

Section D: Supportive Services Plan Instructions

1. Submit the MHSA Supportive Services Information, Section D, Items D.1 through D.16, as listed on the Application Index & Checklist.
2. Enter required information into the yellow box marked "Response".
3. Items D1 through D9 must be circulated for local review for 30 days.

Item D.1 Development Summary Form (Attachment B)

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

RENTAL HOUSING DEVELOPMENT SUMMARY FORM

County Mental Health Department:	Los Angeles County Department of Mental Health		
Name of Development:	Winnetka Senior Apartments		
Site Address:	20750 Sherman Way		
City:	Los Angeles (Winnetka)	State:	CA Zip: 91306
Development Sponsor:	Meta Housing and PATH Ventures		
Development Developer:	Meta Housing and PATH Ventures		
	New Construction	X	Acquisition/Rehabilitation of an existing structure
Type of Building:	X	Apartment Building	Single Family Home
		Condominium	Other
Total Development	MHSA Funds		
Total Number of Units:	94	Total Number of MHSA Units:	15
Total Cost of Development:	\$25,850,000	Amount of MHSA Funds Requested:	\$750,000
	Capital:	\$750,000	
	Capitalized Operating Subsidies:	\$0	
Other Rental Subsidy Sources (if applicable):	Project-Based Vouchers – Housing Authority of City of Los Angeles Flexible Housing Subsidy Pool – Los Angeles County – Department of Health Services		

Target Population (please check all that apply):			
	Child (w/family)		Transition-Age Youth
	Adult	X	Older Adults
County Contact			
Name and Title:	Reina Turner, Division Chief		
Agency or Department Address:	695 S. Vermont Avenue, Suite 1020 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 (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:

1. Winnetka Senior Apartments is located at 20750 Sherman Way, Winnetka CA 91306 on a 65,000 square foot parcel.
2. Winnetka Senior Apartments will use a low-barrier, Housing First approach coupled with ongoing education and supportive services that focus on the whole person. Service goals of the development are to provide safe, livable, affordable housing that is linked to client centered, voluntary, wraparound services to promote residential stability and self-sufficiency. Service goals of the development will have a housing stabilization, functional and health barrier reduction focus with at least 90% of tenants will retain permanent housing (remain in unit or exit to other permanent housing) after 6 months and 85% after 1 year.
3. Of the 95 units, 62 units of the Project will target older adults (age 62 and older) served through Los Angeles County Department of Mental Health (DMH), under the Mental Health Services Act (MHSA) and Los Angeles County Department of Health Services (DHS). These individuals are high-utilizers of county inpatient and emergency services, who are homeless or chronically homeless and experiencing primary health, mental health and/or a co-occurring substance use disorders. The 15 MHSA eligible units will be dedicated to older adults whose annual income not to exceed 15% of the Area Median Income (AMI) as defined by HUD.
4. The project will be new construction consisting of a 4-story building with 95 units with 68 surface parking spaces. The project will contain 94 one-bedroom units and 1 two-bedroom managers' unit. As aforementioned 62 units will be set-aside pursuant to innovative partnerships with DHS and DMH. The remaining 32 units are reserved for low-income residents at 60% Area Median Income (AMI).
5. This project will provide safe and affordable housing for homeless/chronically homeless individuals with primary health conditions and/or serious mental illness; thereby, providing them an opportunity to focus on recovery and wellness goals as opposed to focusing on "survival mentality" associated with being homeless. Each of the units is approximately 600 square foot, which is sufficient space to provide them the comfort, privacy and security of having a place to call home. The building will be situated in a donut-shape with a large courtyard with a water feature, rooftop deck, large community room, a computer lab, multimedia room, outdoor gardening, outdoor barbeques and tables, kitchen, library, fitness areas, security system, laundry rooms, mail room, heavy landscaping, 2 property management offices and 4 additional offices for the case managers and staff providing supportive services to the residents.
6. Meta Housing and PATH Ventures will serve as co-developers. PATH will serve as the primary on-site service provider. San Fernando Valley Community Mental Health Center, Inc. (SFVCMHC) will serve as the MHSA Full Service Partnership/Field Capable Clinical Services (FSP/FCCS) provider. John Stewart

Company (JSCO) will serve as property manager.

7. The housing units will be developed with 4% Low-Income Housing Tax Credit (LIHTC) utilizing a combination of the MHPA housing Program, a Federal Home Loan Bank of San Francisco Affordable Housing Program (AHP) grant, residual receipts loans from the Housing and Community Investment Department of the City of Los Angeles (HCID) and County of Los Angeles Community Development Commission (CDC), the California Department of Housing and Community Development's Multifamily Housing Program (MHP), and construction and permanent loans. In addition, to subsidize the project operations, the project has secured 40 Section 8 project-based vouchers (PBV) from the Housing Authority of the City of Los Angeles (HACLA). Through a partnership with the DHS, the project will receive operating subsidy support for 22 of the units dedicated to the homeless.