Attachment I

DEVELOPMENT SUMMARY FORM
MHSA Housing Program

Development Information

County Mental Health Department: Los Angeles County

Name of Development: Long Beach and 21st Street Apartments

Site Address: 2114 Long Beach Boulevard

City: Long Beach State: CA Zip: 90806

Development Sponsor: PATH Ventures & Meta Housing Corporation

Development Developer: PATH Ventures & Meta Housing Corporation

Primary Service Provider: County of Los Angeles - Department of Mental Health

- [x] New Construction
- [ ] Acquistion/Rehabilitation of an existing structure

Type of development: [x] Rental Housing [ ] Shared Housing

Type of building: [x] Apartment Building [ ] Single Family Home [ ] Condominium [ ] Other

Total number of units: 41 Total number of MHSA units: 15

Total cost of the development: $14,389,255 Amount of MHSA funds requested: $1,572,450

Request MHSA Funds for Capitalized Operating Subsidies: [ ] Yes [x] No

Other Rental Subsidy sources (list is applicable): N/A

Target Population (please check all that apply):

- [ ] Adults
- [ ] Transition Age Youth
- [ ] Children
- [x] Older Adults

County Contact

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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 the proposed housing development;

Long Beach & 21st Apartments. Located at 2114 Long Beach Blvd., Long Beach, CA 90806

Long Beach & 21st Apartments

PATH Ventures partnered with Meta Housing Corporation to develop the Long Beach & 21st Apartments. The Long Beach & 21st Apartments is a new construction 41 unit permanent supportive housing and affordable housing development for seniors 60 years and above. The development shall integrate permanent housing and on-site services. The development shall consist of 15 permanent supportive housing units. The 15 permanent supportive housing units shall be set-aside for seniors eligible for supportive services under the Mental Health Services Act (MHSA) program. In addition to permanent supportive housing units, Long Beach & 21st Apartments shall include 25 rent restricted housing units in a combination of one and two bedroom types. There will also be one 2-bedroom managers' unit. The development shall include ample services offices, and a large community room for on-site activities including recreational opportunities. All MHSA units shall target residents earning at or below 15% Area Median Income (AMI) whereas the affordable housing units shall target residents earning between 30 and 60% AMI.

2. Service goals of the development;

Housing and Service Goals

The goal of the Long Beach & 21st Apartments is to provide safe, livable, affordable housing that is linked to client centered, voluntary, wraparound services to promote residential stability and self-sufficiency. The primary services provider for the 15 MHSA units is the County-contracted Full Service Partnership (FSP). PATH Ventures shall provide services to the 25 rent restricted units. To this end, PATH Ventures shall provide a service coordinator for the all the units. PATH Ventures shall also provide an on-site case manager. PATH Ventures shall work closely with the FSP to coordinate services for the tenants residing in the MHSA units.

All the residents of Long Beach & 21st Apartments shall be designated on-site services coordination. The service coordinator will recruit and schedule on-site services, provide linkages to off-site services, facilitate social/recreational activities, facilitate the tenant council, facilitate peer group meetings, establish and monitor compliance with Memorandum Of Understandings (MOUs) with service partners, maintain the community bulletin board and distribute fliers and other materials to residents advertising events and services, supervise volunteers, act as primary liaison between property management, owners, service providers, and tenants, including mediating between tenants and property management in the event of complaints or behavioral problems which could possibly lead to an eviction; and facilitate a healthy living environment for all residents.

The intent of the services coordinator is not to provide direct services to residents but instead to connect residents to services.

The development team has contracted with Western Seniors Housing as the property management firm. Western Seniors Housing will employ one (1) full time property manager who will live on-site. A property manager's office is designed into the plans to accommodate the roles and responsibilities of the property manager. The property manager provide traditional property management services such as rent collection, maintenance requests with an objective to ensure the building meets the needs of the residents.

3. Characteristics of tenants to be served;

Tenant Characteristics

The 15 MHSA supported units will be designated for tenants who meet MHSA Housing Program requirements. The Long Beach & 21st Apartments will serve the adult population with income derived primarily from public entitlement programs. Potential residents are homeless with a serious mental illness. Individuals served may have recent involvement in the criminal justice system, a co-occurring substance abuse disorder, and be high utilizers of emergency or inpatient mental health care. Criminal justice involvement is typically defined by an incarceration within the past year, and more often than not, is a result of crimes related to serious mental illness and homelessness, such as trespassing, disturbance of the peace, and drug charges. The MHSA population will require more intensive services especially in the areas of mental health, substance abuse, health care, legal advocacy and proactive outreach and engagement. Intensive mental health services will be provided by the FSP and will include case management, medication support, psychiatric services, crisis intervention, individual therapy, rehabilitation and therapeutic groups, and substance abuse treatment, and other services geared toward older adults.

4. Type of housing to be provided (new construction or acquisition/rehab.);

New construction.

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.);

The Long Beach & 21St Apartments is situated in the northern limits of the City of Long Beach at the corner of Long Beach Blvd and 21st St., just minutes from the I-710 and I-405 Freeways and surrounded by amenities and services utilized by the tenant population. Abundant public transportation is within close proximity of Long Beach & 21st Apartments, including a major bus stop 500ft from the property along Long Beach Blvd. between 20th and 21st Street as well as the Los Angeles County Metropolitan Transportation Authority's Metro Blue Line Stop at Long Beach Boulevard and Pacific Coast Highway within .4 miles of the site. Amenities within walking distance of Long Beach & 21st Apartments include Long Beach Mental Health Services, Allied & Hopkins Pharmacy, Daryle Black Park, Burnett Neighborhood Library, Northgate Supermarket, Union Bank, convenience stores, restaurants, places of worship, medical and dental offices, providing residents convenient access to their community and regular destinations as well as potential employment opportunities. Additionally Long Beach Memorial Medical Center, the West's second largest academic-community hospital is within .8 miles of the site.

Common area amenities at the Long Beach & 21st Apartments include a library, laundry facilities, management offices, mailroom, computer room, general purpose community room and large roof deck. Each apartment unit will include a private balcony or atrium.

The management area will include a private meeting room available to the Full Service Partnership for providing effective on-site support services to the MHSA program tenants living at Long Beach & 21st Apartments.

6. Name of primary service provider, property manager, and other development partners;

Primary Service Provider: Mental Health Systems (MHS)

The primary service provider for the 15 MHSA units will be the yet to be identified FSP, that shall be contracted by the County of Los Angeles Mental Health Services Administration. Supportive services will be provided on a voluntary basis and residents will be assertively and respectfully encouraged to participate in the supports and services available to them. The FSP will be responsible for providing case management.

Property Management

The Long Beach & 21st Apartments will be property managed by Western Senior Housing, an established company with which Meta Housing Group has worked with successfully on multiple MHSA funded projects. Western Seniors Housing specializes in property management services exclusively to senior apartment Western Senior Housing is a full service property management organization specializing in multifamily affordable housing. Their portfolio includes affordable multifamily housing for families, seniors, special needs, and single room occupancy properties throughout California.

Development Partners

The borrower of MHSA funds, the Long Beach & 21st,L.P., will be organized as a single asset entity to own and operate the project. Co-general partners include PATH Ventures, a nonprofit organization, and Meta Housing Group, a private for-profit development corporation. PATH Ventures is the nonprofit applicant to MHSA Program and will act as the managing general partner of the Long Beach & 21st,L.P. Meta Housing Group shall act as the administrative general partner. PATH Ventures and Meta Housing Group serve as co-developers to develop the Long Beach & 21st Apartments, as well as overseeing ongoing long-term operations.

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

Development Financing

- Mental Health Services Act
- Low-Income Housing Tax Credits
- Private section construction loan
- Affordable Housing Program
- Private section permanent loan