

Section 4.2.1 Development Description



Project Summary

Sunnyvale Senior Housing Project is a new construction project being developed by Mid Peninsula Housing Coalition that will include 50, one and two-bedroom units of permanent, affordable rental housing for senior households at or below 50% of Area Median Income (AMI) where all members of the household are 62 years of age or older. Eighteen of these units will be reserved for mentally ill seniors at or below 50% AMI who are homeless or at risk of being homeless. The tenant portion of the rent for these eighteen units will be the equivalent of 30% of a household's SSI income. This project provides a community meeting room and kitchen, computer lab and library, laundry, public restrooms, and outdoor courtyards. This project is located at 660 S. Fair Oaks in Sunnyvale, adjacent to the Fair Oaks Valley Health Clinic.

Mid Peninsula Housing Coalition ("MPHC") is the project sponsor. The project's property management agent ("Management Agent") and service coordinator ("Service Coordinator") will be provided by MPHC wholly owned subsidiaries.

Housing and Service Goals and Tenants to be Served

The goal of this housing project will be providing housing with supportive services to eighteen (18) mentally ill individuals who are homeless or at risk of homelessness. These units will be designated for MHSA tenants who are 62 years of age and older. Service providers will be able to furnish appropriate tenant services on-site. County-provided Case Managers will work with these individuals to enable them to enhance their independent living skills, obtain employment, increase their money management skills, obtain support from other sources (including in-home support if needed), take part in support group and social/recreational activities, and obtain other assistance as needed. Tenant participation in these activities will be voluntary. Case Managers and Service Coordinators will also help tenants obtain additional services, including services available to other residents in the community.

Type of Housing

Sunnyvale Senior Housing is permanent, affordable rental housing for senior households at or below 50% of Area Median Income (AMI) where all members of the household are 62 years of age or older and offers a mix of 1 and 2-bedroom units.

Way that the Housing Will Meet the Housing and Service Needs of the Tenants

Case Managers will visit the tenants on a regular basis and attend to their needs appropriately. In this environment, the Case Managers will also organize and coordinate—while working with the housing staff on site—helpful workshops (see D.5), support groups, and social/recreational activities.

In addition, mental health counseling and medication assistance will be made available to the tenants through their usual appointments with their psychiatrists and medical professionals at mental health and medical clinics. The tenants will be able to access those and other off-site services through the help of their Case Manager, family/friends, public transportation (with or without discounted VTA passes via the nearby senior center), or Outreach, a non-profit paratransit provider.

The County will also provide a Housing Liaison to facilitate interactions between residents and property management.

Primary Service Provider

The Santa Clara County Mental Health Department is designated as the primary service provider. It is anticipated that there will be more than one service agency involved in the care of MHSA residents. In order to facilitate a coordinated service delivery approach, the Adult Full Service Partnership (FSP) Coordinator will meet with representatives from the service providers involved and will coordinate the services that will be delivered on site. He/she will facilitate all meetings with Case Managers and others as needed in order to ensure appropriate service delivery. Thus, the FSP Coordinator will serve as the single point of contact for communications between services providers and property management staff and coordination of supportive services for the MHSA tenants.

Development Financing

The total development sources for this project are \$18,475,179. This represents funds from expected tax credit equity for both Federal and State credits, a loan from Housing and Community Development (HCD) under their Multifamily Housing Program (MHP) and Mental Health Services Act (MHSA), a City of Sunnyvale loan, a general partner capital contribution, deferred developer fee, and a tax exempt CalHFA permanent loan along with their residual receipts loan.

The total pre-development and construction uses equal \$16,479,094. This will be paid with the City of Sunnyvale land acquisition contribution for \$2,260,800, a CalHFA a construction loan for \$9,356,427, and the MHSA capital contribution for \$1,800,000. In addition this will include a City bridge loan for \$200,000 and a MPHC predevelopment loan for \$601,070.

The total permanent uses equal \$18,475,179. Permanent sources are listed in the below table.

| Source | Amount | Status |
|--|---------------------|---|
| City of Sunnyvale | \$2,260,800 | Committed |
| CalHFA permanent and residual receipts loan. | \$4,086,547 | In process |
| MHSA | \$1,800,000 | In process – Expected Commitment Date – February 2008 |
| MHP | \$2,499,354 | In process – Expected Commitment Date – February 2009 |
| Tax Credit Equity | 6,512,099 | In process |
| General Partner Capital Contribution | \$815,294 | In process |
| Deferred Developer Fee | \$340,000 | In process |
| TOTAL | \$18,475,179 | |