

**County of Los Angeles Department of Mental Health
Mental Health Services Act
Silver Star Apartments**

Item D.2 Development Description

Silver Star Apartments (“Project”), formerly known as West Villas Apartments, will be a new construction of 49-unit low-income rental apartment community located at 6558 and 6572 West Boulevard, Los Angeles, CA 90043. The Project is within the City and County of Los Angeles. Ten (10) units will be set aside for Mental Service Services Act (“MHSA”) eligible tenants.

United States Veterans Initiative (“US VETS”) operates on the premise that integrated supportive services combined with permanent affordable housing is the most effective way to reduce homelessness, promote wellness, build resilience, and support recovery among veterans who are homeless and living with disabilities including mental illness, substance abuse, and other chronic illnesses. This permanent supportive housing program will combine on and off site services that include, but are not limited to, intensive case management and services coordination, benefits advocacy, primary and specialty medical care, mental health and substance abuse services, as well as educational, occupational, and employment services.

The Project will house MHSA eligible veterans who are homeless and living with disabilities including mental illness, substance abuse and other chronic illnesses. The project will dedicate 10 units for households that meet the MHSA definition of homeless and have been diagnosed with a severe and persistent mental illness and currently actively receiving services from the County of Los Angeles Department of Mental Health. In addition, the households will have an income at or below 30% of AMI. The tenants will be provided supportive services including money management education, employment training and referrals, case management, mental health services, medical care, substance abuse treatment and social and recreational services.

Located on an urban infill site along West Boulevard in the Park Mesa Heights neighborhood of Central Los Angeles, the building is designed in response to its urban setting through the use of innovative design features, secure, yet welcoming site planning, and “biophilic” environmentally focused aesthetics. The project design consciously aims at providing an improved quality of life for its tenants, while providing an appealing, high quality development enhancing its immediate neighborhood. As an environmentally and socially conscious project, the Silver Star Apartments will provide a multitude of features, including universal design principles, accessible common spaces, and cutting edge sustainable design. Sustainability goals include “petal certification” of the Living Building Challenge, Net Zero energy, grey water reuse, and urban agriculture.

The housing meets the needs of the tenants by providing a high quality, independent living environment in combination with community spaces for socializing. In addition to the 10 MHSA units, the Project will have 38 units for veterans who are homeless and have a mental illness and one (1) unit for the property manager. The community room will have separate and confidential offices for the property management company and the social services staff in addition to a computer room, community kitchen area, and central laundry facilities. Property management, which is located on-site, will be quick to respond to tenant concerns or crises. Services for the MHSA eligible tenants will be primarily provided within the tenant’s apartment, in the community building or through off-site appointments. Space in the community building will be able to be reserved for any tenant or the social service staff, for private appointments or meetings.

Founded in 1992, United States Veterans Initiative (“U.S.VETS”) will be the primary service provider for the Project. US VETS is the largest Veteran specific non-profit housing and service provider in the country whose mission is to facilitate the successful transition of military Veterans and their families into

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the mainstream. US VETS has been providing housing and wraparound support services, including case management, employment assistance, job placement, counseling, as well as drug and alcohol free housing to vulnerable Veterans for the past 20 years.

U.S.VETS is a nationally-recognized leader in program development and innovative service delivery to address the needs of homeless and at-risk Veterans, committed to developing evidence-based programs that work. Their programs employ a combination of replicable, well-established best practices grounded in sound research substantiated by field experience. U.S.VETS operates sober transitional housing, supportive permanent housing, and employment reintegration assistance programs and continues to expand its programs to help homeless and at-risk Veterans achieve self-sufficiency. U.S.VETS coordinates its services with a wide variety of service agencies and community partners and strives to empower each Veteran to take responsibility for his or her success, elevate each Veteran's sense of psychological well-being and self-esteem, and guide each Veteran on the path toward independence.

The agency has been recognized nationally and in the communities it serves for its work helping veterans rebuild their lives. U.S.VETS' programs at 12 sites in six states (CA, AZ, TX, HI, MO, NV) and the District of Columbia house more than 3,000 veterans every day.

A Community of Friends, or an affiliate, will serve as Managing General Partner of the Borrower and as developer of the Project. The Barker Management, Inc. will serve as the property management firm. The project architect is FSY Architects.

The Project will be financed with a combination of 9% low income housing tax credit equity, a construction loan, a long term residual receipts loan from the City of Los Angeles Housing and Community Development, the Federal Home Loan Bank of San Francisco Affordable Housing Program loan, a long term residual receipts loan from the MHSA program, as well as deferred developer fees.