avalon Apartments, MHSA tenants will include adults and families with children whose head of household has been homeless and living with mental illness. The development will include 13 one-bedroom units, 22 two-bedroom units, and 20 three-bedroom units. Thirty-seven (37) of the units, or 69%, will be set aside for families whose head of household or other household member has a diagnosed mental illness. These 37 units will be set-aside for very low-income families earning less than 30% of Area Median Income (AMI). The remaining 17 units will be set-aside at 50% AMI and 1 manager's unit.

The primary service provider for Avalon Apartments is Kedren Community Mental Health Center (Kedren). Avalon Apartments will provide supportive services to all special needs tenants, with the goal

to improve day-to-day living and housing stability. Kedren was founded in 1965 to improve the mental health of individuals and families living in the South Los Angeles community. Kedren's primary emphasis is on providing services to individuals with severe and persistent mental illness, and children and adolescents with serious emotional disorders. Kedren offers a full range of mental health and case management services at two different service locations as well as in homes, schools, and other appropriate community-based settings. Services include but are not limited to: assessment; crisis intervention; medication support; individual, group and family therapy; and case management services to link clients to housing, as well as vocational, educational, medical, and any other needed services. Kedren has an extensive history of providing mental health services for the following groups: mentally ill adults and their families; clients who are dually diagnosed (mental illness and concurrent substance abuse disorder); clients who are CalWORKS participants who have identified a domestic violence, mental health, or substance abuse barrier to employment; infants (ages 0-3) and their families; seriously emotionally disturbed children and adolescents (ages 3 to 15) in its outpatient, school-based, and juvenile justice programs; and transition age youth (ages 16- 25) with a severe mental illness and/or have serious emotional problems which prevent them from living independently.

Kedren also provides specialized services to assist specific populations, including homeless individuals living with mental illness and transition age youth and adults who have been unserved, underserved, and inappropriately served. Kedren has been awarded MHSA funds to develop Full Service Partnership programs for various age groups, including children, transition age youth, and adults, supportive housing services for families through the MHSA Housing Trust Fund, as well as Wellness Center and Client- Run Center for Adults.

The property management company will be Barker Management Inc. The project architect is KDG Design.

Avalon Apartments anticipates receiving capital funding from the Department of Mental Health - Mental Health Services Act, the Housing Authority of the County of Los Angeles - City of Industry, and the California Tax Credit Allocation Committee – Low Income Housing Tax Credits. Rental subsidies will be provided through the Housing Authority of the County of Los Angeles's Shelter Plus Care and Project Based Section 8 programs.

