

D1. DEVELOPMENT SUMMARY

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

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

Name of Development: Mosaic Gardens at Huntington Park

Site Address: 6337 Middleton Street

City: Huntington Park State: CA Zip: 90255

Development Sponsor: LINC Housing Corporation

Development Developer: LINC Housing Corporation

Primary Service Provider: LINC Cares

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:	24	Total Number of MHSA Units:	15
Total Cost of Development:	\$10,051,891	Amount of MHSA Funds Requested:	\$1,754,318
		Capital:	\$1,754,318
		Capitalized Operating Subsidies:	\$0

Other Rental Subsidy Sources (if applicable): Housing Authority of the County of Los Angeles - Project Based Section 8 Voucher

Target Population (please check all that apply):

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

County Contact

Name and Title: Reina Turner, Division Chief

Agency or Department Address: Los Angeles County, Department of Mental Health

Agency or Department Phone: 213-251-6558

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

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;*
7. *Summary of the anticipated sources of development financing. (Name sources only, do not include dollar amounts.)*

Response:

Mosaic Gardens at Huntington Park,
6337 Middleton Street, Huntington Park, CA 90255
(24 Units)

Project Summary:

LINC Housing Corporation and its affiliated entity LINC Community Development Corporation (“LINC”) is proposing the redevelopment of an existing 55-room motel located at 6337 Middleton St. in Huntington Park, California into a 24-unit affordable multifamily rental community. The units will be affordable to individuals and families earning between 30% and 50% of the Los Angeles County Area Median Income. Additionally, 15 of the 24 units will be reserved for Transition Age Youth (“TAY”) eligible under the Mental Health Services Act (MHSA) who are homeless or at risk of homelessness and have a serious emotional disturbance or have been diagnosed with a serious mental illness. The units and community amenities will be located in a three-story building with some four-story elements. Community amenities will include a community room, recreation areas, a computer lab, onsite laundry and open space. The first floor courtyard of the building will include open-space and a tot-lot for children living on-site. The parking for the property will be on the first floor underneath the residential units.

The following specifications/unit amenities will be incorporated into the project design to promote the health and safety of the tenants, as well as the affordability and durability of the units: refrigerator, microwave, garbage disposals, dishwashers, and stoves. The MHSA units include 7-studios, 6-1 bedroom units, 1-2 bedroom unit, and 1-3 bedroom unit. All units will be accessible via stairs or elevator. Additionally the community will include office and meeting space for the provision of supportive services as well as social activities and events. The proposed on-site property management company for this development is anticipated to be an experienced supportive housing property manager who will also have office space within community.

Mosaic Gardens in Huntington Park will also have an on-site tenant services program designed to meet the specific needs of the tenants, which will be facilitated by LINC’s tenant services group, LINC Cares. A Resident Services Coordinator will facilitate programs onsite to address common educations and economic needs of the tenants. The type of programs that are anticipated will include after school programs, parenting classes, financial literacy workshops, and health/well-being programs. LINC Cares will coordinate with Los Angeles County Department of Mental Health (LACDMH) network of mental health providers to provide mental health services for the MHSA eligible tenants.

Financing Structure:

The proposed financing structure includes HOME Funds from the City of Huntington Park, Los Angeles County Funds, MHSA Housing Program funds, Tax Credit Equity, and deferred fees and expenses as needed.