



# Burbank Boulevard Senior Housing

14534-14536 Burbank Blvd

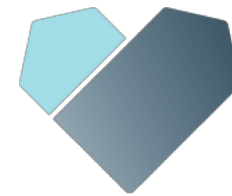
February 4, 2019

# Mercy Housing Overview



- Mercy Housing Inc. (MHI) founded by Sisters of Mercy in 1981
- Sponsored by 8 communities of Catholic Sisters
- Largest nonprofit owner of affordable housing in the United States, over 22,000 apartments
- Development, Property Mgmt, Resident Services, Asset Mgmt
- Mercy Housing California is largest operating region of MHI

*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





# Who We Serve

- Families, Seniors, and Individuals with Special Needs
- Generally below 60% of a County's Area Median Income
- Rents are regulated and restricted by funding sources
- MHC either provides, or partners to provide, resident services on site



# Property Management & Services



## ◆ Property Management

- 292 Mercy managed properties (17,953) in 18 states; 3 commercial properties (17 units)
- 22 properties managed for other non-profits (659 units)
- 34,106 Current Residents
  - 70% families
  - 21% seniors
  - 9% special needs

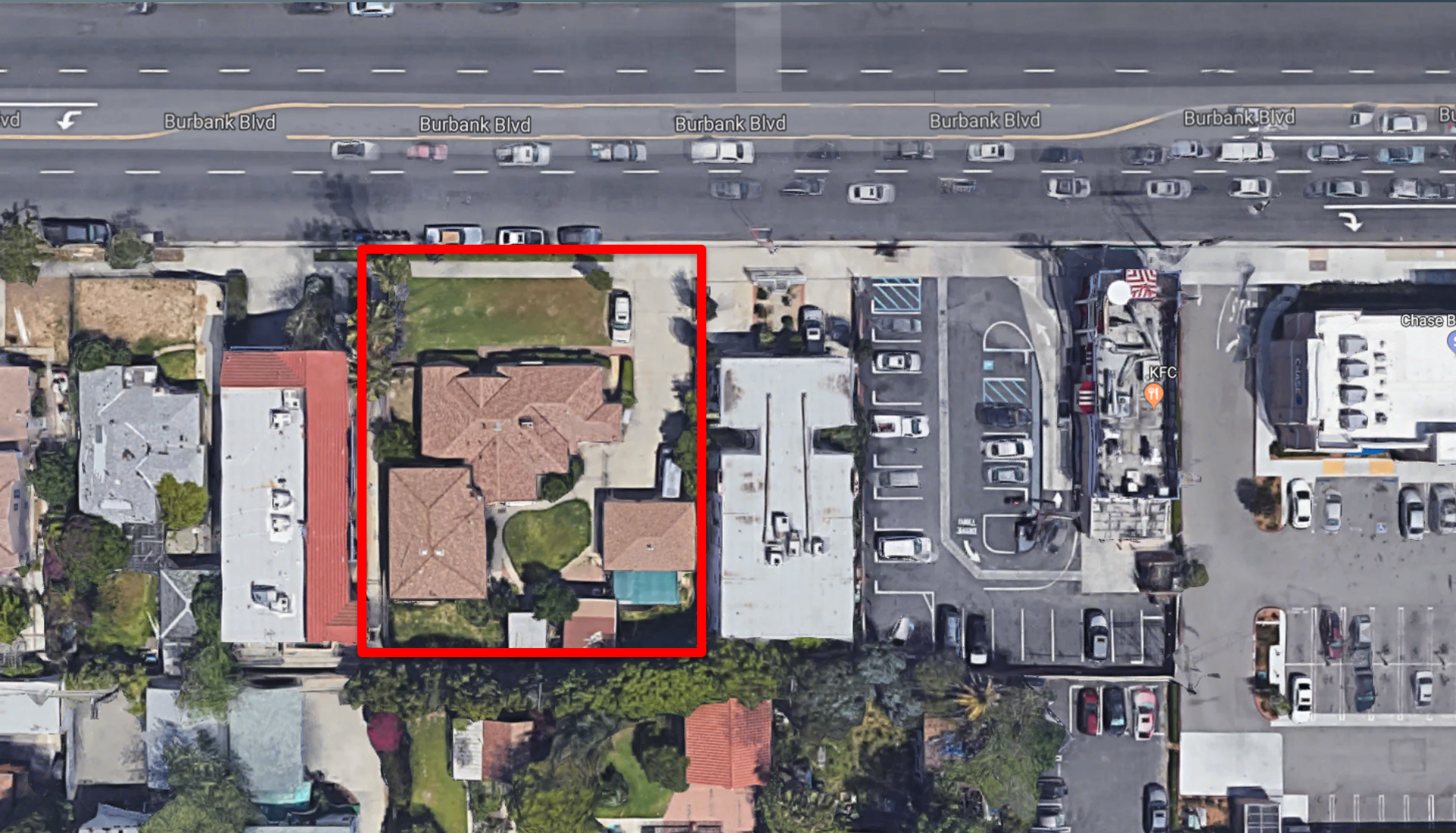
## ◆ Services

- Use of Housing First and Harm Reduction models
- Offer robust client-centered planning and support services including case management, referrals to mental and physical health providers, benefits advocacy and community building



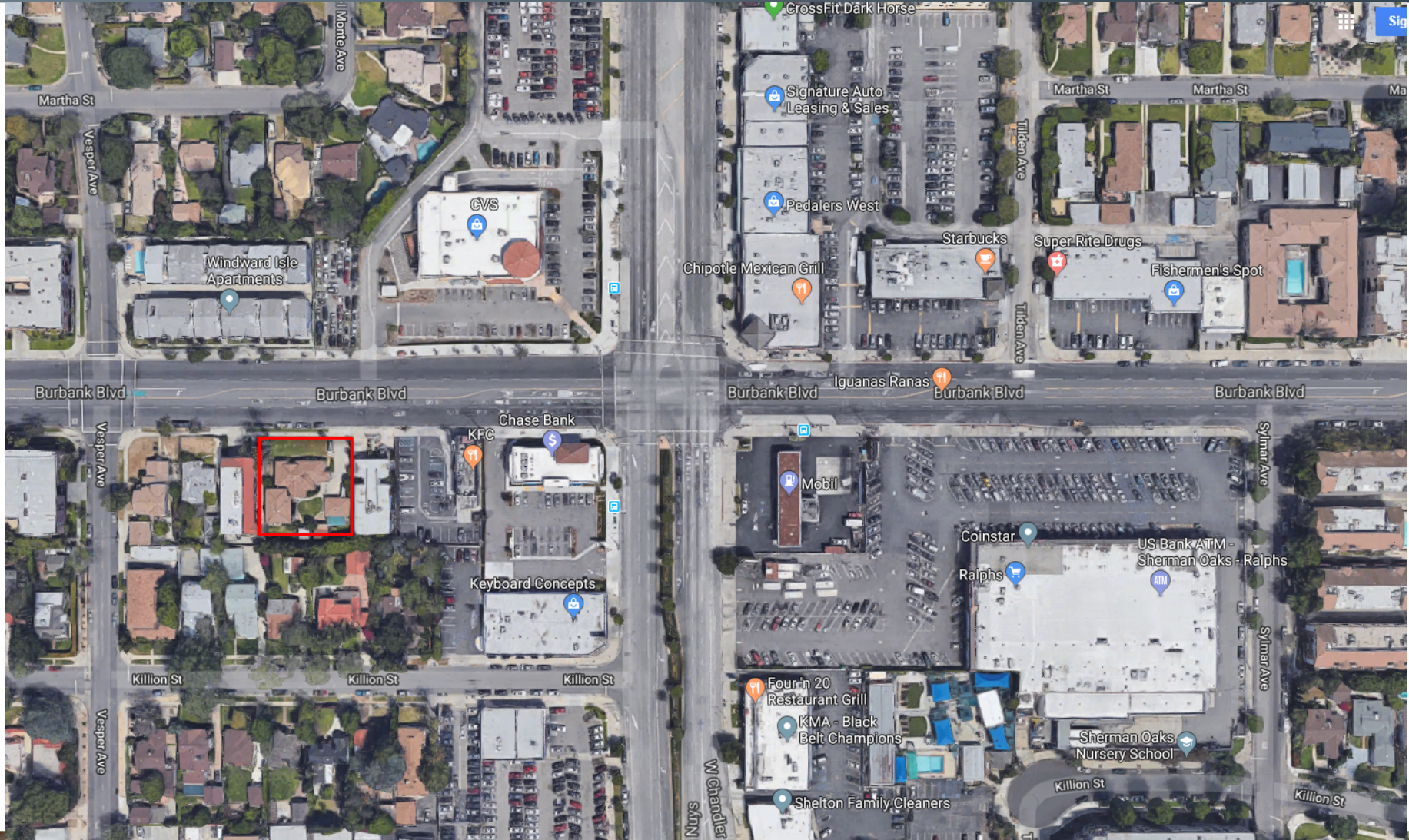


# Aerial Map – Project Site





# Aerial Map - Vicinity



# Development Description

## ♥ Permanent Supportive Housing

- Seniors 62+ who have experienced homelessness
- 55 units of studios & 1 on-site property manager unit
- Community spaces including community room with kitchen, laundry room, bike parking
- Social services and property management offices on ground floor
- Landscaped courtyard





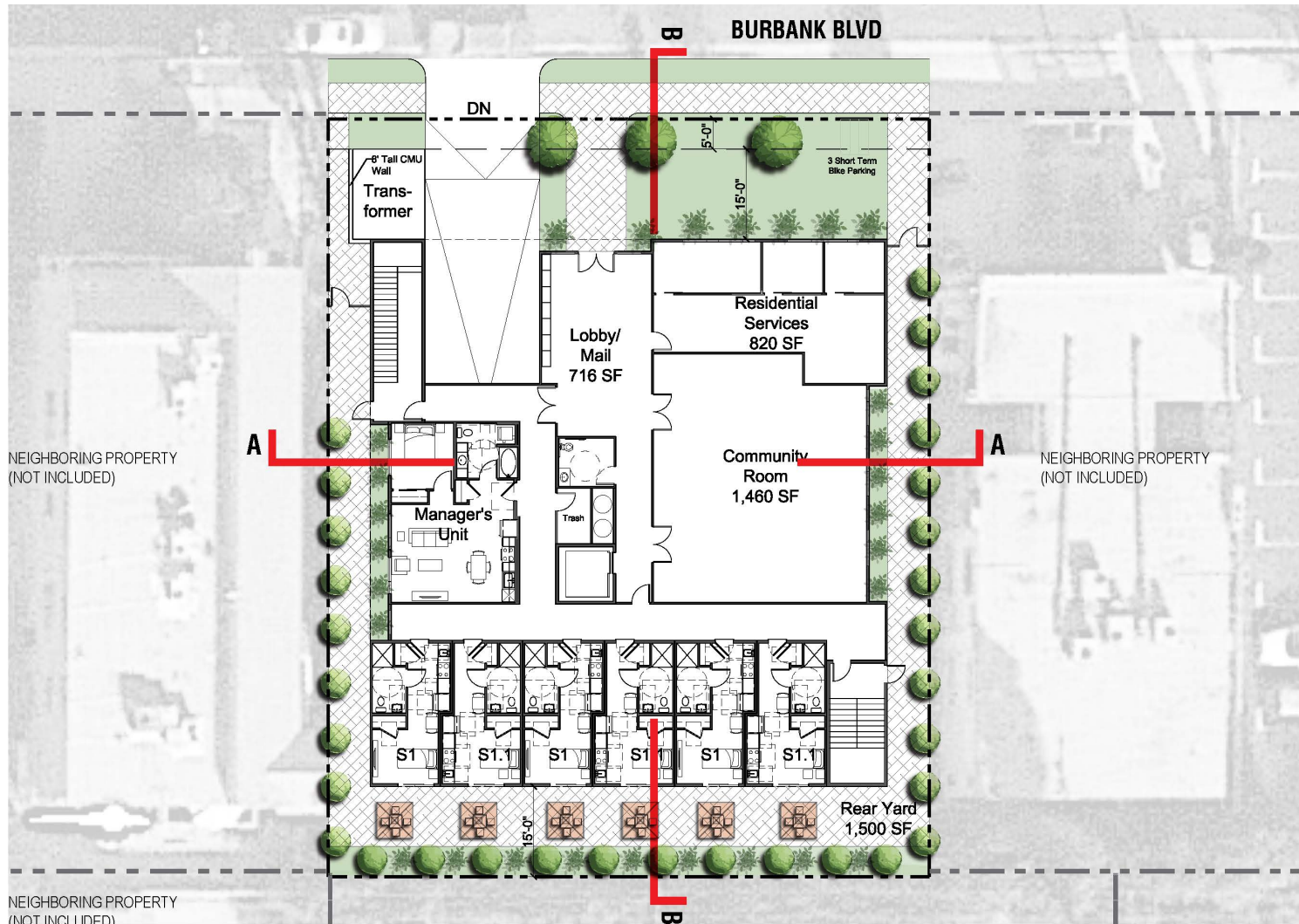
# Typical Financing

- Low Income Housing Tax Credit (LIHTC) equity
  - Federal government issues tax credits to investors in affordable housing
- Bond backed mortgage
- Local funding
  - County of Los Angeles Community Development Corporation
- Operation Subsidies

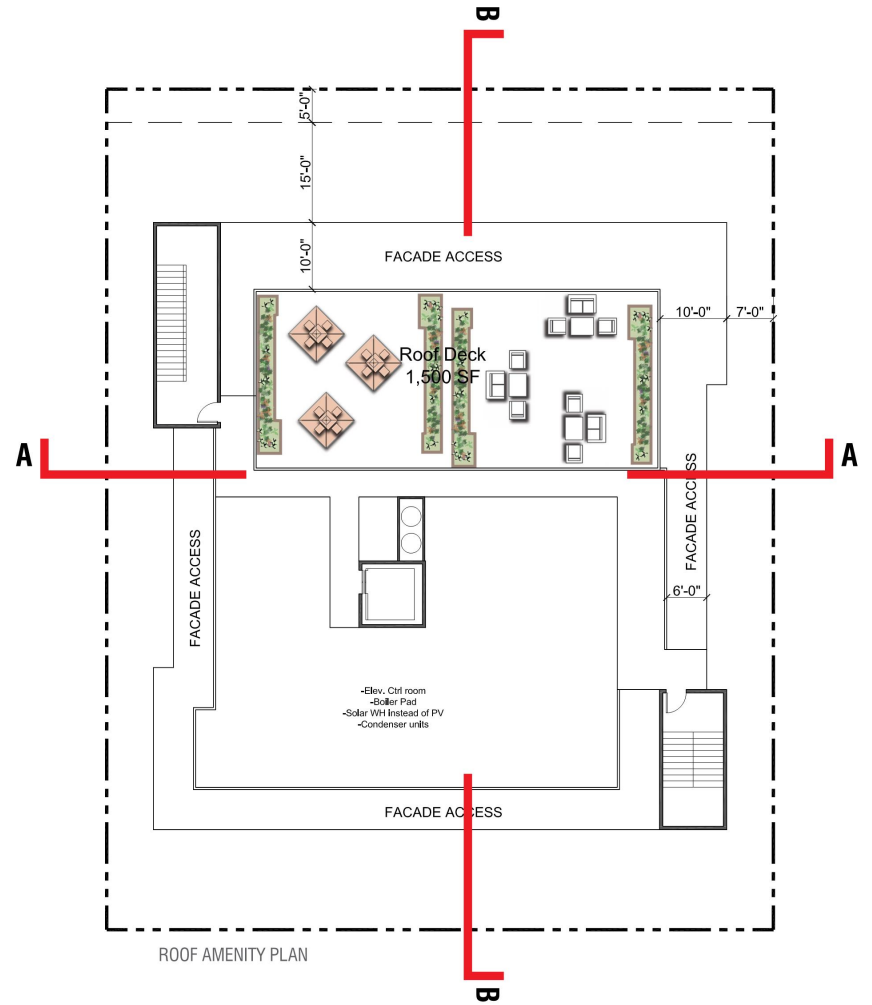


# Project Design

## Ground Floor



# Residential Floors





# Placeholder Façade



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



# Sample Images for Discussion

The Woods, Playa Vista | MVE + Partners



1

3rd & Hawkings, Whitehorse, YT | Northern Front Studio



3

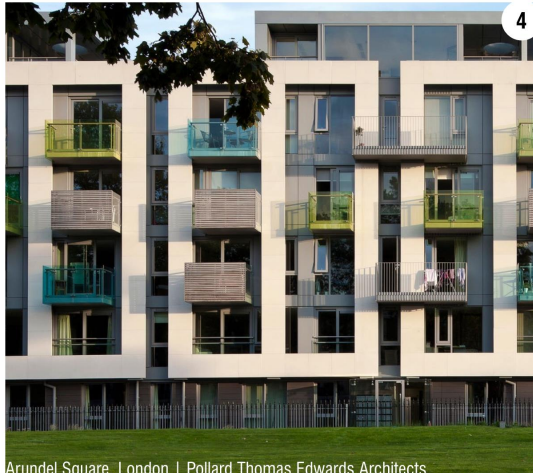
St-Zotique Residence, Montreal | NatureHumaine Architects



5



2



4



6

*RHYTHM & MASS... CONTRAST & OFFSETS*

*ARUNDEL SQUARE, LONDON | POLLARD THOMAS EDWARDS ARCHITECTS*  
*TRADITIONAL EAVE... PLAYFUL ACCENTS*

*TOP, MIDDLE & BASE... MATERIALS & TEXTURES*





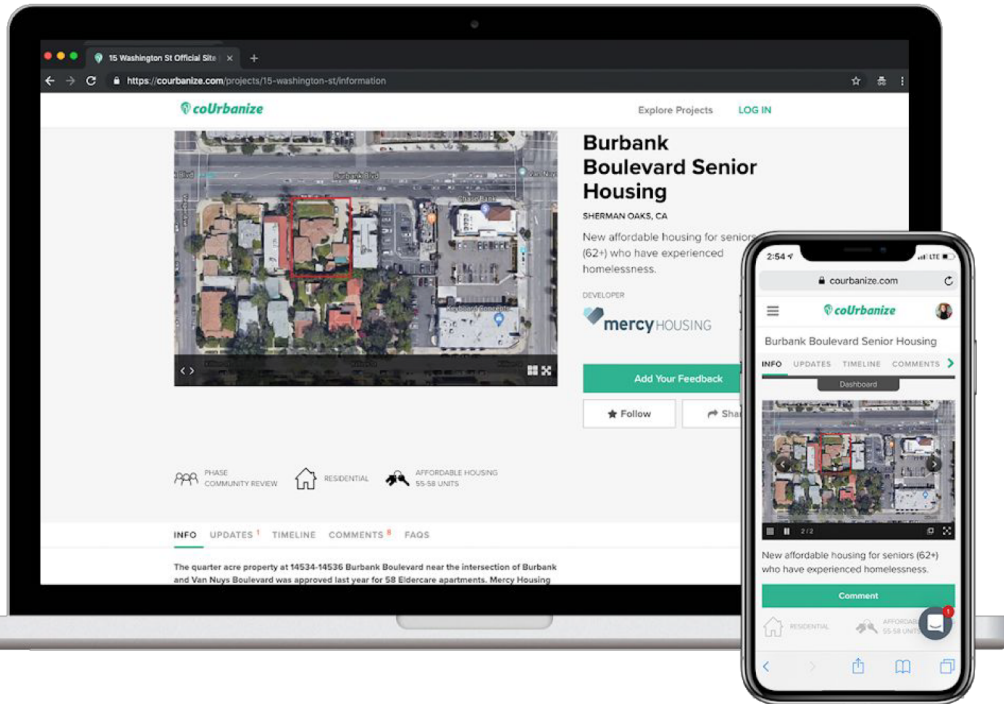
# Questions or Comments?

◆ Additional Questions or Comments for us?





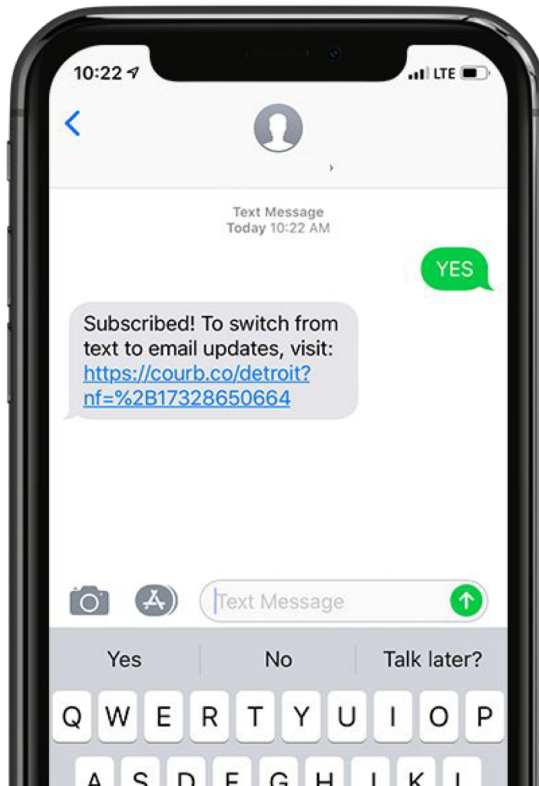
Sign up & Share!



[courb.co/bblvd](https://courb.co/bblvd)



Subscribe for Updates



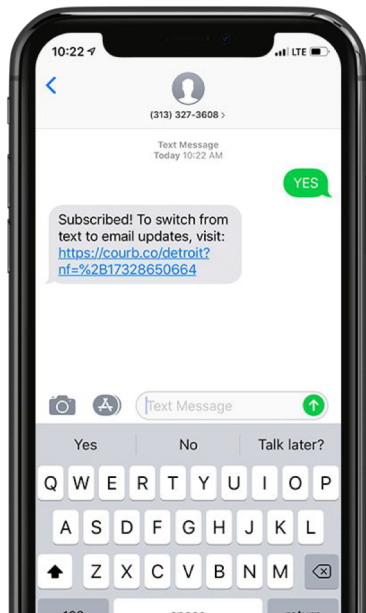
Text YES to follow:

(747) 212-4760



## Poll Question#3

What else do you, as a valuable community member, want us to know? It could be anything relate to the project or questions you have for us.



Text your answer to:  
**(747) 212-4760**

