

*Dedicated to the Health
Of the Whole Community*



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Section D.2.....Development Description

Parkside Studios



Project Summary

Parkside Studios is a new construction apartment development which will be developed, owned and managed by Charities Housing or their affiliates. This new development will be located at 620 E. Maude Ave. in Sunnyvale, at the corner of N. Wolfe Road and E. Maude Avenue.

Parkside Studios will include 60 units of permanent, affordable rental housing for households with incomes between 30% and 50% of Area Median Income (AMI) and one 2-bedroom apartment for the 24 hour emergency staff person. This efficiency studio apartment development will set aside a total of eighteen units for individuals transitioning from homelessness, of which eleven (11) units are for adults receiving services from the Mental Health Department of the County of Santa Clara (MHSA). The resident portion of the rent for the eleven MHSA units will be the equivalent of 30% of a household's SSI income. Each studio apartment in the

development will be approximately 375 square feet and has a small private balcony. The community space includes: a secure bike storage room, community room with full kitchen, an approximate 4,700 square foot outdoor terrace. In addition, there will be two offices: one for property management and one for the service coordinator, and a laundry room. A service coordinator will be provided on-site to assist all residents with their various service needs by linking them to available community services and programs such as rental assistance, public transportation assistance, job training, computer training, and food and benefits assistance.

Housing and Service Goals and Tenants to be Served

The goal of this housing development is to provide housing at affordable rents and services to the residents that will enable them to remain in this permanent housing while accessing the services appropriate to their needs. Services for homeless, non-MHSA residents will be provided through the Care Coordination Project currently managed by EHC LifeBuilders. Utilizing the intensive Case Management model, services will include developing treatment and recovery plans; conducting client interventions and rehabilitative counseling; assessing progress of clients on a continuous basis and modifying the counseling program to meet their agreed-upon goals; and other related duties as required to help place and maintain clients in their living situations. In addition to these services, MHSA residents will receive support from Case Managers and Peer Mentors assigned by the County Mental Health Department who will work with these individuals on a voluntary basis to enable them to enhance their independent living skills, obtain employment, increase their money management skills, obtain support from other sources, participate in support groups and social/recreational activities, and obtain other assistance as needed. Finally, their Case Managers will assist them to get connected to other, external resources, in addition to the services the housing site staff coordinates for them and the other residents.

Type of Housing

Parkside Studios is permanent, affordable rental housing for households with incomes between 30% and 50% of Area Median Income (AMI) and offers efficiency studio units.

Way that the Housing will meet the Housing and Service Needs of the Tenants

In addition to receiving services from the property Service Coordinator, MHSA participants will also receive services from the Mental Health Service Provider assigned by the County Mental Health Department or its contract agencies. Case management services will be delivered at the development. This includes the Case Managers visiting the residents on a regular basis and attending to their needs appropriately. In this environment, the Case Managers will also organize and coordinate, in concert with the property Service Coordinator, helpful workshops support groups, and social/recreational activities.

In addition, mental health counseling and medication assistance will be made available to the residents at their usual appointments with their psychiatrists and medical professionals at the mental health and medical clinics located nearby. All of this support will enable the MHSA residents to remain in their housing, increase their stability, and improve their healthy living.

Primary Service Provider

The MHD will be the primary service provider to the MHSA residents. However, there are likely to be several service providers involved in the care of the MHSA tenants housed at this site. In order to facilitate a coordinated service delivery approach, the Housing Support Liaison from MHD, 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 the Case Managers and others, as needed, in order to ensure appropriate service delivery. Thus, the Housing Support Liaison will serve as the single point of contact for communicating between service providers and property management staff, coordinating supportive services for the MHSA residents.

Development Partners

Charities Housing Development Corporation (“CHDC”) will develop the property, however the Owner will be a Limited Partnership established by CHDC, i.e., Parkside Studios L.P. CHDC will be the sole member of the Managing General Partner of Parkside Studios L.P., through its affiliate Parkside Charities LLC. Charities Housing will be the Management Agent for the property as well (“Agent”). It is the responsibility of the Owner to establish general policies under which the project will operate. The Owner shall establish guidelines in the Management Agreement and thereafter delegate to the Agent the authority and responsibility for carrying out these policies on a day-to-day basis.

The Agent will be required to consult the Owner prior to authorizing any action not clearly covered by the previous policy. Specifically, the Agent will be required to obtain the approval of the Owner before approving non-budget or over budget expenditures. In the event of an emergency, the Agent will take appropriate action and notify the Owner as soon as possible.

The Agent’s Director of Property Management will be the key contact person for the Agent. Any instruction to the Agent will be passed through the Director of Property Management to the Regional Property (also known as HUB) Manager.

Development Financing

The table below illustrates the current construction and permanent financing structure.

Permanent Sources		
Amount	Source	Status
\$4,100,000	City of Sunnyvale	Commitment
\$1,154,000	County of Santa Clara MHSA	Applied 2/13
\$205,646	County of Santa Clara - HOME	Commitment
\$654,000	County of Santa Clara - CDBG	Commitment
\$850,000	City of Sunnyvale - HOME	Applied 2/13
\$9,586,920	Federal Tax Credits	Applying 7/13
\$2,709,627	State Tax Credits	Applying 7/13
\$307,545	Deferred Developer Fee	Commitment
Construction Sources		
Amount	Source	Status

\$4,100,000	City of Sunnyvale	Commitment
\$1,154,000	County of Santa Clara MHSAs	Applied 2/13
\$205,646	County of Santa Clara - HOME	Commitment
\$654,000	County of Santa Clara - CDBG	Commitment
\$850,000	City of Sunnyvale - HOME	Applied 2/13
\$1,229,655	Limited Partner	Applying 7/13
\$9,814,000	Conventional Construction Loan	Applying 7/13

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