



Item D.1 Shared Housing Development Summary Form (Attachment B)

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

NOTE: This will need to be updated to describe each identified Shared Housing projects funding allocation when you are developing multiple Shared Housing projects.

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

County Mental Health Department: Housing Policy & Development

Name of Development: M.J.M. Pathways

Site Address: TBD (scattered-site)

City: Lancaster State: CA Zip: 93534

Development Sponsor: Affordable Living for the Aging

Development Developer: Affordable Living for the Aging

Primary Service Provider: Swarthy, 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:	12-16	Total Number of MHSA Units:	12 -16
Total Cost of Development:	\$943,371	Amount of MHSA Funds Requested:	\$2,143,371
		Capital:	\$943,371
		Capitalized Operating Subsidies:	\$1,200,000

Other Rental Subsidy Sources (if applicable): _____

Target Population (please check all that apply):

Adults Transition-Age Youth Older Adults

County Contact

Name and Title: Reina Turner, Division Chief, Housing Policy & Development

Agency or Department Address: 695 S. Vermont Ave, Los Angeles, CA 90005

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;
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 development financing.

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Response:

Affordable Living for the Aging (ALA) is the co-managing general partner, co-developer, and co-property manager. Swarthy, Inc is the co-developer, co-property manager and service provider. ALA and Swarthy are partnering to develop the M.J.M. Pathways shared housing project in the Antelope Valley of Los Angeles County. This is a scattered site project that includes the acquisition/rehabilitation of up to 15 units across four properties. ALA will acquire 3-4 single family homes and rehab the properties to accommodate shared housing. The City of Lancaster has an abundance of newly constructed, vacant single family homes that are ready for acquisition and require minimal modifications. The developers will select properties that are located in close proximity to one another.

Each property will undergo modifications to provide lockable storage and a division of space that supports communal living. The single family properties will each have a minimum of 2 full bathrooms. The developer will provide one refrigerator in the kitchen and mini refrigerators for individuals' bedroom. To mitigate pest control issues, tenants must comply with routine pest control measures including providing access to their unit for inspection and preventative treatment. Tenants will have access to pantry and shelf space as well as lockable storage for kitchen items. Coin operated laundry machines will be available onsite. Each property will also have a computer with internet access in the common living room for use by all tenants. Properties will be sited near (within half a mile) community amenities including: the Mental Health America Enrichment Center, full service grocery, bus stop, library, and post office.

ALA will locate a staff office at two of the acquired properties by converting garage space. The two offices will serve separate functions. One office will house the service coordinator in charge of social services. The second office will house the property manager. Each office will be a secure location.

Single adults with mental illness, many of whom are dual diagnosed, will take up residency at the properties. Each individual must be a consumer of the Los Angeles County Department of Mental Health. The ALA & Swarthy team recognizes the need for coordinated care that connects the population to health care services, substance abuse treatment, mental health counseling, job training, and food programs.

Supportive mental health services will be offered by the Los Angeles County Department of Mental Health (LAC DMH) network of mental health providers. LAC DMH will provide clinical services including

assessment, individual and group psychotherapy, case management, psychiatric and medication support, and crisis intervention. With client consent and signed release, the service coordinator will consult with DMH's clinical staff to coordinate the integrated client treatment plan.

Swarthy will manage the on -site service coordination by staffing one full time service coordinator. The onsite services will enable tenants to achieve stability, develop independent living skills, maintain continuity of care with established providers, and build community among their fellow housemates. Services will address the needs of tenants, and will be continually refined to reflect the changing needs of the population.

The available services offered by ALA and Swarthy are not a required component of tenancy and will be available on a voluntary basis.

The MHSA Shared Housing program is the sole source of development financing for M.J.M. Pathways.

