## 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. **Name and Location of Proposed Housing Development:**
   Montecito Terraces
   14655 and 14726 Blythe Street, Panorama City, CA 91402
   98 total units (10 MHSA)

2. **Service Goals:** AMCAL Multi-Housing, Inc. is in construction on 98 units of affordable housing with 10 reserved for households eligible under the Mental Health Services Act (MHSA) Housing Program who are homeless and have been diagnosed with a serious mental illness. The development will include 98 units in a combination of one and two bedroom units. The units will be affordable to individuals and families over age 55 earning 30%-60% of the LA County Area Median Income. Rents for the 10 MHSA units will be at 30% AMI. Development will provide housing and services to create an environment for MHSA clients to live independently.
3. **Characteristics of tenants to be served:** Older adults who are homeless and have been diagnosed with a serious mental illness.
4. **Type of housing to be provided:** Montecito Terraces is a high-density multifamily development. The project is 100% for seniors over age 55. The building is comprised of one and two-bedroom units. There are two sites containing 98 units. The two buildings are three storey structures over one level of parking. The units and community amenities will be located in a single two buildings on nearly adjacent buildings. Community amenities include two community rooms with offices, recreation areas, a swimming pool and a computer area, on-site laundry, and both private and public open space. The courtyard of the buildings will include grassy open-space, landscaped areas and bbq areas. Parking will include be below the buildings. The following specifications/unit amenities will be incorporated in the project design to promote the health and safety of the tenants, as well as the affordability and durability of the units: balcony/patio, refrigerator, microwave, garbage disposals, dishwashers, and stoves. ce managing senior developments who will also have office space within the community building.
5. **How the building in which housing and services will meet the housing and service needs provided:** The MHSA units (which include 8-1 BD units and 2 2-BD units) will be adaptable to meet any specific physical impairments/ disabilities of the target population. All units are accessible via stairs or elevators. Additionally, the community building includes private office space for the provision of supportive services in a confidential and secure environment. The proposed on-site property management company for this development is anticipated to be an experienced property manager with extensive experience
6. **Name of primary service provider, property manager and other development partners:** Mental Health services will be provided by DMH funded service providers. Services include, but are not limited to: emergency assistance with housing, food, transportation and/or clothing; individual goal/service

planning; assistance in accessing and maintaining mainstream benefits; case management; independent living skills development; budgeting, money management and financial education; assessment, treatment and/or referral for addiction disorder, mental and physical health services; employment or volunteer services and opportunities; crisis intervention; community building; linkage to community-based services; assistance in maintaining tenant stability; and any other services as needed that respond to the special needs of this tenant population. Some of these services will be provided onsite and the rest will be at facilities offsite. **Property Manager:** Western Seniors Housing is the property manager.

7. **Summary of the anticipated sources of development financing:** The proposed financing structure includes 9% tax credits, MHSA funds, State of California Infill Infrastructure Grant funds, Los Angeles Housing Department funds, Community Redevelopment Agency of LA funds and conventional financing.