



Burbank Boulevard Senior Housing

14534-14536 Burbank Blvd

Sherman Oaks Neighborhood Council

Full Board

May 13, 2019

Mercy Housing Overview



- Mercy Housing Inc. (MHI) founded by Sisters of Mercy in 1981
- Largest nonprofit owner of affordable housing in the United States, over 22,000 apartments
- Mercy Housing California is largest operating region of MHI
- Development, Property Management, Resident Services, Asset Management

Our mission is to create stable, vibrant, and healthy communities by developing, financing, and operating affordable, program-enriched housing for families, seniors, and people with special needs who lack the economic resources to access quality, safe housing opportunities.



mercy
HOUSING

Live in Hope



Property Management & Services



♥ Who We Serve (Nationwide)

- 34,106 Current Residents
 - 70% families
 - 21% seniors
 - 9% special needs
- Residents generally below 60% of a County's Area Median Income
- Use of Housing First and Harm Reduction models to address homelessness

♥ Types of On-Site Services Provided

- Case management
- Health and Wellness
- Referrals to mental and physical health providers
- Benefits advocacy
- Community building



Property Management & Services



Who We Serve (Mercy Housing California)

- Largest division of Mercy Housing, Inc
- MHC has developed and currently manages nearly 10,000 affordable housing units in 144 properties statewide
- Nearly 1,300 supportive homes in 23 communities developed in California serving nearly 1,800 residents

Boulevard Court (Before and After)



LA County Homeless Crisis



♥ 2018 Greater Los Angeles Homeless Count

- Over 52,000 estimated homeless persons (decrease of 4%)
- Over 39,000 of the homeless population is unsheltered
- Over 14,000 chronically homeless persons
- The ranks of **homeless seniors surged by 22%** even as the overall number of homeless persons in LA County decreased

♥ Service Planning Area 2 (San Fernando Valley, incl Sherman Oaks)

- Number of homeless persons **increased 5%** to 7,738
- More people are falling into homelessness for the first time
- **Seniors** are the most vulnerable of the homeless population

MERCY HOUSING CALIFORNIA CURRENTLY OPERATES

48 Senior Communities AND OVER 3,400 Senior Apartments



Solutions to Address Homelessness



♥ Measure “H”:

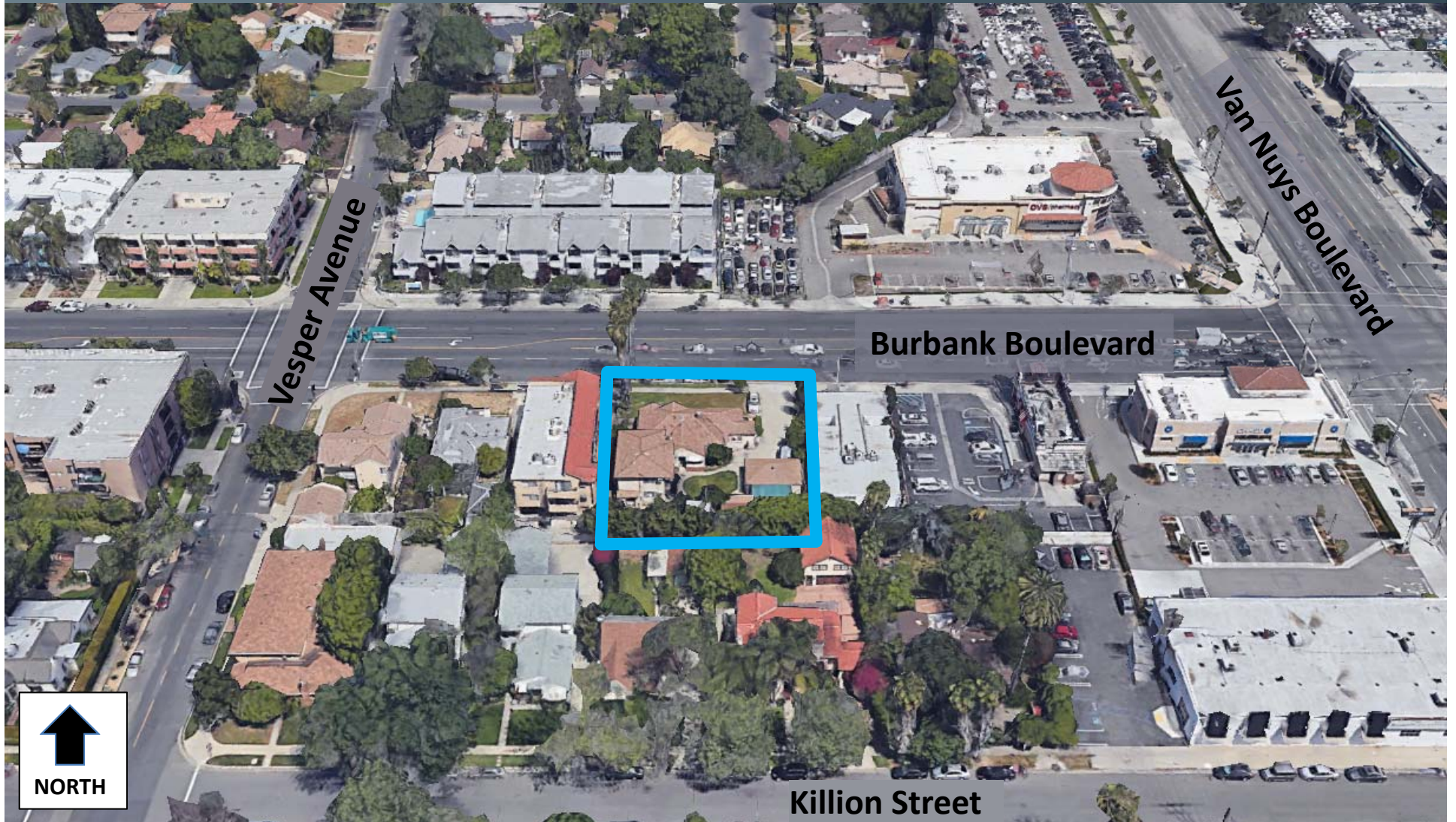
- Provides resources for Outreach Teams to meet directly with homeless persons
- Provides expanded and more effectively integrated services

♥ More housing options along housing continuum with emphasis on Permanent Supportive Housing (PSH)

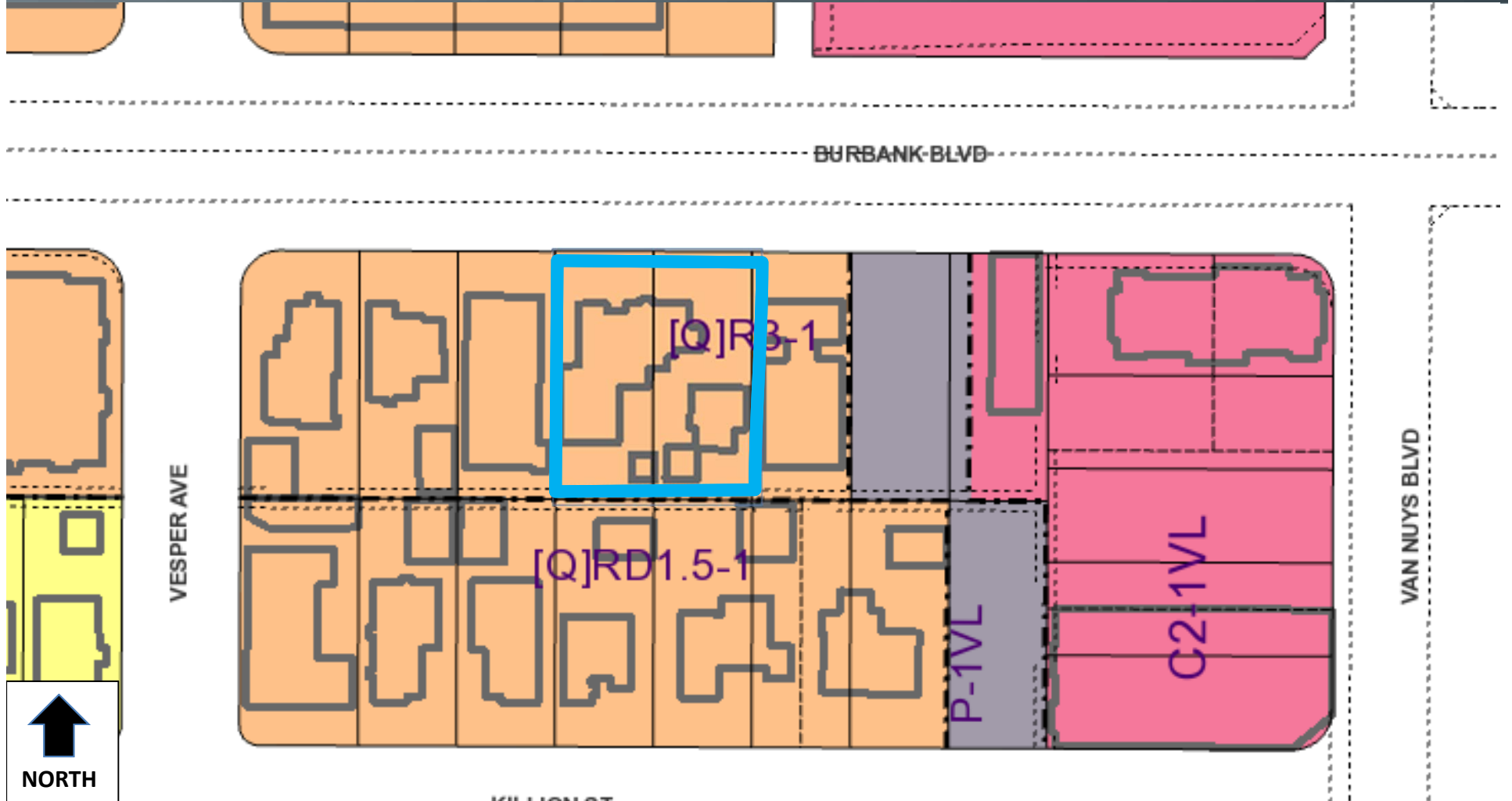
- Use of “HHH” capital funds to build more PSH communities across Los Angeles
- Decreases usage of homeless shelters, hospitals, emergency rooms, jails and prisons
- Increases housing stability, employment, and mental and physical health of residents
- Improves safety of neighborhoods, beautifies city blocks with new properties, and increases or stabilizes property values



Project Site – Aerial View



PROJECT SITE – ZIMAS



LEGEND:

- Commercial
- Multi-Family Residential
- Single-Family Residential
- Parking



PREVIOUS APPROVAL – ZA-2016-4282-ELD-SPR



♥ Eldercare Facility

- 58 units
- 4-story building (46 feet tall)
- 23 parking spaces
- Seniors 62+ who require assistance
- Residential services including kitchen, dining area, offices, etc...



Project Description



❖ Permanent Supportive Housing for seniors who have experienced homelessness

- 54 units of studios & 1 on-site property manager unit
- 4-story building (46 feet tall)
- 17 parking spaces
- Seniors 62+
- Social services and property management offices on ground floor

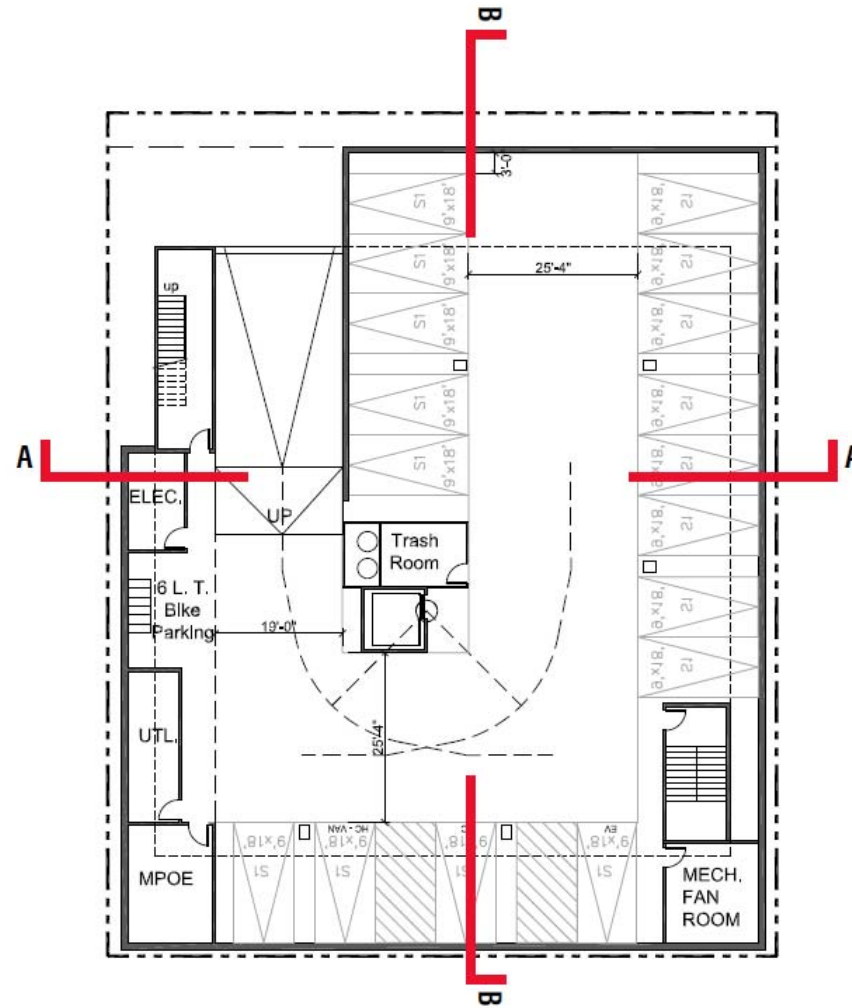


Rendering of Project



Project Design

Subterranean Parking

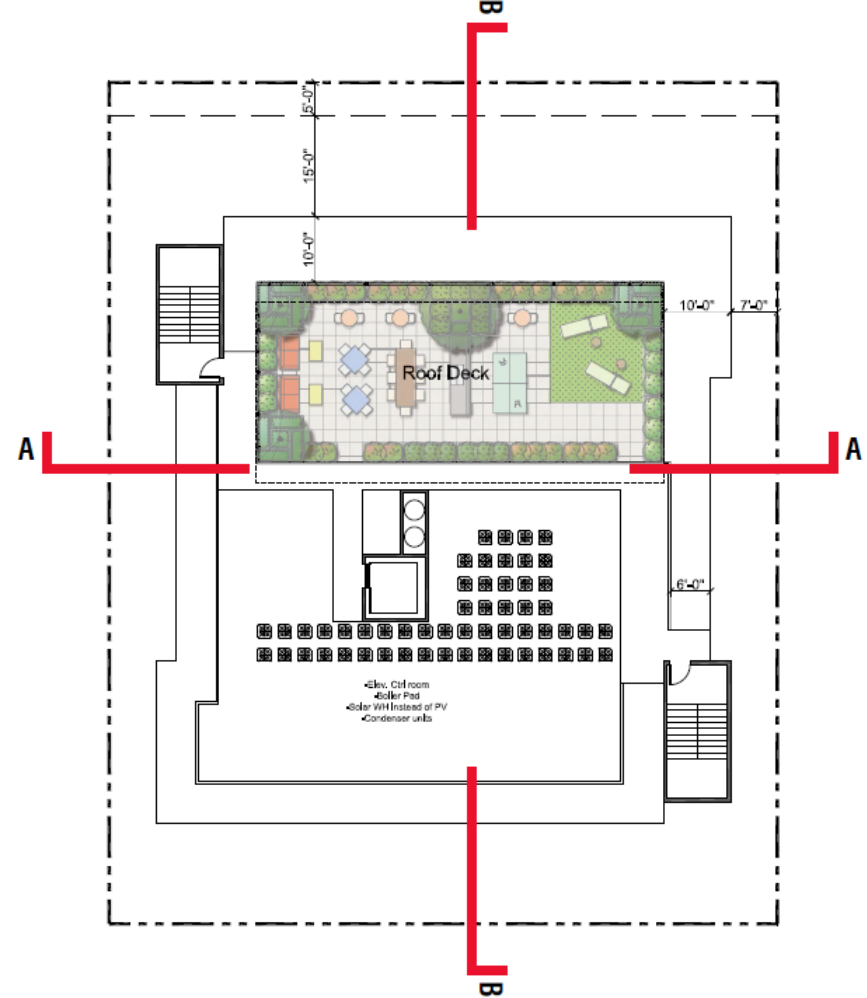


Project Design

Ground Floor



Residential Floors



COMMUNITY FEEDBACK



♥ Building Design

♥ Front Yard Vehicle Turnaround

♥ Privacy for adjacent neighbors



COMMUNITY FEEDBACK



Previous Design



Revised Design



COMMUNITY FEEDBACK



♥ Building Design

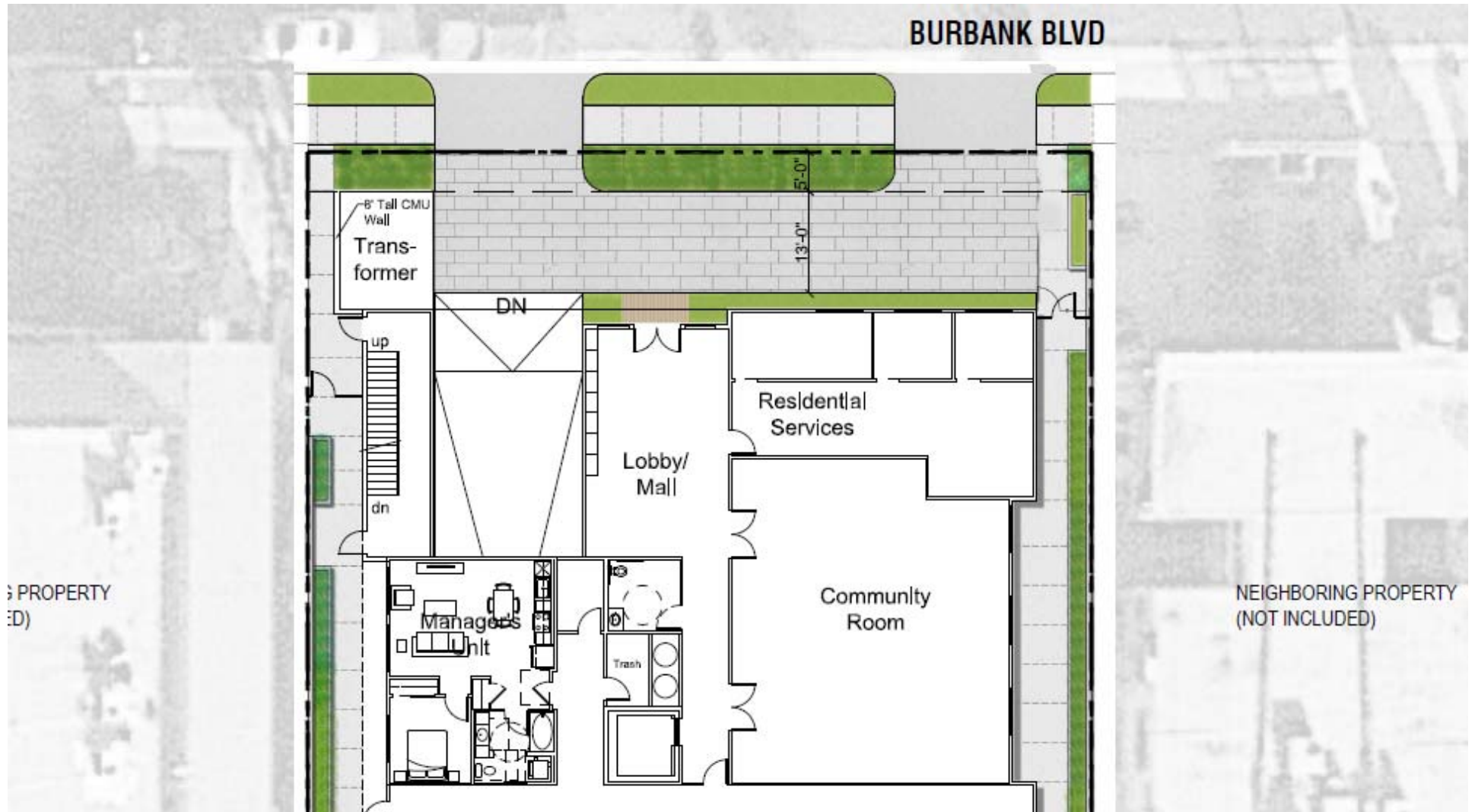
♥ Front Yard Vehicle Turnaround

♥ Privacy for adjacent neighbors



COMMUNITY FEEDBACK

Front Yard Vehicle Turnaround



COMMUNITY FEEDBACK



♥ Building Design

♥ Front Yard Vehicle Turnaround

♥ Privacy for adjacent neighbors



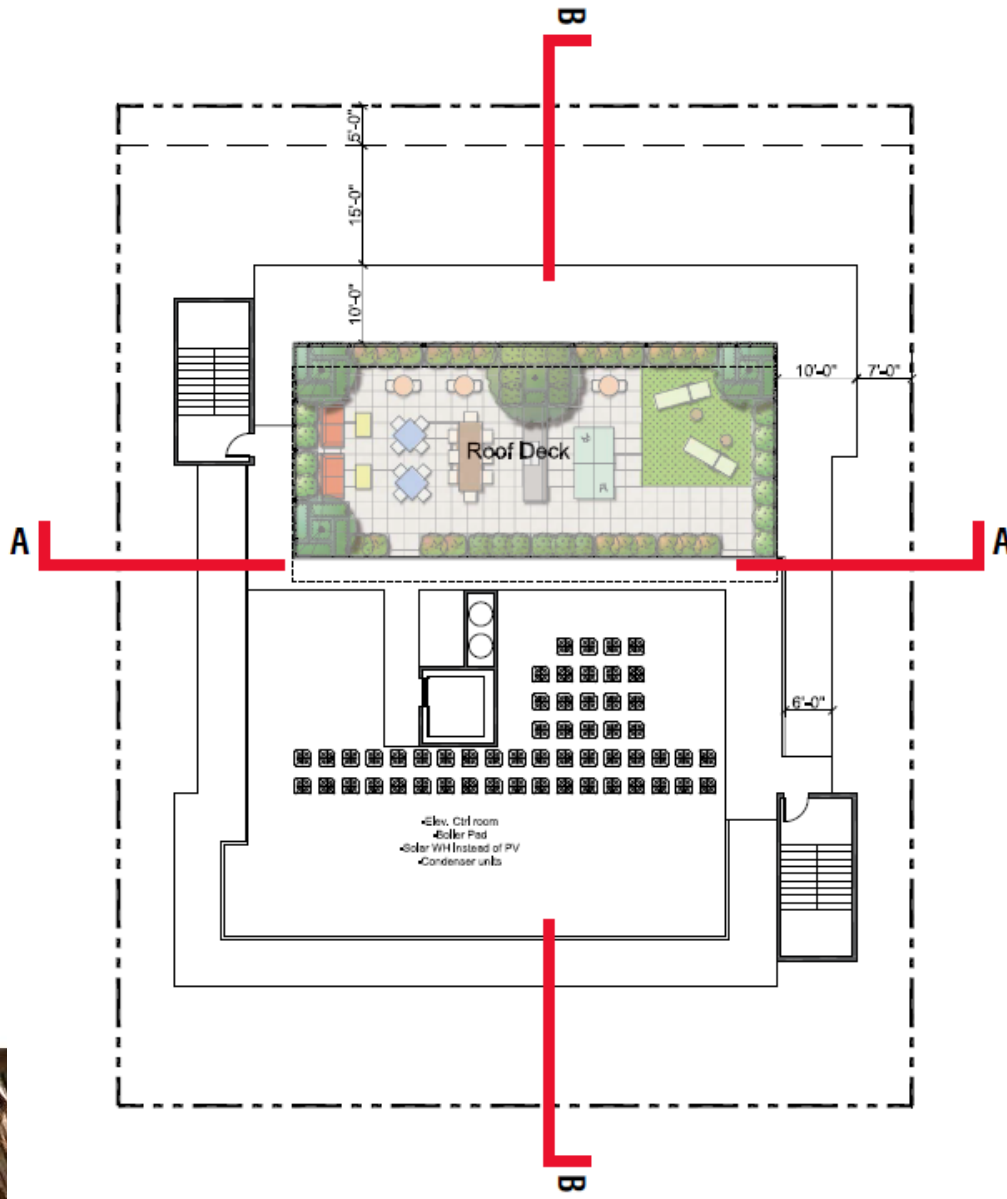
COMMUNITY FEEDBACK - Privacy



♥ Juliette balconies in lieu of typical balcony at side and rear yard areas



Community Feedback- Privacy

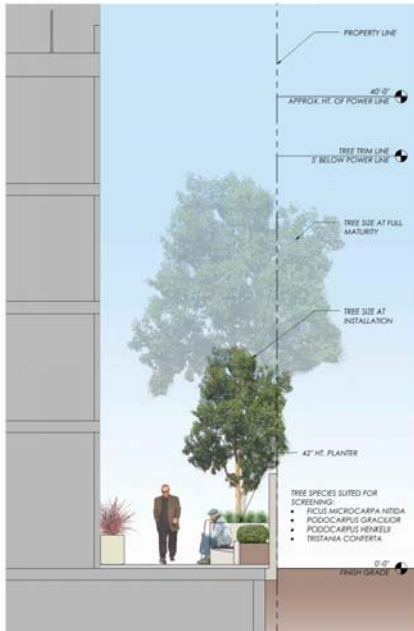


♥ Roof deck oriented toward Burbank Boulevard

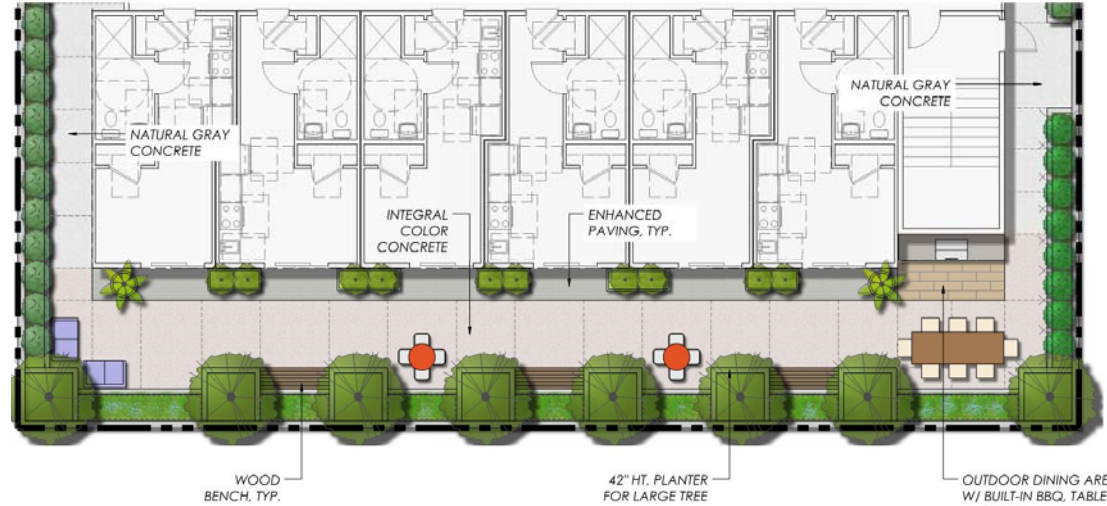
♥ 33% of Open Space to be provided indoors



Community Feedback- Privacy



Existing Conditions



PLANT LEGEND - REAR YARD GROUND LEVEL	
SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	PODOCARPUS GRACILIOR "PODOPAR"
	PODOCARPUS HENKELII "PODOPAR"
	TRISTANIA ROW "TRISTANIA"
SHRUBS	
	ANGELIMONIA SPECIOSA "ANGELIMONIA"
	LEUCOPHYLLA SPECIOSA "LEUCOPHYLLA"
	DAVIDIA SPECIOSA "DAVIDIA"
	PODOCARPUS GRACILIOR "PODOPAR"
	PODOCARPUS HENKELII "PODOPAR"
	TRISTANIA ROW "TRISTANIA"
	PODOCARPUS GRACILIOR "PODOPAR"
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	PODOCARPUS GRACILIOR "PODOPAR"
	PODOCARPUS HENKELII "PODOPAR"
	TRISTANIA ROW "TRISTANIA"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

Podocarpus Gracilior



Podocarpus Henkelii



Tristania Row



ENTITLEMENT REQUESTS



- ♥ Pursuant to **Los Angeles Municipal Code (LAMC) Sections 12.24.U.26**, the Applicant requests a **Conditional Use Permit** to permit a multi-family residential project for homeless seniors over the age of 62 consisting of 55 dwelling units that sets aside Restricted Affordable units at the Very Low Income and Low Income levels.

- ♥ Pursuant to **LAMC Section 12.22A.25** the Applicant is requesting the following incentives:
 - To increase the Floor Area Ratio up to 3.5 to 1 in lieu of the otherwise permitted 3 to 1 Floor Area Ratio.
 - To permit a building height of 46 feet in lieu of the otherwise permitted 35 feet pursuant to Ordinance No. 167,939.
 - To permit a 15-foot front yard (not including a 5-foot dedication that will be provided) in lieu of the otherwise required 28-foot building line.
 - To permit a 20% reduction in open space from 5,500 to 4,400 square feet combined with an increase in the amount of interior common open space from 25% to 33%.



Who Will Live Here?



- 62+ years old and will have experienced homelessness
- LA County's Coordinated Entry System (CES) lead agency will refer individuals from Service Planning Area 2 to Mercy Housing
- Mercy Housing contracts with a third party to conduct criminal background checks on all applicants to determine that neither the resident nor any household member will have a record of misdemeanor convictions within the past 2 years or a record of felony convictions the past 4 years
- Any applicant or household member who is subject to the national sex offender lifetime registration will not be admitted under any circumstance
- The leasing process also includes requests for information on credit history, landlord history, and other background information that indicates the applicant will be able to live successfully in the community



Management and Service Staff



- Management:
 - Property Manager
 - Assistant Property Manager
 - Front Desk Clerk – non-business hours
 - Janitor
 - Maintenance Technician

- Resident Services:
 - 2 - 3 Case managers (staffed at a 20:1 ratio)
 - Create relationships to enhance self-sufficiency
 - Provide mental health and substance abuse support
 - Resident services coordinator
 - Programming of activities such as health and wellness, financial literacy, art, and cooking
 - Provide referrals, advocacy, and linkages to community resources



Current Occupancy and Parking Data – Mercy Housing Properties



Project	Units	Persons	Persons/ Unit	Parking Spaces	Parking/Unit	Tenant Vehicles
MLK Village	80	85	1.06	39	0.49	12
Boulevard Court	75	77	1.03	40	0.53	4
El Monte Vets Village	41	44	1.07	26	0.63	10



Meet Robert



MEET ROBERT: MATHER VETERANS VILLAGE RESIDENT

It Takes A Village

I've been a methamphetamine addict since I was 12 years old. I had been homeless for years and consider myself a "professional schlepper."

As I was trying to get some help, I first went through rehab at River City Recovery for 110 days. Then after transitioning to the Sacramento Veterans Resource Center (SVRC) for five months, someone came in and told us we might be eligible for some new affordable housing.

I remember being filled with anxieties as I waited for this housing. On June 1st 2016, I got a call that I needed to pack up my bags and get myself to Mather. I was the first veteran to move in from SVRC.

"This is the best place for a lot of the homeless veterans out there."

Since I've been here, my mind has been blown. This is the best place for a lot of the homeless veterans out there. Not

only do you have your own place to live, but along with that comes a set of responsibilities. We've all come in with our different issues, but the staff here has helped a lot of us deal with them.

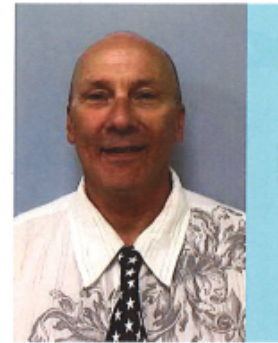
When I first moved in, I didn't unpack for four months. That's because I struggled with mental health issues and never lived in my own place before – a place where

I paid rent, where I had my own things, where I knew I could settle in. This place here, even though it took a long time to get here, is God sent.

Three years ago, I started my recovery because I knew I had a problem. Now, I'm onto achieving new goals. I'm focusing on getting permanent employment. Soon, I'll be joining a job training program here in Sacramento. But in the meantime, I'm part of a special program where I pitch in, clean up the grounds here in the morning, doing a little bit of maintenance as I get ready to prepare for a custodial job training program.

For those that have never visited, I really encourage you to come by and see this community. It's tight knit because we're all veterans. We have a breakfast club in the morning, and when the weather cools down we all come outside and sit around and talk together in the evening. We look out for each other.

They say 'It takes a village to raise a child.' Well, it's taking this whole village – the entire staff, all the programs, all the connections, these homes – to elevate these 50 veterans to a completely different level of life, happiness, and prosperity. ❤️



Meet Viola



MEET VIOLA



No Place Like Home

as a Marine. Over the course of her 20 years in service, she estimates she's sailed around the world three times. Still, she'll tell you, "Oh, there's no place like home. There's freedom at home."

Tell me about yourself

Perhaps I should write a book of testimonies before I am 70. I've seen

What are some of the changes you are seeing here?

Well, the renovation looks like they rebuilt the building. My apartment looks completely different with new windows, kitchen, bathroom, and fresh paint. I feel so much safer here. People used to come in off the street all day long. Now, we have good lighting, someone is always here, and we have those grab bars in case you trip. And, basic things like heat and good electricity. I have rheumatoid arthritis and osteoporosis, my bones have to stay warm. We have events, therapy, nurses, activities, a bus to take us to WalMart, gardening, and field trips to Fisherman's Wharf. This is my home, you know, this is the place where I go to sleep.

Before Mercy Housing came, we didn't have management or basic services. I used to have to go to my sister's place in the East Bay on the weekends to take a hot shower. We had to go take the bus and go someplace to pay our rent and some of us can't walk.

For the past 10 years Viola has lived at 345 Arguello in San Francisco—one of the public housing sites for seniors and people with disabilities. Mercy Housing recently took ownership of through the Rental Assistance Demonstration (RAD) program.

Viola has traveled the world

a lot ... being a black woman in the Marines and being an underwater welder and engineer. I like to help the homeless, pass out coats, help people. I've been there. I know what it's like to not have any clothes or food. But, I'm here today, and thank God that I am. I believe that's my calling.



Quotable: City of El Monte



“The City of El Monte is extremely proud of its Veterans Village. It has transformed lives and provided hope and opportunity to our nation’s heroes. Mercy Housing and New Directions have been outstanding partners that have earned our trust through years of successful operations and proactive community engagement.”

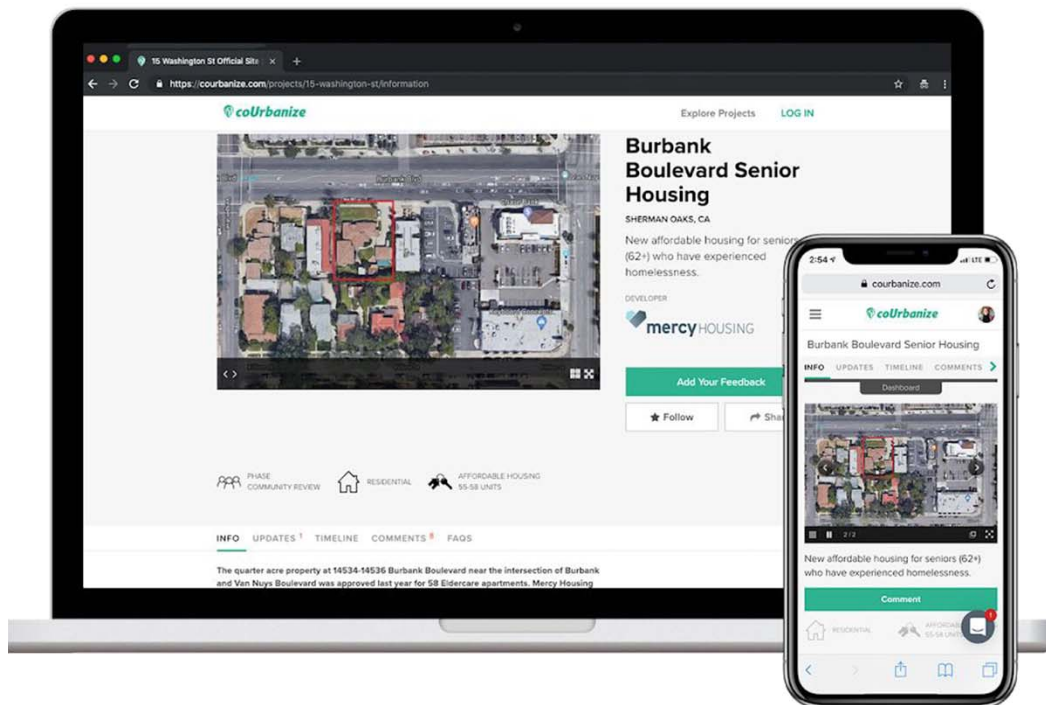
-City of El Monte, Councilman Juventino Gomez
April 2017



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Questions or Comments?



♥ Additional Questions or Comments for us?



Craig Lawson & Co., LLC
Land Use Consultants

