

California

Section 202 - Supportive Housing for the Elderly

Project Location : Berkeley, CA  
Non-Profit Sponsor : Resources for Community Development  
Co-Sponsor : Jubilee Restoration, Inc.  
Capital Advance : \$3,402,900  
Five-year rental subsidy: \$758,000  
Number of units : 28  
Project Description :  
Jubilee Senior Homes will be located in a mixed use neighborhood near downtown Berkeley. It will provide 23 one-bedroom and 5 studio units plus an inner courtyard, community room and laundry room, resident manager's office and a Service Coordinator office. The City of Berkeley has committed \$1,252,108 toward the project.

Project Location : Clovis, CA  
Non-Profit Sponsor : Southern California Presbyterian Homes  
Co-Sponsor : Valley Baptist Church  
Capital Advance : \$7,408,800  
Five-year rental subsidy: \$1,449,500  
Number of units : 75  
Project Description :  
This project will provide 74 one-bedroom apartments and a manager's unit. The City of Clovis has approved \$50,000 for the project. Southern California Presbyterian Homes will be creating a supportive living environment. Through a Resident Service Coordinator Program, there will be assistance in accessing needed services. The sponsors will provide a variety of programs for residents, including computer training and health classes. Transportation will be available to the Clovis Senior Center for programs, meals and other activities.

Project Location : Corona, CA  
Non-Profit Sponsor : Southern California Presbyterian Homes  
Capital Advance : \$4,588,100  
Five-year rental subsidy: \$753,000  
Number of units : 40  
Project Description :  
Corona Senior Affordable Housing consists of a 39 one-bedroom and one two-bedroom (manager's unit) apartment complex. This is an "L" shaped building which offers landscaping and gardens to be viewed by the residents from their apartments. The building will have a waiting/lobby area, community room, library, lounge, and a service kitchen. The site will provide a safe and secured environment, where residents can live in a home-like atmosphere, while encouraging interaction with other residents and the Corona community.

Project Location : Duarte, CA  
Non-Profit Sponsor : Southern California Presbyterian Homes  
Capital Advance : \$9,152,700  
Five-year rental subsidy: \$1,525,500  
Number of units : 80  
Project Description :  
Duarte Senior Affordable Housing is a 79 one-bedroom unit apartment complex which includes one two-bedroom manager's unit. The building has

an "L" shaped three story plan with a service kitchen in the main community spaces in the center of the first floor, library/computer on the second floor, and small lounge rooms on the second and third floors. The "L" shaped building was selected in order to conserve land space for outdoor recreation where residents can live in a home-like atmosphere while encouraging interaction with the Duarte community.

Project Location : Livermore, CA  
Non-Profit Sponsor : Eden Housing, Inc.  
Capital Advance : \$4,779,200  
Five-year rental subsidy: \$1,095,000  
Number of units : 40  
Project Description :  
Gardella Gardens Senior Housing will provide 39 one-bedroom units and a manager's residence in 4 single story buildings with a centrally located community room, a resident manager's office and a Service Coordinator's office. Eden Housing Residents Services Inc. will provide an on-site professional offering a full array of services to the residents. The City of Livermore has approved \$1,500,000 for Gardella Gardens and has earmarked another \$1,000,000 for the project.

Project Location : Mt. Shasta, CA  
Non-Profit Sponsor : ESKATON  
Capital Advance : \$998,100  
Five-year rental subsidy: \$193,500  
Number of units : 11  
Project Description :  
The proposed 11-unit project will be located on vacant land adjacent to an existing Section 202 project, President George Washington Manor. The efficiency of developing and operating this 11-unit facility on this adjacent site has advantages over a "stand alone" site. Utilities are available at the site. The sponsor has had design experience with building two previous projects developed nearby. No additional administrative costs should be incurred in managing these additional units. Maintenance costs should only increase slightly.

Project Location : Oakland, CA  
Non-Profit Sponsor : Christian Church Homes of Northern CA  
Co-Sponsor : St. Columba Development Corp., Inc.  
Capital Advance : \$5,472,200  
Five-year rental subsidy: \$1,235,000  
Number of units : 44  
Project Description :  
Sister Thea Bowman Manor II will provide 44 one-bedroom units. On the ground floor, a multi-purpose room opens on to a garden courtyard. There will be a manager's office, offices for support staff and a meeting room for visiting service providers and family use. An on-site Service Coordinator will assist residents, so they may age in place with dignity. The City of Oakland has authorized \$2,045,800 in affordable housing loans for the project. This is estimated to be roughly 30 percent of the estimated total development cost.

Project Location : Petaluma, CA  
Non-Profit Sponsor : Petaluma Ecumenical Properties  
Capital Advance : \$2,794,900  
Five-year rental subsidy: \$617,500  
Number of units : 23

Project Description :  
Lieb Senior Apartments will be built on an in-fill site 1/2 mile from downtown Petaluma. It will provide 22 one-bedroom units, plus a manager's unit, a community room with kitchenette, fully accessible bathrooms, laundry room with washers and dryers available for use without charge, a manager's office, free computer workstation, and private meeting rooms. The sponsor will make supportive services available through a full-time Resident Services Coordinator. The City of Petaluma is providing a Housing Fund commitment of \$585,000.

Project Location : Pomona, CA  
Non-Profit Sponsor : TELACU  
Capital Advance : \$9,152,700  
Five-year rental subsidy: \$1,525,500  
Number of units : 80

Project Description :  
TELACU Housing-Pomona is a proposed three-story, elevator apartment complex of 80 units. The project will consist of 79 one-bedroom units for the elderly and one two-bedroom unit for a resident manager. The site is located in the City of Pomona conveniently located to transportation, shopping, medical, social, recreational, educational, police and governmental offices. The features that have been incorporated in the building are: community rooms and patio for tenant social services, third floor terrace, and administrative offices.

Project Location : Redding, CA  
Non-Profit Sponsor : Mercy Housing California  
Capital Advance : \$5,634,300  
Five-year rental subsidy: \$1,089,500  
Number of units : 63

Project Description :  
Site of this 63 unit project is located at the Mercy Oaks Campus, a planned continuum of care campus for seniors and the disabled. The Shasta Senior Nutrition Program and the Golden Umbrella Adult Day Health and related programs already exist at the campus. The sponsor proposes to assign 41 units for the frail elderly. The City of Redding Redevelopment Agency has committed \$250,000 towards the financing of this much needed housing for the elderly. This commitment also includes an additional \$25,000 for initial architectural work.

Project Location : San Bernardino, CA  
Non-Profit Sponsor : TELACU  
Capital Advance : \$8,582,100  
Five-year rental subsidy: \$1,353,000  
Number of units : 75

Project Description :  
TELACU Housing-San Bernardino III is a proposed 75-unit apartment complex for the elderly. The site is located at the southern edge of the City of San Bernardino conveniently located near many amenities critical to seniors. The building will have a "U" shaped footprint which establishes a quiet, passive and protected "sense of place" for the senior residents. Multipurpose community activity areas will be located at the primary entrance to attract socializing and a safe direct access to paved and landscaped outdoor patio.

Project Location : Santa Barbara, CA  
Non-Profit Sponsor : Mercy Housing California

Co-Sponsor : St. Vincent Institution  
Capital Advance : \$10,864,400  
Five-year rental subsidy: \$1,718,500  
Number of units : 95

Project Description :  
Villa Caridad Senior Homes is a proposed two & three-story elevator apartment complex of 95 units. The project consists of 94 one-bedroom units for the elderly and one two-bedroom unit for a resident manager. The site is located on Calle Real in the City of Santa Barbara. The proposed project will include a centrally located entry lobby with adjacent office area, mailroom, restrooms, community room, service rooms, library, and laundry area nearby. Courtyards, garden areas and other amenities will also be located on the site.

Project Location : Tulare, CA  
Non-Profit Sponsor : The Salvation Army  
Capital Advance : \$5,991,200  
Five-year rental subsidy: \$1,156,000  
Number of units : 60

Project Description :  
Tulare Silvercrest will provide 59 one-bedroom units and a manager's unit. It will be adjacent to The Salvation Army Tulare Corps Community Center that offers access to their Emergency Assistance and Family Casework Program which provides clothing, food, counseling and referral services. There is a Recreation and Education Program networked with the Tulare City Library District. Free van service is available. Tulare Redevelopment Agency is providing \$1,316,480 in support of the project.

#### Section 811 - Supportive Housing for Persons with Disabilities

Project Location : Anaheim, CA  
Non-Profit Sponsor : Marian Homes for the Physically HDD, Inc.  
Capital Advance : \$518,500  
Five-year rental subsidy: \$116,000  
Number of units : 6

Project Description :  
Alleluia House is a group home for persons with developmental disabilities. The complex is located in the City of Anaheim and after remodeling the single family dwelling, it will consist of six resident bedrooms, living & dining rooms, family room, 2 baths, laundry room, garage, and a one-bedroom suite for the resident manager. The home is in walking distance to the bus line that can take residents to such places as work sites, recreation, shopping, and medical facilities.

Project Location : Fullerton, CA  
Non-Profit Sponsor : Marian Homes for the Physically HDD, Inc.  
Capital Advance : \$664,600  
Five-year rental subsidy: \$97,000  
Number of units : 5

Project Description :  
Fuller Apartments will be a 5 unit independent living project for persons with developmental disabilities. The complex is located in the City of Fullerton and is currently a 4-unit apartment complex. This project will be rehabilitated to accommodate 5 units. The site is within close proximity to shopping, medical facilities, schools, transportation, parks, church/synagogues, social services and recreation programs. Residents will learn independent living skills.

Project Location : Lakeside, CA  
Non-Profit Sponsor : Home of Guiding Hands  
Capital Advance : \$518,500  
Five-year rental subsidy: \$102,000  
Number of units : 6  
Project Description :  
Anja House is a group home for six persons who are blind and have developmental disabilities. The home is in the City of Lakeside and will blend aesthetically with the neighborhood. The design of the project and its placement within the neighborhood will facilitate the integration of the residents into the surrounding community and promote the ability of the residents to live as independently as possible.

Project Location : Lakeside, CA  
Non-Profit Sponsor : Home of Guiding Hands  
Capital Advance : \$518,500  
Five-year rental subsidy: \$102,000  
Number of units : 6  
Project Description :  
Aquilla House is a group home for six persons with disabilities. The six residents and resident manager will share the living, dining rooms, and kitchen. The home will blend aesthetically with the neighborhood. The design of the project and its placement within the neighborhood will facilitate the integration of the residents into the surrounding community and promote the ability of the residents to live as independently as possible.

Project Location : Petaluma, CA  
Non-Profit Sponsor : Buckelew Programs  
Capital Advance : \$1,783,000  
Five-year rental subsidy: \$393,000  
Number of units : 15  
Project Description :  
Boulevard Apartments will provide 15 one-bedroom units for 14 very low income residents and a resident manager. Buckelew's experience with serious mental illness indicates that residents need private outdoor space. The cost of development and maintenance for balconies and patios will be funded by the Petaluma Community Development Commission (PCDC). The site is currently owned by the City of Petaluma; the purchase price is \$10 dollars. PCDC has allocated \$230,800 for the project and may provide an additional \$150,000 grant.

Project Location : Thousand Oaks, CA  
Non-Profit Sponsor : Villa Esperanza  
Capital Advance : \$518,500  
Five-year rental subsidy: \$116,000  
Number of units : 6  
Project Description :  
Warwick House is a group home for six persons who are blind and have developmental disabilities. The site is located within the neighborhood of Thousand Oaks. The home is designed to blend aesthetically with the neighborhood. Further, the design of the project will integrate the residents into the surrounding community as well as promote independent living. A resident manager will be on the site.

Project Location : Torrance, CA

Non-Profit Sponsor : Society to Aid Retarded, Inc. (STAR)  
Capital Advance : \$518,500  
Five-year rental subsidy: \$116,000  
Number of units : 6  
Project Description :  
Scalabrini House is located in the City of Torrance and the layout of the house has been designed to meet the needs of the six residents with developmental disabilities. The home will foster integration and independence of the residents by providing quiet conversational areas and active "family" areas to watch TV, play games and learn life-training, economic empowerment and computer skills.

Project Location : Torrance, CA  
Non-Profit Sponsor : Society to Aid Retarded, Inc. (STAR)  
Capital Advance : \$518,500  
Five-year rental subsidy: \$116,000  
Number of units : 6  
Project Description :  
Caribou House is a group home for six persons with developmental disabilities. The site is located a short distance from major bus routes, major shopping, library, the local community center, hospital/medical facilities, neighborhood market/drug stores and other local services. The project's design includes a community room which will be used for meetings and social activities. A resident manager will be on site.

Project Location : Van Nuys, CA  
Non-Profit Sponsor : TLC for the Blind  
Capital Advance : \$518,500  
Five-year rental subsidy: \$116,000  
Number of units : 6  
Project Description :  
Harmony House is a single story ranch style home for persons who are blind and have developmental disabilities. It will consist of six bedrooms, three bathrooms, living room, dining room, kitchen, laundry room and a room for the resident manager. The site is located within close proximity to shopping, medical facilities, schools, transportation, parks, and church/synagogues. The design of the house is in keeping with the rest of the neighborhood which will facilitate the integration of the residents into the surrounding community.

Project Location : Van Nuys, CA  
Non-Profit Sponsor : Homes for Life Foundation  
Capital Advance : \$1,735,200  
Five-year rental subsidy: \$270,500  
Number of units : 15  
Project Description :  
HFL Van Nuys proposes a 15-unit apartment for adults with serious mental and physical disabilities. The complex is located in the community of Van Nuys. The "L" shaped building plan facilitates a landscaped resident outdoor courtyard on the sunny western side of the building. The complex has a community room and the residents will have opportunities for gardening and viewing the activities of the neighborhood. The residents can live in a home-like atmosphere while being encouraged to interact with the greater community.

Project Location : Vista, CA

Non-Profit Sponsor : Training Educ for Retarded, Inc. (TERI)

Capital Advance : \$518,500

Five-year rental subsidy: \$102,000

Number of units : 6

Project Description :

Mar Vista House is a group home for six persons with developmental disabilities and a resident manager. The site is located in the City of Vista within close proximity to shopping, medical facilities, schools, transportation, parks, churches/synagogues, and social services and programs. The design includes an office area for the supportive services or counseling sessions available to the residents.