

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;

The project is located at 11734 & 11738 Courtleigh Drive, LA CA 90066

Courtleigh Villas

PATH Ventures, in partnership with The Pacific Companies, is developing Courtleigh Villas, a new construction permanent supportive housing development located in Service Planning Area 5. With the assistance of MHSA and the allocation of 9% tax credits, we can commence construction no later than October 2013, complete construction by September 2014 and achieve occupancy by December 2014.

2. Service goals of the development;

Housing and Service Goals

The goal of the Courtleigh Villas 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 22 MHSA units is Los Angeles County Department of Mental Health (LACDMH). PATH Ventures shall provide a service coordinator for all the units. PATH Ventures will work closely with the LACDMH to coordinate services for the tenants residing in the MHSA units.

All the residents of Courtleigh Villas 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 The John Stewart Company as the property management firm. The John Stewart Company 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 22 MHSA supported units at the Courtleigh Villas will provide permanent supportive housing to single adults and families with children, who are homeless and eligible for MHSA housing. Potential residents will be homeless with a serious mental illness with an income at or below 30% AMI. Residents 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 LACDMH 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 this population.

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

Courtleigh Villas is a new construction development.

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 Courtleigh Villas is situated in west Los Angeles; three miles from the Pacific Ocean, in a highly residential community fit for MHSA residents. Abundant public transportation is within close proximity of Courtleigh Villas, including a major bus stop within 800 feet from the property along at the corner of Slauson Ave. and Culver Blvd. Amenities within walking distance of Courtleigh Villas include a Kaiser Permanente medical center and pharmacy. Within a ½ mile of the site residents shall gain access to the City of Los Angeles Mar Vista Gardens Recreation Center public park that includes a baseball diamond, basketball courts, children's' play area, community room, football field, indoor gym, and soccer field. In addition, within a ½ mile of the site is a Top Value Market. These amenities serve the need of all populations including MHSA residents.

Common area amenities at the Courtleigh Villas will include laundry facilities, management offices, mailroom, computer room, general-purpose community room. The management area will include a private meeting room available to the LACDMH for providing effective on-site support services to the MHSA program tenants living at Courtleigh Villas.

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

Primary Service Provider: PATH Ventures

The primary service provider will be PATH Ventures. Service coordination will be provided on a voluntary basis and residents will be assertively and respectfully encouraged to participate.

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

The County of Los Angeles-Department of Mental Health, through its network of mental health providers will provide mental health services for the 22 MHSA units. Edelman Mental Health Center will be designated as the primary mental health provider for this project. LACDMH will be responsible for the provision of mental health services while Path Ventures will provide onsite service coordination.

Property Management

The Courtleigh Villas will be property managed by The John Stewart Company, an established company with which PATH Ventures has worked with successfully on multiple MHSA funded projects. The John Stewart Company is a full service property management organization specializing in multifamily affordable housing including permanent supportive housing. Their portfolio includes affordable multifamily housing for families, seniors, special needs, and single room occupancy properties throughout California.

Development Partners

PATH Ventures specializes in providing affordable housing to homeless individuals and families. We pride ourselves on well-designed developments that once constructed are an asset to the neighborhoods where they are located. As a mission driven organization, PATH Ventures can bring much needed and unique services to its developments. Since 2006, PATH Ventures has developed 355 units of housing and has secured over \$100

million in financing for its developments. In addition, we look to partners to enhance our developments through their network of service providers.

The Pacific Companies is a group of firms specializing in the development, design, construction, and operation of affordable workforce housing throughout the western United States. With particular emphasis on the use of the affordable housing tax credit as well as federal, state, and local resources including HOME Funds, Community Development Block Grants, and redevelopment agency financing, the companies develop and rehabilitate multi-family and senior citizen housing in California and throughout the West Coast.

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

Development Financing

- Mental Health Services Act
- Los Angeles Housing Department - AHTF
- Conventional Loan
- Affordable Housing Program/FHLB
- Tax Credit Equity
- Equity from KS21