

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

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

Name of Development: Day Street Apartments

Site Address: 7639-7653 Day Street

City: Tujunga (City of Los Angeles) State: CA Zip: 91042

Development Sponsor: LA Family Housing Corporation

Development Developer: LA Family Housing Corporation

Primary Service Provider: LA Family Housing Corporation

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:	46	Total Number of MHSA Units:	11
Total Cost of Development:	\$14,274,982	Amount of MHSA Funds Requested:	\$1,133,000
		Capital:	\$1,133,000
		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

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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 MHSAs 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:***Name and Location of Proposed Housing Development:***

Day Street Apartments
7639-7653 Day Street, Tujunga (City of Los Angeles), CA 91042

Service Goals of the Development: L.A. Family Housing's goal for the development of Day Street Apartments is to provide permanent supportive affordable housing for homeless single adults. Supportive services will be provided on-site with the goal of enhancing recovery, wellness and housing stability.

Characteristics of Tenants to be Served: The development will provide 37 units for chronic and homeless single adults with a serious mental health diagnosis (and co-occurring disorders) and 8 units for which the only stipulation will be an income of 40% AMI or below.

Type of Housing to Be Provided: Permanent supportive housing which will be new construction, 2-story structure with landscaped interior courtyard and surface parking.

How the Building Design Meets Housing and Service Needs: The building design meets housing needs by providing thirty-three (33) new studio apartments and four (4) 1-bedroom units that meet ADA accessibility requirements, and each contain a full bath, kitchenette and storage space (tenants will also have access to on-site community laundry rooms). For added support of tenant's residential needs, there is also a two-bedroom apartment for on-site property management staff as well as an on-site property management office for access during business hours. For the purpose of ensuring safety and addressing emergencies, the building design includes a security desk that will be staffed by qualified security personnel.

Design features that specifically relate to meeting the service needs of tenants include a total of four (4) case management and specialized staff offices for the provision of individualized services, a community room with warm-up kitchen for use in community gatherings and on-site support groups, a meeting/conference room that can accommodate instructional workshops and visiting service providers, a computer lab and business resources room for employment search, educational activities and correspondence.

Primary Service Provider: L.A. Family Housing Corporation

Property Manager: John Stewart Company

Development Partners: L.A. Family Housing (LAFH) will be the developer of Day Street Apartments. LAFH will be the primary service provider, and LAFH's Property Management Department will manage the operating property on behalf of the owner, Day Street, L.P., a tax credit partnership. Harmony Villa Inc. will be the Managing General Partner of Day Street, L.P.; the initial Limited Partner will be L.A. Family Housing Corporation. Harmony Villa Inc. is a nonprofit organization which is affiliated with LAFH, but has an independent Board of Directors.

Summary of Development Financing:

Permanent Sources of Funds	Amount
Governor's Homeless Initiative	1,600,000
LAHD – PSHP	1,813,250
MHSA Capital Funds	1,133,000
LA County Homeless Grant	1,200,000
Deferred Developer Fee	745,100
GP Capital Contribution	150,000
Low Income Housing Tax Credit Equity	8,423,000
TOTAL	\$15,064,350